

PLANNING BOARD  
FOR THE CITY OF CAMBRIDGE  
GENERAL HEARING  
Tuesday, May 16, 2017  
6:30 p.m.  
in  
Second Floor Meeting Room  
344 Broadway  
Cambridge, Massachusetts

H. Theodore Cohen, Chair  
Catherine Preston Connolly, Vice Chair  
Hugh Russell, Member  
Mary Flynn, Member  
Louis J. Bacci, Jr., Member  
Thacher Tiffany, Associate Member

Iram Farooq, Assistant City Manager

**Community Development Staff:**

Jeff Roberts  
Swaathi Joseph

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### **GENERAL BUSINESS**

Update from the Community  
Development Department

Adoption of Planning Board meeting  
transcripts

### **Public Hearing**

**6:30 p.m.** Kristin Mahon, et al., Petition to amend the Zoning Ordinance by creating a new Section 20.x00 Observatory Hill Village Overlay District. The new Overlay District would generally cover the existing Business A-1 District from the intersection of Concord and Huron Avenues and extend along Concord Avenue to the intersection of Concord Avenue and Walden Street, and is proposed to modify the underlying Business A-1 zoning provisions. The purpose of the overlay district is to (a) protect and promote the existing retail, service and residential ecosystem, (b) to create a more harmonious and consistent village image for development in the district and adjacent areas, to encourage good building design and site development which enhances the pedestrian amenities in the district,

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#### **Public Hearing (Continued)**

(c) to ensure that changes in the district are compatible with the scale, character, and close proximity of the abutting neighborhoods, (d) to encourage the retention of existing buildings of historic value and uses which serve the abutting neighborhoods, and (e) to discourage new development inappropriate in both scale and design.

20.x03 Applicability. The Observatory Hill Village Overlay District shall be an overlay district on the zoning map established by Section 3.20. Existing street addresses include 181-299 and 186-298 Concord Avenue, the northwest property line of 147 to 175 and 152 to 184 Huron Avenue, 21 to 25 Manassas Avenue, and 297 to 379 and 363 to 380 Walden Street.

Keyword Index

## PROCEEDINGS

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H. THEODORE COHEN: Okay, good evening everyone. Welcome to the May 16th meeting of the Planning Board. We'll start out with our update from the Community Development Department.

Iram.

IRAM FAROOQ: Thank you, Mr. Chair.

Just looking at the Board's agenda, tonight is a rezoning petition in the Observatory Hill area. It's an Overlay District that there's a nice crowd to talk about.

The Board's next meeting will be May 23rd and you have two zoning petitions that are addressing short-term rental. One is the -- a privately sponsored Cockrill petition and then the second is a City Council petition, they're both addressing short-term rentals. And so we

figured it made sense to have the analysis and discussion together.

The following meeting of the Board will be June 6th which will be an update on Envision Cambridge and you will also have a public hearing on the EF-3 project. This is a PUD project. This will be the first hearing. And if you recall, just a couple of weeks ago the Board had a pre-application where you got a preview of the project. So hopefully there should not be surprises.

In terms of related items of interest, the City Council just today had a discussion of the Housing Committee to -- hearing of the Housing Committee to look at issues of some of the issues related to the regulations that go with the Inclusionary Zoning Ordinance. And these include things like preferences in the

application procedures and allocation and so on. And then going into also tenant protection questions as well as -- well, they -- and we can share this with the Board, but we put together a snapshot of the inclusionary program on the rental side and who's being served, and there was also a presentation by the Cambridge Housing Authority in terms of who is being served in that program and what the future looks like for the -- not just the -- not just the tenants, but also the assets, the buildings themselves.

And tomorrow is going to be a busy day for anybody who's interested in retail. There's three meetings that are actually going to have all the same content, but I wanted to alert the Board depending on what your availability is. These are presentations on the retail strategy that we have been working on with a consultant

Larisa Ortiz. So in the morning there's the Carl Barron forum which is largely businesses, but I think everybody is welcome. And that is going to be eight to ten a.m. at 1000 Mass. Avenue, that's the Cambridge College building.

The Council's Economic Development University's Relations Committee is holding a hearing at City Hall on the topic from 3:30 to 5:30, and then we're hosting a public meeting from 5:30 to 7:30. So it will be a quick hop across the hallway at City Hall, but this will be a more open public meeting for those who weren't able to make it to the 3:30 time slot.

I think I'm going to stop with that even though the Council's agenda is actually quite busy, but I think I've spoken long enough today.

Thank you.

H. THEODORE COHEN: Thank you.

I don't see Liza here, so I take there are no transcripts to be approved?

JEFF ROBERTS: We did receive transcripts from March 7th and March 21st Planning Board meetings.

H. THEODORE COHEN: And they've been certified and ready to be adopted?

JEFF ROBERTS: Yes.

H. THEODORE COHEN: Can I have a motion to adopt the March 7th and March 21st transcripts?

CATHERINE PRESTON CONNOLLY: So moved.

H. THEODORE COHEN: Second?

MARY FLYNN: Second.

H. THEODORE COHEN: All those in favor?

(Show of hands.)

H. THEODORE COHEN: Okay, we will now go to our public hearing. This is a hearing on a



petition by Kristin Mahon, et al., to amend the Zoning Ordinance by creating a new section 20.x00 an Observatory Hill Village Overlay District, which would generally cover the existing Business A-1 District from the intersection of Concord and Huron Avenues and extend along Concord Avenue to the intersection of Concord Avenue and Walden Street and is proposed to modify the underlying Business A-1 Zoning provisions.

Councillor Carlone, I understand you're going to initiate?

COUNCILLOR DENNIS CARLONE: I'm going to talk but two of the petitioners will introduce the petition.

H. THEODORE COHEN: Okay, fine.

Please come forward. We request that the entire presentation not exceed a half hour and please --

KRISTIN MAHON: My name is Kristin Mahon. I live at 267 Concord Avenue right in the Business A-1 District. I've lived in this neighborhood for about 30 years, first on Donnell Street for ten years and then I moved to Concord Avenue for the last 20 years. And this area of Concord Avenue is like about three blocks long and it's a mix of residence and business use and it's a nice mix. And I've lived there long enough to see the changes that have taken place on the street due to the local business owners who have come in and they have really made and improved the way -- the living on that street. So it's a -- it's -- and it serves, it serves the surrounding residential neighborhoods.

So a few years ago our neighborhood fought off cellphone antennas, and we did a petition at the time and we ended up talking to a

lot of people in the neighborhood and they were very interested in preserving the local business and also they were concerned about parking and traffic. So those were the issues that the neighborhood was concerned about. And these businesses are part of the fabric of the neighborhood and they're much loved by the neighbors in general.

So we decided we'd try to do something to protect these, this mix of business and residence. So we had a whole -- starting in about 2014 we had a lot of discussions with various departments in the City. We listened to them, we narrowed our focus, and we narrowed the area that we intended to work on and eventually came to the position that we wanted to write -- get some zoning written as a way to try to achieve our goal. So that's about how we got

started.

And I think Carol is next and she can talk about -- more detail about how we went about doing that.

CAROL WEINHAUS: So I'm going to keep this very brief and thank you so much for hearing from our neighborhood. My name is Carol Weinhaus. It's spelled C-A-R-O-L, no E. And then Weinhaus W-E-I-N-H-A-U-S. I live at 271 Concord Ave., next-door to Kristin. I was part of the initial group. And basically what we are at this point, the people that did the zoning, was an informal group of about 25 neighborhood residents and 14 of the local businesses. And Dennis will talk about the zoning and the kind of protections, but we're really trying to keep the mix. And so just so you know that the petition has been widely leafletted within the

neighborhood during the holiday season and then and went and got signatures during the winter. We got a total 1,196 signatures; 81 percent were Cambridge residents, 68 percent of the Cambridge residents are voters, 65 percent of all the people that signed lived, worked, or owned a business in the Cambridge neighborhoods. And we really started working on the zoning when we finished the cell antenna issue which we won on March 2014. We did two papers that we submitted to Iram. I don't know where Iram is, but we met with Iram and her staff and we also gave them to some other city departments and all the City Councillors of what we want as a neighborhood, because they were doing the Master Plan in the city. And then we also talked, a second one was about traffic and parking which is not your issue.

So after that, we just spent a lot of time talking with people. We're very grateful to the CDD for talking with us, and we took a lot of what they said to account. We had broader things that the group wanted and we scaled them back based on the CDD recommendations.

So just so you know the area is a very small -- this is a handout we gave you, a small three block area within a larger district. It's essentially 1.2 miles from Fresh Pond Parkway to the tip of the Cambridge Commons. So it's before you get to the Commons. It's 0.2 miles within that. So it's a very small district, but on the weekends and at night the busses don't run. So I don't have a car. My next-door neighbor Kristin doesn't have a car. It really helps that we've got Sarah's Market and all these little stores where you can do your dry cleaning. It really is

a village.

And so thank you very much for your consideration.

And then Dennis who was kind enough after we got everything that the neighborhood wanted into a form, helped us with the zoning, and he'll explain how that happened.

And so thank you very much.

COUNCILLOR DENNIS CARLONE: So not quite everything. The tax abatement program didn't work out on everybody's houses.

