



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

AGENDA - amended

Tuesday, December 15, 2015 at 7:00 p.m.

Second Floor Meeting Room, 344 Broadway, Cambridge, Massachusetts

General Business

Update from the Community Development Department

Adoption of Meeting Transcript(s)

PB#304 – 1718 -1730 Massachusetts Avenue, request for an extension of time.

Public Hearings

7:00 p.m. (Continued) PB#306, 136-138 Cushing Street, by Duncan MacArthur to construct two single family homes on a corner lot in Residence B district pursuant to Section 5.53, paragraph 2. The special permit would allow more than one structure containing a principal residence farther than 75 feet from the street line. The applicant is also requesting Board of Zoning Appeal dimensional relief for gross floor area.

8:00 p.m. Major Amendment to PUD and Project Review Special Permit #231A. The proposed amendment would enlarge that Development Parcel to encompass sites at 85 First Street, 107-119 First Street, 121-139 First Street; 29 Charles Street and 14-26 Hurley Street for a proposed development including a total of 213, 885 square feet of residential Gross Floor Area and 186,085 square feet of commercial Gross Floor Area within six buildings, of which two buildings at (at 159 First Street and 65 Bent Street) have already been completed pursuant to PB #231A. A total of 251 dwelling units are proposed, of which 115 have been completed. This special permit will be reviewed pursuant to the Planned Unit Development process outlined in Section 12.30 and 13.50 PUD-4B Development Controls; the applicant also requests the following Special Permits: Section 19.20 Project Review Special Permit, Section 6.108.1 Bicycle Parking Distances modification and Section 6.35.1 Reduction of Required Parking, and Section 10.40 - Special Permits. The applicant is First Street – US, LLC, also requests a special permit to allow a reduction in the required parking pursuant to Section 6.35.1. This will be the second of the two required public hearings pursuant to Section 12.30 Planned Unit Development. A Preliminary Determination from the Planning Board was made on September 29, 2015.

General Business items may be taken out of the order in which they appear on the agenda above. Times for General Business items are approximate. Public comments are taken only during a Public Hearing. During the discussion and deliberation on General Business items, the Planning Board does not solicit public comment. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting the Planning Board staff listed below. For further information concerning this agenda, please contact Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov. Applications and Petitions are online at www.cambridgema.gov/cdd.