So this is a very straightforward presentation and as was addressed in the City memo, based in large part on Massachusetts rezone -- Massachusetts Ave. rezoning from Porter Square to the Common, and we greatly appreciate that. There's only five word slides and a few image slides. I realize you all know Concord

Avenue. You all have been by here or walk there, but it's sometimes just good to look at it again and talk about what we see.

So although the district that we're talking about, and I realize we didn't do a map for you, is the BA-1 Zone, the business zone. There are a few retail properties that go beyond it, and I'll point them out in a moment, that are included in the zoning petition by address.

So as Kristin and Carol had mentioned, this is a small scale mixed use district, but it is -- it's an interesting district in that truly there is mixed use in existing buildings, even triple deckers. And what I mean by that is two floors of office with residential above. It's, it's a pretty unique place. And what we're seeing is houses are being bought by architects and storefronts are being bought by accountants



for their offices because they're being moved out of the squares. The people aren't complaining about that. They just want to retain the retail that they have and that's the goal of this study.

Carol and Kristin also indicated that there is an unusual close relationship between many of the residents and the business people. As we went around meeting business people, everybody knew each other by first name. I was hugged by one. It's a very friendly place. And as you can tell, about 90 percent of the thousand signatures are here tonight. And the area is very safe because of those businesses that are open late and have what we call an urban design community building qualities. There was a yoga place that was known throughout Cambridge that was -- is relocating now, but it's also a very heavily traveled road. That's how we -- most of

us know it. And it has very narrow sidewalks, which I'll show you in a moment. And what this means for the amount of traffic that's on Concord Avenue, and we really didn't capture it in imagery to the extent that it exists, but you'll get a sense of it. The building to building faces, even with the ten-foot setbacks, this is a tight street. And given the amount of traffic on it, that exaggerates it. The street is so narrow that there's only parking on one side.

The existing tree wells are almost all undersized. In fact, the City has built new sidewalks and is still working on the road. And some people were told the sidewalk wasn't wide enough to get a tree in front of their house, that's how narrow it is. And that was one of our goals, how can we make the sidewalks more generous?

And this, at least on one side of the street, the east side, pedestrians are right next to cars and busses zooming down. There is no parking space buffer.

So obviously this conveys morning traffic. It's not a very exciting image, but nevertheless, it's always backed up in the morning and the afternoon. There is one crosswalk that's sort of under construction now in the middle of this between the major blocks. And sidewalks, as I said, are very thin. This is less than what ADA will require shortly. ADA is going to expand to four feet. And you can see the narrow tree well here. Some of the newer tree wells aren't as deep as this is. And the end result is trees get hit because the trees are so close to the curb, not normal, the normal two, two feet plus back, but less than two feet. When

a vehicle backs up, this is the end result. So that deals with that. But this is an interesting mixture as I said.

Although this looks like a two family on the right and a storefront and then relatively new housing by Harvard on the left, it's a landscape architect's office on the first floor and housing beyond that. It's the this mixture that people like. Actually, the landscape architect, it's kind of a joy to see what's happening inside if it's not blocked off. But there are also a range of buildings that have residents above and ground floor retail. This has become -- beginning to become antique furniture, related to that area on Huron Avenue and on Concord Avenue as well. There are services throughout the rest, even though there are residence next-door. But this adds to the

charm. And you can see the love and attention that the retailer has put with the planting on the street. An enhancement of the building. The building was painted, I think it was two years ago and it has become a more handsome.

So we find a six family on the right and a one family on the left, and over the years, I'm guessing 1930s and probably 40s, 50s, one-story storefront spaces were added. The House of Chang is a very good restaurant and has a devoted clientele, this is in the middle of the district.

And there's the full picture of the Harvard housing that we all know. But as you know, it incorporated the library at the ground floor at the left and this was a mandate of the neighborhood, that they not lose the library.

But the neighborhood also has this small stretch of Concord Avenue and the corners. Also

has a number of very dense triple deckers that are very traditional, some of which, as I said, have offices and housing in them. And on the other side, the west side of the street, we find the more traditional two family with one-story retail later on.

There are also gas stations. And this is the gas station at Huron and Concord. It's still in use. It's an ideal site, but this gas station at Concord and Walden is now demolished. The developer, or the intention as we understand it, is four townhouses, just townhouses, even though it borders right on Concord Avenue. This zoning petition would mandate that there would be ground floor retail at Concord.

People love the few storefronts that are there. There was great love and attention to the displays. This building is part of a

redevelopment. Earlier proposal was going to knock down the last bay where the white side is, it says "Studio" on it. The neighbors didn't fight that because they understood the access that was needed to service the site.

There's the full building. And you can see, again, I'm guessing 1930s, maybe 40s. But a handsome building nevertheless.

There are other one-story buildings in the neighborhood, again, with residential or furniture uses in them. They feel very comfortable. Walking around I was pretty amazed at how friendly everybody from food-oriented places to furniture-oriented places to the restaurants to the stores to the yoga place were as we approached them. This really is a family.

Part of the goal of this petition is the one-story buildings and the gas stations. We all

know the one-story buildings. We don't want them to go, some of them, like this one, but they are in jeopardy. So there will be change. And in fact, in the course of this petition drive, a number of one-story buildings, including the gas station that I pointed out, have changed ownership and quite a bit. And I'll show you a map in a minute.

And what people do love is the way the housing at Harvard with the library relate, relates to the triple deckers. It feels part of the neighborhood. For modern buildings, and I'm critical of many modern coal buildings, this is a wonderful residential enclave and it -- although we showed it earlier, not in this picture, it is set back so the trees can actually grow. It's not -- you could build just ten feet back. They are further back than that. One of the reasons



we're proposing the petition to set back five feet at the commercial level is to almost, almost double. Add 40 percent more to the sidewalk.

The sidewalks are as narrow as five-foot, eight to about seven feet. Again, five-foot, eight you're not gonna get a tree in. We want to get trees in to separate the traffic line from the pedestrian line. But the neighborhood is not against development. They just wanted to enhance what's there and basically all the one-story buildings are retail buildings. There is some retail in three-story buildings, but the ones in danger are the one-story.

So what the petition is, the highlights, and this will be quick, is really to accommodate small local business as much as possible. We know the zoning doesn't specify that. It indirectly references it, but some of the sites

are so tiny in the frontage on Concord Avenue, it's not huge except at the gas station, the curve gas station site, that indeed small business would work ideally there.

We're hoping to get as many community-oriented commercial uses. And when I say that, the Hi-Rise fits that. That's a gathering place for the neighbor. And in fact, I had multiple meetings there. The pizza place is that. The yoga studio was that. Even Reside, the furniture store, is a place where people come together.

So enhancing the scale of the village, we want to widen the sidewalks for pedestrian safety so trees can truly grow well, and frankly to have outdoor seating where desired. The buildings, this existing zoning specifies 35 feet in height. Given how tight these buildings are across the

street to each other, we're not changing that.

Establish front yard setbacks at the commercial level, the first floor, five feet back like Mass. Avenue, so the sidewalks go from seven -- six feet to seven feet to eleven feet to twelve feet. Not unreasonable. And then maintain the ten-foot set back for residential buildings which is approximately what it is. Actually some of the buildings are further back than that. So that there would be a five foot -- potential for a five-foot terrace on the second level. And mixed use buildings, which we know will happen, first floor is five feet, second floor is residential ten feet.

We also want to add an extra distance for the rear yard setback to 25 feet, which is what the adjoining residential district is. You'll see a boring chart in a moment.

And finally, slowing traffic and reduce truck traffic impact. We know that's not through zoning, but you probably all know the City intent is to lower the commercial zone speed to 20 miles per hour in the squares. And what we're going to propose is it's even more important in a place like Concord Avenue.

Yeah, this is really small. You have these charts, but really the key thing is what's in dark red. The Business A-1 Zone is identical to the proposed overlay. That's true, you can see it better here. It's identical with the exceptions of the front yard setback, as I said, five feet given, given the narrowness of the existing sidewalk and above the ten feet. The side yard where there is no setback in Business A-1 for commercial, we have said that if there's a house next-door, the setback at the house is

seven-foot, six, to duplicate that, so there isn't this crush at that level. I know in the study done by over,under for the City, they looked at all of these requirements.

And then the 25-foot setback instead of 20-foot setback in the rear yards.

When the district goes briefly along Huron Avenue primarily beyond the Business A Zone, there's retail there, we slightly modify the overlay, but all we're changing is that rear yard setback. And we say it should be exclusively green area, not parking. Not paved in any way.

So this is the City's map on building heights, and the only thing we've done here is in red pencil highlight all the one-story buildings. And if you look at that, it's significant. It adds up. And at Huron Avenue it's just three of

the four corners. It's significant. And we're not saying there's going to be an immediate change, but we know one of the sites was bought by a very wealthy gentleman and who knows what will happen there.

The life of a gas station is getting briefer and briefer as time goes on. And then at the other corner, at Walden, the gas station has been torn down, the upper red.

The lower red is owned by someone who owns the cafe and has no interest in ever tearing down their building, but one-story buildings have values.

The second red in from Walden is a one-story structure that has been for sale for a long time and was just bought. So these buildings, these red areas are in transition. We know it. It's also the majority of all the

retail. So the character of this village will change dramatically -- could change dramatically without this zoning.

As Carol said, people come here so they don't -- Carol doesn't have a car. People come here so they don't have to get in a car and travel to a shopping center or Huron Village. So it seems to me that -- this is the last slide. That Cambridge is about its neighborhoods, but equally important are its neighborhood villages where people can come together, where they can get milk, where they can meet neighbors for lunch, where they get their hair cut, where they can bring their pet to be groomed as well. It's a mixture of uses. And all we're trying to do is maintain that mix. So we want to retain this village ambiance, and the area is going to be redeveloped. It's happening elsewhere. We know

it's going to happen on Mass. Avenue and Cambridge Street. It's going to happen here. We want to maintain the scale, the urban design, and the mix of uses that really build a community as much as we can.

And finally we want to respect the historic character that's here. Some of the structures are wonderful. Some need help, there's no question. But nevertheless, that is the goal, and we see this as the first step.

The neighbors asked me to get involved to help write the zoning. I did that. We talked about guidelines. We talked about other steps that could happen, but this is the beginning. And we're under 24 minutes and I think we've completed. Yes, we are done. Thank you very much.

H. THEODORE COHEN: Thank you.



All right. Normally we would go right to public comment, however, as the City had hired a consultant to review this proposed zoning and so I think it would be worthwhile for all of us to hear what the consultant had to say and then when we get to public comment, the public can comment upon that along with everything else.

So, Jeff, are you going to do this?

JEFF ROBERTS: Sure. I'll just go through a couple of things.

So we did provide to the Planning Board a briefing last week in the Planning Board's package that covers some information. As the petitioner's noted, this is something, just as a general set of issues that's been brought to our attention. We spent sometime talking to representatives of the group about zoning, what tools are available, understanding how it works.

And the petitioners did their own work to put together the proposal. So this is sort of our first response to the proposal, but because we've been looking at this area, we had the opportunity to pull together some information we were able to collect about the zone. We looked, we provided some maps showing land use, showing the build out, approximate FAR build outs, and showing heights and other features of the area.

So the other thing that we did was we asked -- more recently asked our urban design consultants over, under. And this is something that we did once in the past with the Central Square zoning petition where we felt it was helpful to have a firm sort of look at the proposed dimensional requirements from the eye of -- or from the point of view of a designer to figure out how might you fit development within

those proposed standards. So we asked them to look at a few lots within the area, and those included the gas station lots that were mentioned before, which are on the corners, as well as one lot that's just on the interior, a non-corner lot just to show an example of what that type of lot would look like. And so they played out the different dimensional requirements in terms of how a building might be sited and then how the massing could work. So it's a very schematic look, but it accounts for the setbacks, it accounts for the density that's allowed for floor area. It looks a little bit at parking. It looks at some of the provisions like having the projecting bays allowed. So that's, that's what's reflected in these diagrams.

I'll skip -- I can answer questions about it, but I thought I would just skip ahead to some

of the general findings and comments that we've had based on the work that we've done.

So the first thing is just looking at the area as a whole. It's, it's actually sort of interesting among many of the districts of the city in that the zoning -- what's allowed in terms of use, in terms of density and other requirements in the zoning matches fairly closely with what's existing in the area. Most lots are built to around that FAR of, you know, at 0.75 to 1.0 which is the maximum allowed depending whether it's residential or commercial.

There is a mix of residential, commercial and mixed use types in the area. As noted, a lot of it is one-story retail, but even a one-story retail is going to have about an FAR between, you know, 0.75 and 1.0. So even though it's only one story, in terms of the density, it's fairly close

to built out.

So in terms of looking at this area and potential for change in the future, while aside from the parking lot sites which are more underdeveloped, we didn't see this as an area where we would expect a lot of wholesale redevelopment. I think the concerns that have been raised by the petitioners are a little bit more nuanced in terms of the kinds of economic changes and changes of use that might threaten the mix of uses and the character of use types that are existing in the area. So it's an interesting kind of challenge. I think that for the planning -- for some members of the Planning Board who have been around a while, you know that this issue of retail and how to promote the right kind of retail mix has come up many times, and that zoning can often be an unyielding kind of

instrument in trying to achieve those kinds of goals, but certainly that's the focus of much of what's been proposed. So that's one general issue.

I think flipping to the work done by over,under, one of the things that I think is useful of this type of analysis is that it takes all the different layers of zoning requirements, including the base zoning requirements which often have the formula setbacks based on height and, you know, frontage of a building. And then in addition to that, the more strict numerical requirements that are proposed with the five feet at the ground floor and ten feet above and sort of puts them all together to see how they work out. And you can see instances where, you know, while in some cases it really is that five foot or ten foot setback that controls, there are also

instances where those formula setbacks sneak -- which still exist, sneak in and result in outcomes. So like the very first one that's shown where it says scheme 1-A you see the building. Even though it's on a corner lot, the formula setbacks sort of narrow the building in a way that maybe wouldn't be expected if you were looking to create a more continuous street frontage. So that's something that comes up as an issue in terms of sort of layering on dimensional requirements, is that it requires stepping back and looking at how all these things work together and are there -- and if new requirements are going to be proposed, is it worth looking at some of the existing requirements potentially being relaxed in order to get the kind of outcomes that are desired.

And then I guess a final point that I'll

make is illustrated a bit in both the CDD memo and in over,under's analysis is the issue of parking. So I think the parking is -- in availability of parking has been raised as a concern by the petitioners. But by putting additional urban design oriented standards which we generally are in favor of, that, you know, keep parking away from building frontages and, you know, generally outside of where it affects the public realm, that by preventing parking in sort of the front and then also preventing parking in the rear and making it more difficult with -- in many cases makes it more difficult with the parking on the sides, it just becomes a general concern of where that parking should go. And if the parking is going to go underground, that is often very expensive for a development of this scale and can work contrary to the goal and



create a burden that makes it more difficult to make the kind of neighborhood-friendly commercial development that's desired, feasible. So that, and obviously the Planning Board's looking at that, issue of parking in many instances as well.

So we've tried to be helpful in laying out all this information. I apologize that this information wasn't -- we weren't able to provide it sooner, but we, we hope that it helps to inform the Board's discussion.

H. THEODORE COHEN: Thank you.

Do any board members have any questions right now for staff?

MARY FLYNN: I have one for the petitioners.

H. THEODORE COHEN: Mary, okay.

MARY FLYNN: Can you clarify what properties are actually in the overlay,

Councillor, or whoever would like to address it?  
Only because the photo that you showed of the  
that lovely apartment building with the ground  
floor retail where the antique shop is, doesn't  
appear to be.

COUNCILLOR DENNIS CARLONE: It is.

MARY FLYNN: It is? Okay.

And what about the retail across the  
street that's --

COUNCILLOR DENNIS CARLONE: I will show  
it to you.

ATTORNEY JAMES RAFFERTY: It's not in the  
district.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:  
Is that the Huron Ave. one?

MARY FLYNN: Yes.

COUNCILLOR DENNIS CARLONE: You're right.  
It is outside. We have included addresses. We

did not include a map. But the addresses include 34 and 14.

MARY FLYNN: And 14, okay.

COUNCILLOR DENNIS CARLONE: So what's retail we're including.

MARY FLYNN: Okay.

So the block of one-story retail that runs from the gas station to Kelley Street is included?

COUNCILLOR DENNIS CARLONE: That's right.

MARY FLYNN: So it's really just that one building with the antique store?

COUNCILLOR DENNIS CARLONE: Is in it.

MARY FLYNN: -- on the bottom, it is not --

COUNCILLOR DENNIS CARLONE: It is. It's just we didn't draw it. The address is included.

MARY FLYNN: Oh, okay.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

The two antique stores.

H. THEODORE COHEN: Please, Ma'am.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

That's on Huron.

MARY FLYNN: Yes, yeah.

H. THEODORE COHEN: Please, the public doesn't get to just jump in.

COUNCILLOR DENNIS CARLONE: So that's a building that says 34 feet in height. That building is in our district. We did not draw a map. That was my fault. And we will correct it.

MARY FLYNN: No, no, no. No, I was just trying to figure -- that's okay.

COUNCILLOR DENNIS CARLONE: Was there something else?

MARY FLYNN: No, I think I'm clear now.

H. THEODORE COHEN: Are you saying that

the building in red across the street that shows I guess 14 feet in height is also intended to be in the district?

COUNCILLOR DENNIS CARLONE: Yes.

If I could just also respond, the first drawing done by over, under assumed a formulaic setback. We are proposing there isn't a formulaic setback in the overlay and that it would be seven-foot, six which is their 1B. So those comments are not relevant to this petition about the big setback and discontinuing the retail frontage. There would be a seven-foot, six-inch requirement because it's next to a house and we're trying to replicate that distance away. So it's 15 feet clear.

H. THEODORE COHEN: Okay, thank you.

JEFF ROBERTS: Mr. Chair, can I make just one --

H. THEODORE COHEN: Yes.

JEFF ROBERTS: -- this was in our memo, too, but just one brief comment about the area of change. As we were reviewing this, we did find that there were some -- we had a difficult time from the list of addresses figuring out exactly which were meant to be included. And we actually -- we did provide a map that labels -- and we can discuss this later, but I would just point out that we showed a map with the addresses that were sited or a version of the addresses that were sited. So we should at some point in the future sit down with that and work out exactly which were meant to be included. And in terms of areas that are outside of the business district, one of the key issues would be if non-residential uses are going to be required, we'd have to resolve the -- that consistency with

the base zoning which doesn't allow commercial uses under our use table.

H. THEODORE COHEN: Okay, thank you.

We'll go to public comment now. Can somebody get me the sign-up sheet.

So everyone will have an opportunity to speak whether you signed the sheet or not. When your name is called, please come forward to the podium and state your name and address and spell it for the stenographer if it's anything other than John Doe. And we ask that you speak only for three minutes. We have a lot of people here who everybody I believe would like to speak, and I will say that please don't just repeat what somebody else has said. There are a lot of people who want to speak. If you just want to get up and say you support or you oppose it, that's fine. If you have something to add to

what's been said before, that's great, that's what we want to hear. But we really don't want to hear 50 people say I support it because I love the village, I love the neighborhood, I love the stores. So having said that, you know, we'll all try to live with it.

Kristin Mahon, did you have anything further to say?

KRISTIN MAHON: No.

H. THEODORE COHEN: Carol, do you have anything further to say? If you're going to speak, please come to the podium.

CAROL WEINHAUS: The only thing I have to say is if any of you want clarification on any of the points, we'd be glad to do it now or later. That's all I want to say.

H. THEODORE COHEN: Thank you.

Also there is a lighting system, you will



get a green light when your time commences. When it turns yellow, your time is just about up, and when it turns red, we ask that you please wrap up and sit down.

Councillor Carlone, do you wish to say anything further?

COUNCILLOR DENNIS CARLONE: It's good to see you.

H. THEODORE COHEN: Thank you. Good to see you.

Lauren Harder.

LAUREN HARDER: Good evening. Hello. My name is Lauren Harder, L-A-U-R-E-N H-A-R-D-E-R. I'm, I'm at 221-227 Concord Avenue. I'm a landowner on Concord Avenue in the Observatory Hill Overlay. I'm also a resident as I live within walking distance of the area in question. As a local Cambridge business owner, I've been a

developer of historical homes in Cambridge for about ten years. So we have been studying our lot at Concord Avenue which currently has a historic yellow structure used a psychiatrist office, and one of those one-story masonry retail boxy buildings that you saw earlier in Dennis's presentation. There's also a large unpaved lot for parking in back.

We've been studding a development plan for about two years and have struggled to come up with an economically viable one that adds significant green space and residential uses while trying to preserve the existing retail space. And I want to say definitively that this is not without trying. We engineered a plan to have a building permit to build new residential structure the in the back of the lot and also above the commercial building that's there, and

this is not without considerable cost and energy. However, to make this plan work and meet the existing zoning requirements, we were forced into an underground parking garage. This is based on some of the existing dimensional requirements in the zoning, and some that the petition zoning would make it even more difficult if not impossible. So as a property owner, I also discovered a couple of other things about the businesses in this overlay that I did not quite understand as a resident. We are one of the very few commercial structures, and I guess with the address changes there may be more or less than I thought. But if you're used to seeing these buildings, they're tucked in between residential wood frame structures, our lot is one of them. We are -- our narrow sidewalks, we have inconsistent foot traffic, and we are on that

side of the street without parking. And these things actually impact retail owners.

We're not on the corner like some of the more viable businesses in the area. Like Sarah's and Hi-Rise. And we don't have any existing residential uses on the lot to help support the retail as some of the businesses down in the corner of Huron and Walden do have.

So a combination of these factors has led us recently to propose an all residential development plan for the lot, which achieves all of the stated goals in the petition except for the preservation of retail. We've attached that for the Board's review.

That said, as a resident and responsible developer, we are very sympathetic to the desire to preserve retail or some community-serving space. And we had brought -- what we would

consider -- we would like to have brought what we consider a vibrant use, like a wine bar or low impact eatery, but we actually had found that the neighborhood was not amenable to the relief needed. A similar project around the corner on Huron just outside of the Overlay had similar pushback and was forced to go all residential.

So as property owners, we would like a pact to develop our lot. We have read the petition and found that as it stands, there's significant obstacles that make it virtually impossible to build and reach its stated goals.

H. THEODORE COHEN: Could you wrap up?

LAUREN HARDER: We wrote a letter to the Board detailing the specific challenges with the dimensional requirements proposed, and we've also proposed three alternative approaches that might better serve the stated goals and preserve the

village atmosphere that the petitioners advocate.

Thank you.

H. THEODORE COHEN: Thank you.

Mr. Boyes-Watson, you didn't indicate that if you would speak or not.

MARK BOYES-WATSON: I would love to speak. And I will try very hard to speak for only three minutes. Mark Boyes-Watson, 100 Pacific Street. I guess I'm wearing many hats today. So I'm here as both as a building owner with Lauren and a developer directly affected by the petition. I'm also, as you know, an architect and very familiar with Cambridge zoning and how to work with it.

I've read and reread this petition, and I thought I grasped it and I read it again. It's a very, very complex document. And I've also been working on this lot for a couple of years as

Lauren said, so I know my way around the zoning here. So I think what we have here is a very, very complex overlay on an already complex zoning district. What's also interesting about that is that most of the properties in this district already are non-conforming, and I think this petition would render every single property in the district non-conforming. And we all know what that means for the complexity of development or some of us know what it means for the complexity of development in making any change or improvement to the lots.

I also completely get the petitioner's wish list for greener lots, eliminating the rear yard parking for setbacks, protecting residential structures, etcetera, etcetera. But I think one of the things about this petition is that there are lots of contradictory goals, and the

overarching goal of this petition, beyond all its complexity, is to encourage retail and retail uses to anchor the local community who can walk there. But only one of the four provisions of this act -- petition actually helps through -- as a proponent to put into place that retail. I think it's important also to recognize that that retail is, and I recognize it because as a citizen that it is a community benefit. But that's also something that goes both ways, and it's actually quite tricky in very marginal retail areas as you -- as the Planning Board I know have dealt with in many parts of the city, it's difficult to make that work.

So in the spirit of trying to understand what that means, it's hard to support this petition as it is because it's taking away probably more than it's giving. There's been



nothing built on this corridor in the last 30 years, and I fear that if this petition goes in as -- goes through as is, there will be nothing built in the next 30.

What I think is interesting, though, is to work with that overarching goal. And I think to get there some things would need to be simplified. And the burdens of setbacks really tied it up and they're eliminated not increased. But really the two parts I have that are only suggestions really for the Planning Board, as the proponent is: For financial viability.

Increase the GFA for mixed use projects. It's in the petition but very narrowly written.

Allow residential development to subsidize retail development.

Increase the allowable GFA to 1.0 in mixed use projects.

That's one thing, floor area.

The second thing is I don't see the need to burden new retail development or existing retail development with parking. As we've done elsewhere in the city, if parking requirements for small retail are entirely eliminated, irrespective of use, that would be extremely helpful and a lot of expense. In the way this petition is written, you would have to go underground with your parking.

So that's all I have. I have those two things. If it could be simpler, it could be a workable document and help achieve the goals of the community.

Thanks very much.

H. THEODORE COHEN: Thank you.

Bill Skocpol.

BILL SKOCPOL: Bill is B-I-L-L. Skocpol

is S-K-O-C-P-O-L. Just as it seems. Okay.

I am -- I live at 66 Huron, a couple of blocks away from the neighborhood. My wife uses the dentist. We go to Armando's. We go to Hi-Rise, all of those. I started doing yoga and it has now moved to Huron Village because of the development of -- well, I guess the rent went up and the lease was up. So they had to move. And they're in a smaller space now.

The -- I believe that maintaining a viable attractive commercial activity is absolutely important. It's a -- it's a wonderful attribute for the whole neighborhood. The precise setbacks and so forth are complex and hard to master, and the grey parts of these analyses here, there's red and yellow and then there's grey about -- I don't understand what some of the maximum residential overlays and so

forth. These are kind of weird looking documents. But if they could be transformed into what Harvard did, that would be great, because that was a very valuable, responsible addition to the neighborhood.

So my, my goal is to retain the kind of commercial. It may have to have more residential above it to sustain it, and that would probably happen. I also use the gas station. So if all the gas stations go away, we're gonna have to drive a long way. So I'll leave it at that.

H. THEODORE COHEN: Thank you.

Wani Yang.

WANI YANG: Hi. My name is Wani, W-A-N-I and last name is Yang, Y-A-N-G. I'm actually here to speak in support. I know that's repetitive. But my family has owned property for over 40 years in that area, commercial and

residential. And my great uncle who had come here to go to Harvard for his Master's loved this particular little stretch so much that he bought one part of the property, and then when another one came through, he bought another one. So I'm actually -- we own 280-282 Concord, 290-292, 294, and 380 Walden. So that's the other corner of the stretch where the other gas station resides. And a lot of people here have come to my family's cafe. Concord Ave. Cafe which has been there for over 26 years as a cafe. But the property has been retained with the family. Lucky Garden used to be -- Lucky Garden was the House of Chang and that had been there for over 30 years. And I basically grew up in that stretch of the area, and we actually made sure that it stayed a Chinese restaurant. They're still our tenants. And my great uncle who was 89-years-old still

resides in one of the residential places.

My point is that I understand that there hasn't been new development for more than 30 years, but I also see that with the non-development, it has maintained such a character in the area of this quaint and safe pretty much all through my life, and I intend to keep this as a legacy of this quaint and nice area for my children over time. So I don't, I hope that makes sense.

All right, thank you.

H. THEODORE COHEN: Thank you.

Susan Labandibar.

SUSAN LABANDIBAR: Hello. My name is Susan Labandibar. That's L-A-B-A-N-D-I-B-A-R, and I live at 8 Brewer Street. I, this is a letter -- I'm a member of the Board of Cambridge Local First. I am not speaking in that capacity

right now because I wrote this letter this afternoon and it has not yet been approved by the Board. But I hope you'll forgive the wording which is written as though it did come from Cambridge Local First.

On behalf of its members, Cambridge Local First requests that the Planning Board recognize the unique character of Observatory Hill Village as one that merits special planning consideration. With appropriate provisions, the Observatory Hill Village Overlay District can help conserve unique commercial space, preserve the neighborhood's unique village character, and promote ecological sustainability in Cambridge. We ask that the Planning Board take these three economic and environmental factors into consideration.

One, in this period of rapidly escalating

commercial rents, independently-owned retail businesses in Cambridge need to preserve all options for affordable commercial space.

Two, local stores accessible by walking create a public pace where pedestrians can interact with each other. The renowned urbanist Jane Jacobs, whose life was celebrated last week by an event here in Cambridge, suggested that sidewalk life is crucial because it is where strangers derive a sense of mutual support. Jacobs emphasized that social -- that social contact on the sidewalks creates eyes on the street, indicating that residents and strangers are safe and consequentially produce safety in fact.

Observatory Hill sidewalk life matters deeply to residents and visitors alike.

Three, by shielding Observatory Hill from



inappropriate development, the Zoning Ordinance could protect healthy, mature trees which are often the first victims of construction.

Numerous studies have shown the public shade trees and small stores are key elements in maintaining a walkable, liveable community.

The Cambridge Historical Commission has noted that the residents of Observatory Hill and Huron Village want to maintain a livable, vibrant neighborhood and interesting stores and places for people. We hope that the Cambridge Planning Board will take appropriate action in furtherance of these goals.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

Ma'am.

WENDY McCLUSKEY: My name's Wendy

McCluskey. W-E-N-D-Y M-C-C-L-U-S-K-E-Y. I live at One Cutler Ave. which is on the corner of Cutler and Huron Avenue.

I just want to bring up another point that I haven't heard yet. In terms of the small business for Cambridge, it's very difficult for small businesses now. And the yoga place was able to find another place nearby. The other store that had to move has moved to Belmont. So they're no longer in Cambridge. So, you know, I think as a city, we want to try to maintain some small business, but, you know, sometimes we force them out and I think that's unfortunate for the atmosphere of our city.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else? Please.

GRACIELA GALUP: Hi. My name is Graciela

Galup. I live at 36 Copley Street. My name is G-R-A-C-I-E-L-A. Last name G-A-L-U-P. And I live and work in the neighborhood and my child goes to school nearby. I'm up and down Concord Street multiple times a day sometimes using the stores regularly. But I wanted to mention also that it's not just the abutters or the people of the neighborhood who use these shops. On a regular basis where I work at Harvard Press, every person I talk to about -- just about was worried about this Observatory Hill neighborhood also because they use it to get their lunch or they go there to pick up, you know, some wine or something on their way home. Or through Huron -- home through Huron village or anywhere else. And I know that there are people at the observatory that also use it. I see them all the time walking to have their lunch there. So it's not

just the neighbors that miss our businesses.

H. THEODORE COHEN: Thank you.

Yes.

RANDY GOODMAN: Thank you. My name is Randy, R-A-N-D-Y Goodman. And I live at 326 Walden Street.

What I'd like to do for a second is just have you take away in your mind this being about numbers, about being buildings, about being structures, trees, walkways, etcetera and take you to something that the local merchants and neighbors have developed about three or four years ago, which is called the Holiday Stroll. And during that Holiday Stroll people from Concord Avenue, adjoining streets and beyond, come out to be entertained, to develop community, to greet and meet each other, share libations and time and food that the merchants produce for this

particular evening. We use the side of the building that's being proposed for destruction for projections of Frosty the Snowman while the architects next-door produce chestnuts roasting on an open fire. People are enjoying this atmosphere, and it's continued to build community. And every, every single elimination of one of those commercial properties means that we're reducing the opportunity for that and other opportunities for community to be maintained between residents and businesses. In this case, the businesses are good for the residents and obviously residents are good for business as well. And I'd like to put that, leave that image in your mind and not just make this about numbers, make it about what we mean by definition of community and that's people working, walking, talking, assisting, planting flowers, buying

furniture. You know, the local furniture store Reside, I was interested in a bench they had. They said well, why don't you take it home and try it. And with another neighbor, we walked it a block and a half, tried it. Unfortunately it didn't fit, but we walked it back. And that is a different kind of sense of community. That's about people really caring and trying to, you know, take interest in each other's interest.

And thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

Yes, first you and then you.

ANASTACIA SALCEDO: Hello. My name is Anastacia Salcedo. And I live at 16 Appleton Street.

THE STENOGRAPHER: Spell your name for me, please.

ANASTACIA SALCEDO: A-N-A-S-T-A-C-I-A and my last name is S-A-L-C-E-D-O.

THE STENOGRAPHER: Thank you.

ANASTACIA SALCEDO: And I wanted to add a note. I support the zoning petition, and I wanted to add a note about encouraging family-friendly spaces. My 13-year-old daughter pretty much every day says to me, "I'm going to Sarah's market," and she takes her money and she goes and comes back with candy or snacks. Not something that I'm terribly happy about, but it's something that is really made possible by the kind of neighborhood we live in. My children, I have three daughters; one's 21, one is 14, and one is 13, all of them have been free range children. They've walked around the neighborhood. They've gone to these stores. They go to the fair that Randy mentioned. The

Observatory Hill businesses run on the holidays.  
And these are really important aspects of raising  
a family in a city and the reason that we choose  
the City of Cambridge rather than another city  
than the suburbs.

Thank you.

H. THEODORE COHEN: Thank you.

Yes.

LOIS JOSIMOVICH: Hi. I'm Lois  
Josimovich. That's a hard one. L-0-I-S  
J-0-S-I-M-0-V-I-C-H. And I live at 41 Royal and  
my parents are at 43 Royal. Can you hear me  
okay?

And this has been in our family since my  
great grandparents came from Ireland and built  
those two houses in '08 and '17 right around the  
corner from these buildings. And we're kind of,  
as Anastacia, we back up to her house on



Appleton. And I just want to also wholeheartedly support the proposal. And I think there's a unique character to our neighborhood, which you can also find -- actually, not unique because there are some places still in Cambridge, not that many, that still have that -- that have the nice small businesses that are local and not chains and are really wonderful people who are community-minded. They donate to charities. They have different foods and products than you would find in the average store. And it's just a -- it's a safe neighborhood -- not that it wouldn't be safe with the changes that are proposed. But I think the more building you have, the bigger it becomes I think the less character there is in the neighborhood. I also feel as though, not -- I'm sorry, I just was able to arrive from work. I don't know if anybody

mentioned this, but I just feel that the amount of construction and traffic that's being put on this section of town is just tremendous compared to what it was -- what that road was built for, Concord Avenue. Huron is a little bigger. But I just feel like there's too much being built and being added and heightened and everything else. I just think it's, it's something that would be better to maintain the way it is now.

Whatever they do always ends up adding more people parking on our street, I can tell you that. And we have what we, you know, in a friendly way, call the coffee people, the yoga people, and so forth, that park on the street and it's fine. But I can just imagine that in the future this is just gonna be more and more taking over the small places and building bigger places and more people parking and less community

involvement and so I would support this proposal.

Thank you.

H. THEODORE COHEN: Thank you.

Jim.

JAMES WILLIAMSON: My name is James Williamson, 1000 Jackson Place. Given the importance of retail to this discussion, I thought I'd just mention for people who may not know about it, that the City of Cambridge had embarked on a retail strategic plan and naturally some consultants have been hired. Tomorrow there are actually going to be three different opportunities for people to get an update and maybe make comments and contributions to the discussion. I think it's at an early stage of this emerging retail strategic plan. In the morning from eight to ten --

H. THEODORE COHEN: We've already gotten

this information.

JAMES WILLIAMSON: Did someone already mention it?

H. THEODORE COHEN: Yes.

JAMES WILLIAMSON: Okay, great. I asked somebody, they said no.

H. THEODORE COHEN: Iram.

JAMES WILLIAMSON: Great. Thank you.

H. THEODORE COHEN: So if you have other comments --

JAMES WILLIAMSON: No.

H. THEODORE COHEN: I didn't want to cut you off.

JAMES WILLIAMSON: I just wanted to make sure people heard about it, a committee hearing and later at City Hall.

H. THEODORE COHEN: Thank you.

Yes.

ANITA McCLELLAN: Hi, my name is Anita McClellan, M-C-C-L-E-L-L-A-N. And I live at 50 Stearns Street and my children and I really like the tree strewned neighborhood that is pedestrian-tailored. In other words, it isn't the horrible canyons of Mass. Ave. It's -- actually you can walk with a very small person, and that person feels empowered by having stuff to look at and people going by on the sidewalk and stores to look into and the whole -- what's it called? Perspective -- proportion, proportion. Dimensions are very, very child-friendly. There are lots of schools for young children and the people walk there and they walk home and they get ice cream and they take busses. I mean, it's awesome. And it's so important for children to be able to grow up in an American city that's what, 400-years-old or

something? I -- my math is -- yeah, about 400.

That's still like that. My kids bike everywhere. They take mass transportation. They meet each other at cafes like Wani's cafe and the Hi-Rise. It's just -- and Gina's Dirty Dog. Our dog likes to go and get groomed there. I mean, whereas other parts of Cambridge that are under development -- dare I mention New Street? Yes, thank you. Where kids get hit. There's no sidewalk. There's no lights. It's constant hotdogging down the street to Belmont. And it turned it into sort of an awful place. And Danehy Park is right there riddled with families of all ages doing all sorts of things on their feet by piddling, locomoting around. And the street of New Street is violently anti-pedestrian, anti-family, and with no -- and it's --

H. THEODORE COHEN: Ma'am, if you could wrap up.

ANITA McCLELLAN: Okay, that's about it.

H. THEODORE COHEN: Thank you.

Yes.

XIAOGUANG WONG: Hi, I'm Xiaoguang Wong. My first name is X-I-A-O-G-U-A-N-G. Last name is Wong. I just moved in to 281 Concord Avenue. That's original is -- was Circle Furniture and then an art gallery. So I have a small CPA firm from Kendall Square, so I started with co-working space. Many entrepreneurs, 600 companies work from Kendall Square. There's no wall. We innovate, collaborate. So I thought I will move this co-working space to this neighborhood. I go to Majestic Yoga for many, many years. I love that space. It's really a beautiful space. Even though it is a little bit pricey, but I think

it's worth it because it's a community and I buy clothes there. So it's also a neighborhood.

When I first was thinking of moving to 281 Concord Avenue, I talk with my architect. So they all say, you know, there's no parking. It's very difficult. Retail fails all the time. Everybody. So there's no foot traffic. And so how can you stand -- how can you get into the door? If you do co-working space, then you might fail. You better, you know, thinking about upstairs residential and downstairs divided. But it's a beautiful loft space. I think I would like to open to the community if somebody needs high speed internet and they want to sit, have a place, can drink some coffee and work, talk about their innovation and entrepreneurship, I thought I would like to bring that type of business into this place. And I understand it's very difficult



to managing retail at this community like you said. There is a lot of financial pressures. So I think the neighbors have been very supportive. It's a very good community.

My architect did a feasibility study saying this is such a large residential area with high income and a high owner-occupied building. It needs commercial mixed use for this neighborhood, that's my opinion.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else? Sir. And then you'll be next.

LENNY SOLOMON: Hi. My name is Lenny Solomon. L-E-N-N-Y S-O-L-O-M-O-N. I live on Kelley Street and I abut storefronts on Huron Avenue that are part of this district proposal. I've been on Kelley Street for about 45 years in

my house, and a lot of the reason I moved there was because of the nature of those particular few streets that are there. When I first moved in, Sage's Junior was on the corner of Huron Avenue. And Menix Liquor was there. And shortly after I moved in, Armando's was there. You get to know the storefronts. You get to know the businesses. And there's something to be said for stability of businesses, of small businesses. When I think about Armando's and the impact that Armando and now his daughter and his grandson have made on the community. It has been significant. And if a place like Armando's, for example, was torn down in the name of development, if certain businesses were eliminated, or if the rents were raised such that a local pizza store could make it there and it could -- only a chain could make it like in Harvard Square, there would be an

outrage in the community. So I fully support this effort.

H. THEODORE COHEN: Thank you.

Yes.

ALAN SULIKOWSKI: Good evening. My name is Alan Sulikowski. S-U-L-I-K-O-W-K-S-I, A-L-A-N. I'm one of the dentists at the Dental Group of Cambridge which is the dental practice that is located at 181 Concord Avenue. We are ten dentists. We've been there for 41 years plus. Not me personally but my partners. And we are part of the community. So everything that I've heard is true. I live actually at 40 Huron Avenue, so two blocks away. And the community is a wonderful community. But all I hear is about the retail space which wants to be preserved. And we are put into the same zoning overlay as the retail. So we grew from 181 Concord Avenue

to -- we grow with the community to 187 Concord Avenue and now 197 Concord Avenue. And two years ago there was the developer that wanted to buy a space behind us which was 150 and 152 Huron Avenue. And when we heard about it, we said well, we don't want to allow that. So at a great economic advantage we purchased that space which, is now a two-family home, 150-152. Which we want to keep as is, but it's also a great space for us to expand should we continue to grow with the community. Any of this overlay would tend to make an impact for our ability to expand in that area. What I would like to do is respectfully maybe remove the property at 150-152. And when I read the guidelines, it seems that 152 was included in the overlay but 150 was not and it's actually just one, same building. And so it must be some confusion. So from that particular

corner, I would say we oppose. Trying to keep the neighborhood and the community and the trees and kids and I have my own kids. We love the idea, but just wanted to present that point.

Thank you.

H. THEODORE COHEN: Thank you.

Is there anyone else who wishes to speak?

(No Response.)

H. THEODORE COHEN: None appearing, then the Board will have its discussion.

Mary, would you like to start today?

MARY FLYNN: Sure.

First I'd like to thank the petitioners and everybody from the neighborhood. It's very clear that you've all put in an awful lot of work on all of this. I grew up on Walden Street for the first eight years of my life so I know the area pretty well. And it has always had that

very special character. So I certainly applaud the efforts to preserve it.

I am concerned, though, that the overlay may not be the correct mechanism. I think it imposes restrictions that perhaps will impede some owners from doing what you intend them to do or hope that they will do. I think it seems like it places a lot of burden on some of the residential property owners who may at some point want to rebuild. There seem to be fairly strict guidelines, say on the fire damage provisions in terms of how you rebuild. But I do think that there is a way of solving the problem.

I'm also a little bit concerned that generally in overlay you see some sort of incentive for the property owners to do a certain type of development. And what I see is more restrictions and really not very much of an

incentive for people who do want to keep retail in the area. I think parking and traffic really is a problem. I know, I live on Huron Avenue now, so you know, I'm still in the area and I patron those shops as well. I'm fortunate in that I can walk, but I do think that there is something to be said for looking at changing the parking requirement. More and more people are biking and more and more people are walking. And I think we need to start looking at retailers who really do focus on the neighborhood and do focus on the pedestrians and the bicyclists and that sort of thing. And perhaps the retail strategy that's going to be discussed tomorrow will shed some light on how to do that. But I think looking at reducing the parking would actually help a lot both in terms of making it easier, economically for the businesses but also in

reducing some of the traffic. I mean, people will walk if they can't get parking or they're not going to shop there.

So those are my thoughts.

H. THEODORE COHEN: Lou.

LOUIS J. BACCI, JR.: I had a few. I guess --

H. THEODORE COHEN: Mic.

LOUIS J. BACCI, JR.: Some of them have been answered. I don't know what the answer is to Walden Street. No one seems to be talking about all the properties along Walden Street that are included in this, and why the two properties on the corner of Fayerweather weren't.

Anyone want to?

JEFF ROBERTS: Can I just jump in on that? So, and I'll make sure that I think maybe some of the petitioners have seen the map that we



provided. As we were looking at the petition and the petition was focussed on, it said primarily the Business A-1 District. We were really focusing our attention there. But if you read the text of the zoning, it mentions some existing street addresses, which in some cases, you know, at least at the very end it goes from an even, it goes from an odd number to an even number, so it wasn't clear exactly what side of the street was being looked at. And, you know, there may be some issues that need to be ironed out. I guess we could ask whether there was -- maybe there was an intention to include some of the properties further down along Huron Avenue and maybe there could be some clarification as to what properties along Walden Street were intended to be included. Because in some versions of it, for some interpretations, it might go as far as 297 Walden

Street which is a few blocks away. So it wasn't supposed to be -- what we had was 297 to 379 and 363 to 380 Walden Street.

LOUIS J. BACCI, JR.: My question exactly.

COUNCILLOR DENNIS CARLONE: Did you want me to respond? I don't have to respond.

H. THEODORE COHEN: Why don't we see if we have other questions and then we can ask the proponents to answer all the questions.

LOUIS J. BACCI, JR.: I guess some of the dimensional requirements I understand. The five-foot setback, have you looked at this before on the Mass. Ave. Overlay? We didn't know how to police that. How do we make the sidewalks wider along private property? Anybody got an answer for that one, I'd like to hear it.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

Can you repeat the question?

H. THEODORE COHEN: The question is how to police or enforce the five-foot setbacks?

LOUIS J. BACCI, JR.: And keep it in the public that's the problem.

COUNCILLOR DENNIS CARLONE: It's not a problem.

LOUIS J. BACCI, JR.: I guess that that will be it for me right now.

H. THEODORE COHEN: Okay.

Catherine.

CATHERINE PRESTON CONNOLLY: I think -- well, like Mary I also lived on Walden Street for eight years not when I was a child, and have frequented and enjoyed many good times at many of these businesses. And like where I totally agree with the special character of the neighborhood and the goals of preserving the local businesses,

but I am also concerned that this is -- I'm not convinced that this is the right way -- that this will accomplish that goal. I think everyone in the room, including many of the people who voiced some concerns or opposition to the petition, agrees with the goal of preserving this wonderful place. The question is does this actually do that? And I think that the real question of how do you incentivize retail and make it the kind of retail that will be successful and will be local and won't increase the traffic and exacerbate the parking problems, someone talked about how, you know, we love the retail but on my street we have the coffee people and the yoga people and the parking and that's good, it's wonderful, but it's one of the challenges that you face when dealing with a retail district. And I think, you know, I'm glad that the City is taking a good hard look

at how to make retail outside of the Mass. Ave. corridor work. I think on the Planning Board we've struggled with it in a lot of different areas, and neighborhood retail is a very special and very fragile thing. And figuring out how to make it work and make it economically viable both for the business and the property owner, whether it's, you know, enabling some additional development so that it can subsidize the retail, there are a lot of options. But I think the package that's been put before us tonight is all restrictions. And without a lot of incentives, that means that people won't take advantage of the overlay, and you will end up losing I think more than you gain from this. And I really -- I want to see a solution to this, but I'm not convinced that this is it.

H. THEODORE COHEN: Thacher.

THACHER TIFFANY: I think Catherine put it pretty well. I think that the goals of the petition and many of the commenters make complete sense. You know, maintaining this neighborhood is -- as a vibrant village of mixed uses is great and we should be seeking to do that, but I'm not sure this proposal does it.

It is -- I mean, it is simply more, you know, if you're trying to promote or maintain retail, it's not to promote, but to at least maintain retail. As change happens, I'm seeing here that it's simply more restrictive to retail, so I don't understand quite how that happens. But I'm just repeating what Catherine said. And I actually live within this district, but only for three months. Three months between my freshman and sophomore year of college and I don't think I went to a single retail place. And

I just think that's -- I don't even quite understand who I was then.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

Poor.

THACHER TIFFANY: If I lived there now I would go to those places. My friend worked at Hi-Rise and once in a while he would make a sandwich for me. I think it reflected my income for me at the time.

H. THEODORE COHEN: Hugh.

HUGH RUSSELL: So yesterday evening I went to an unusual event at the Boston Society of Architects and it was a celebration of Robert Campbell's 80th birthday. Robert Campbell wrote hundreds and hundreds of articles and discussions about architecture in the Boston Globe, and he's been a neighbor of mine for 45 years and a friend for over 50 years because he was a classmate of

mine at Harvard.

What so impressed me was that many people got up and said this guy has really contributed an enormous amount to the city by pointing out the things that work and celebrating urban life. So I went home and I picked up the book that he and Peter Vanderwarker published which was a collection of 100 of their before and after pictures. And the before pictures were 19th century pictures. The after pictures were late 1970s, something like that, which is when the book was published. And, you know, almost without exception the before was a more interesting, more lively, more pedestrian-friendly environment. So applying that to this in front of us, it seems like we have some -- it's a very special area. Those of us who only know it by driving back and forth on



Concord Avenue and occasionally stopping at the library or at Hi-Rise or maybe going to one of the furniture stores or something that lasted 30 or 40 years, some of us just don't understand what it's like. This is a sort of a funny part of the city that -- but there are many parts of the city, you know, dense residential neighborhoods supporting retail. And people are understanding -- people in this room understand that the retail is really crucial and that it's threatened and we have in fact one of the, one of the -- some of the testimony we got is we bought a retail property and we've studied it for several years and the only logical thing to do is make it all residential. And there's some incredibly sexy renderings showing that it would be a really, really nice residential project, but you would lose some of the retail. So how do we

deal with this? So this is like part A.

Part B is you read the language of the Ordinance. And I agree with my colleagues, it's very dense and it's not at all clear it's going to do what is intended. And I just found one paragraph that I'm going to comment on which is 20.x213 paragraph on floor elevation. The floor elevation required ground floor use shall be at the mean grade of the adjacent public sidewalk. Well, when the public sidewalk slopes as it does for the full length of Concord Avenue, the mean grade is in the middle of the lot. ADA says you have to put your door where it hits the sidewalk. So this thing actually says you have to put the door in the middle of your lot into your retail space. Now, ADA also says that if you have building in retail use, it's got to be accessible. The door could be on the left side

or the right side and the floor level would be adjusted accordingly. And if you had two doors, you might have to have a step. I'm doing a retail project where there's 14 feet of grade change along essentially two blocks of street that we're putting stores on, and it's very challenging let me tell you. So the consequences of this particular paragraph tell you something about the way you have to design the retail, which has no benefit beyond the -- because the ADA is going to require that the retail be accessible no matter what you do. And the City of Cambridge is going to require that. And the City of Cambridge has very smart and aggressive people who make sure that accessibility is achieved.

So I'm wondering maybe the solution -- I don't know how to -- you know, the big question

is do you -- what do you do about retail use? Do you say you can't take one away if it's there?

That's one possible strategy. I think it's somewhere else in some other district in the city.

Do you say as this says, that if you redevelop, you have to have retail whether it was there or not? And I'm not quite sure in reading this, and I have not studied this, you know, for hours, which I think I would have to understand it, does that mean if -- is there some point where you make enough of a change in an existing building without changing the building but now it says you've got to put retail on the ground floor? And if that's one of the three deckers that has, you know, the five steps up to it, then that very nice line of three deckers on the east side of the street down low? That's not really

something you deal with.

So I'm thinking maybe what we want -- and I think, and people have identified the setbacks are a problem. So is there a way to put in an overlay that has a series of goals or standards that a new project would be judged against? Because I think there's lot of agreement on what those goals are.

And then you can -- if you want to get the FAR 1.0 that somebody suggested for a mixed use project, or if you want to get a side yard relief or you want to get a small height relief because you're dealing with, you know -- you'll also be adding a residential on top of existing retail use, that you could come to this Board and get a Special Permit and we would be charged with looking at the goals. And if your project advanced the goals, we would be authorized to

grant a permit without getting into the enormous complexity. Because every site, not every -- I mean the five three deckers are basically from the zoning point all the same, but they're, like, of the 50 structures there are maybe 30 different kinds of situations that are slightly different. So it's the kind of a radical comment to make on the proposal that someone has put an enormous effort into trying to think about all the things. But maybe, maybe that's a better approach.

So my last comment, which is it's interesting that there's a big effort going on to do an updated city plan. And at the same time we're being inundated with zoning proposals. And I for one don't have any great confidence that the issues that are being addressed by the people like this proposal are actually going to be addressed by the city plan.

UNIDENTIFIED MEMBER FROM THE AUDIENCE:

Yeah.

COUNCILLOR DENNIS CARLONE: That's right.

HUGH RUSSELL: And so I don't want to just say that it will all be taken care of some day after the horse has left the barn. So, you know, I think we should try to do something and to see planning, planners who come up with a plan that can, you know, they're going to do something that's going to be useful. Whether they're going to do this or not, we should not worry about. If this is something that should be done, we should act on it.

H. THEODORE COHEN: Okay. So I have not lived in Observatory Hill, however, my children went to the Fayerweather Street School, so I am very familiar with it and especially with Armando's and Hi-Rise. But, you know, my

initial -- and I think it's safe to say everybody thinks this neighborhood is great. That it's beautiful. It's wonderful. We love the stores that are there. We'd like to preserve them. We'd like to preserve the variety. I don't think this Overlay District achieves that goal for a number of reasons. And I mean, somebody whose spent a lengthy legal career reading Zoning Ordinances, I find this so incredibly complex and layered over so many other sections of the Ordinance that it becomes virtually undeterminable of what you can and can't do and how you can and can't do it. And I think it aims at just one result to basically keep things the way they are right now, and I think city's are organic and zoning is organic and we have to, you know, march forward into the future preserving what we can and protecting what we can and what



we have that not preventing what is coming that is good.

And I am also not a fan of zoning that mandates a particular use of property. I think, you know, zoning should list what is allowed and what is prohibited and incentivize things we want to see happen. And so I think we should incentivize, you know, retail. But I think part of the beauty of this neighborhood is the play and the mix of the residential structures and the retail structures. And I don't think we maintain that if we say if something is being rebuilt, it must have a retail or a commercial element on the first floor. I think incentivizing it is great, but I don't think it should be mandated.

I have, you know, a number of questions about individual sections. I mean, there's an enormous amount of calculating height. You've

got a 35-foot height limit, but then if you do X, Y, and Z, you can increase your height, but only two feet. And it just seems like why?

There's also a similar provision about height that says, you know, the first floor has to be 15 feet and then the residential above it is going to only be 10 feet for each floor to stay within the 35 feet, or maybe you can go to 11 feet if you're somehow going to go up to 37 feet. It doesn't seem to me that that necessarily is something that we need to mandate about the exact heights.

There was also another provision that says that -- well, height can be 35 feet. If you don't do this, your height gets reduced proportionally by what you didn't do. I don't think that is correct.

I also don't see why the provisions about

non-conforming structures should be different from what is true in the rest of the city, especially we recently heard of provision about non-conforming structures, which I believe City Council did adopt fairly recently.

One other question, when you were talking about putting doors right in the middle, there's a requirement that different retail uses have to have individual public entrances. I mean, I think about sort of the wonderfulness of Newbury Street where a lot of these buildings have retail properties that all enter off of a center doorway, and I think that's kind of neat. You can go from one to the other. You don't have to go outside and walk and go back up.

One of my main concerns is about the retail component. You know, certainly ten years ago, even five years ago, I would have said yes,

we have to do everything we can to get as much retail as we possibly can and we want to protect it and do whatever we can for it, and we do still need to protect it, but I think retail has reached a tipping point. Maybe we've passed the tipping point in the city and in the country as a whole. And, you know, we keep asking for more retail in different locations. Look at the number of empty stores in Harvard Square. Look at the number of empty stores on Mass. Ave. It's just very difficult. And I think mandating it in places as much as we want it, I don't know that it's going to be economically viable any more than in a lot of locations. And I think unfortunate we just have to face that fact. You know, I've been crying in the wilderness, "Stop using Amazon, go to your local stores, go to Cambridge Local First." That's great, but we

don't all do it. And, you know, retail nationwide is in terrible shape and I think we have to do what we can to preserve it, but I don't think this proposal really does that.

Those are really my comments at the moment. You know, there are lots of provisions about how much glass can be in building facades and where they have to be. I think this is so restrictive throughout that I think, you know, if there's an Overlay District by Special Permit and maybe there are design guidelines that would allow a lot more flexibility to allow the businesses and the property current and future property owners to be able to keep this neighborhood the way everybody loves it with the understanding that change is inevitable in certain places. And that, you know, I agree with what Hugh said and Catherine and Mary said and

what everybody said, I don't think this is the way to go.

So any other comments?

COUNCILLOR DENNIS CARLONE: Could I respond?

H. THEODORE COHEN: Councillor.

COUNCILLOR DENNIS CARLONE: Well, as always, thank you all for your comments. I just want to say a few things.

One is the side yard setback isn't 15 feet. It's seven-and-a-half feet only when there's a house next-door. Side yards are not a problem in this zoning. 80 percent of the zoning comes from zoning you've approved elsewhere in the city. I'm sure the petitioners have no problem in changing the strategy to do what you do. But if we had come here and said these are our goals, can we do guidelines with you and have

you review it in a Special Permit, I don't think we would have gotten very far if we hadn't done this. But this -- most of this comes from other zoning. This is not new zoning. As far as the five-foot setback, that's done in all urban areas for expansion of sidewalks. East Cambridge Riverfront, it's there. Mass. Avenue now it's there. And it's, it's how you get a wider sidewalk in a city where you can't. The sidewalks were wider at one time, before any of our time before the road was widened.

LOUIS J. BACCI, JR.: My issue wasn't that -- we went over this on the Mass. Ave. Overlay and it seems to have reappeared. We couldn't figure out how you would have someone maintain this property also.

COUNCILLOR DENNIS CARLONE: It's part of their permit.

LOUIS J. BACCI, JR.: It's private property, correct? So how do we make them keep this in the public without having issues with it?

COUNCILLOR DENNIS CARLONE: It happens throughout the city. If a retail is set back or an office building is set back, if they want business, they maintain it. And it could be a condition of the permit. But my point is we hear you. The complexity is in your zoning and it reflects very much the existing zoning. Maybe we put too much in. I'll give you that. But we're trying to achieve something. Right now all the one-story buildings and parking lots are in jeopardy. They're being bought up. They are. We know that. Four properties are being -- have been bought up or on sale. So there's change. So what we're trying to do is keep retail presence where it is. As far as expanding it,



the only places it could possibly expand are the gas stations. That's the only place. Everything else is what's there and that's exactly what everybody in the room -- almost everybody in the room wants to retain.

Now we also said that could be office. We said it could be many other things just as it is now. We're not saying it's all going to be retail, but it's going to be active and that's what people want.

So thank you for your comments.

And by the way, these studies are accurate. It does work. These studies show it works. It's not like oh, this is so complex it won't work. This is about as basic as you can get. I grant you we might have put too much detail in, but here's the results.

Thank you.

H. THEODORE COHEN: Thank you.

Okay, Board Members, are we ready to take a vote? Someone want to make a motion?

CATHERINE PRESTON CONNOLLY: Sure.

I move that we forward this to the Council with a negative recommendation while affirming the goals of the petitioner to then noting our support for other potential zoning solutions but with a negative recommendation on this particular proposed language.

LOUIS J. BACCI, JR.: Second.

H. THEODORE COHEN: Second?

Discussion?

HUGH RUSSELL: So I have a hard time voting for this, and -- because I think it's not as officially directive.

CATHERINE PRESTON CONNOLLY: Okay.

HUGH RUSSELL: I think we need to say

what we'd like to -- we think it's important to achieve the goals and we believe a zoning change could be a strategy that would incentivize the things we want, and that we're -- we don't -- we're not convinced that this regulatory approach will actually achieve the goals as well as another approach. So I think when I'm an architect, I have to -- when I get a submittal, I have a choice of four words: I can approve, I can approve as noted, I can ask for revise or resubmit, or I can reject. And so I think we're sort of at the revise and resubmit level here.

CATHERINE PRESTON CONNOLLY: Okay.

LOUIS J. BACCI, JR.: Sure.

CATHERINE PRESTON CONNOLLY: I can take that as a friendly amendment.

H. THEODORE COHEN: So the negative comment, if I can try to summarize this. We make

a negative recommendation while supporting the concepts of preserving the retail and village nature of the neighborhood of the district and that we support further discussion and investigation of other means of reaching that goal which may include, you know, either a different zoning district or a provision by Special Permit, an overlay provision by Special Permit.

LOUIS J. BACCI, JR.: Simplification I guess.

H. THEODORE COHEN: And a simplification to what we want to see encouraged. Does that -- Hugh, if you want to try to summarize it.

LOUIS J. BACCI, JR.: Go right ahead.

H. THEODORE COHEN: Feel free.

HUGH RUSSELL: I just think the word negative is too negative.

CATHERINE PRESTON CONNOLLY: Well, I mean we are saying don't vote for this one.

H. THEODORE COHEN: Do not support it.

HUGH RUSSELL: Like, you're the lawyers --

CATHERINE PRESTON CONNOLLY: Yes.

HUGH RUSSELL: And you want to say it clearly that message.

H. THEODORE COHEN: Yes.

HUGH RUSSELL: And I don't think any of us are saying vote for this and it will somehow get worked out in the wash.

CATHERINE PRESTON CONNOLLY: Right.

H. THEODORE COHEN: Right. We're saying this is not what we want to see to accomplish the goals that the neighborhood wants.

HUGH RUSSELL: Right. But --

H. THEODORE COHEN: And that there should

be further review and discussion and creation --

CATHERINE PRESTON CONNOLLY: Yeah.

H. THEODORE COHEN: -- of something that does achieve their goals.

HUGH RUSSELL: Right. And I guess my question is does that mean that this cannot be amended to do it? There's so many concepts here that you might well be able to rework the --

CATHERINE PRESTON CONNOLLY: Right. But I don't -- I guess that becomes a question for Jeff. Because to me the changes that would be needed would be significant enough that I would think you would need a new petition. But I -- you know, if that's what you're getting at, that you don't want it to be a new petition?

HUGH RUSSELL: No, I just think I --

MARY FLYNN: We don't know.

HUGH RUSSELL: I don't know. I think

it's unlikely --

H. THEODORE COHEN: I think assuming that the Ordinance Committee or City Council could go through it provision by provision to try to come up to something that is in keeping with our comments, is really --

CATHERINE PRESTON CONNOLLY: It's a new petition.

H. THEODORE COHEN: -- I think it's a new petition, whichever it might be.

HUGH RUSSELL: And to assign that task to Jeff and Iram who might not particularly welcome it, but that may be what's is necessary.

H. THEODORE COHEN: Iram.

IRAM FAROOQ: Thank you, Mr. Chair.

So one suggestion, and this may just be semantic is to -- since everybody on the Board agrees with the goals, is to talk about that

piece to start off with, and then perhaps instead of saying it's a negative recommendation, to say that we don't support it in this form but feel like it's worth investigating other ways to achieve these goals, and perhaps offering a suggestion of the overlay as one method to investigate.

Does that make sense.

H. THEODORE COHEN: I have no problem with that. But you still come back to we don't support it. It's a negative recommendation.

JEFF ROBERTS: If I could maybe just lay out the options a little bit for the -- to kind of step back.

So generally when the Planning Board has a hearing and makes a recommendation and it was -- you would call it a negative recommendation, but what we communicate is that



the Planning Board does not recommend adoption of the petition as filed. And that, you know, obviously if the Planning Board wanted to be firmer about that and say we want you to vote against it, that's one thing. But generally we leave it open for, you know, the Council to take that for what it's worth which could -- and I think the Board's reaction is clear.

CATHERINE PRESTON CONNOLLY: Yeah.

JEFF ROBERTS: And we would try to describe what the issues are that the Planning Board found with the petition. And then the Council could decide well, let's try to resolve some of these issues or could, you know, or could say well, you know, we don't think this is something we would move forward. But that's left in the Council's hands.

You know, another option is, and I

don't -- it's totally up to the Planning Board, but sometimes when the Planning Board spends a little more time on a -- when they feel like a petition has merit, but it's not quite there, the Planning Board would keep it on the Planning Board's docket and ask for some additional work or some more feedback to come back to the Board which could then be included in a more specific Planning Board recommendation to the Council. And that's certainly been done many times in the past where the Planning Board says okay, here's -- you know, we don't recommend adoption as filed, or we do recommend adoption of this revised version of the petition that has been worked out and discussed again with the Board. So that's an option. But, you know, the Board could decide to just make -- put the comments on record that had been made tonight and leave it to

the Council to resolve, again, you know, working with staff to resolve any of the details. In which case the Council could vote on it, they could decide either because of timing or because of enough changes have been made to the petition that it needs to be re-filed, and then the Board would see it again, or whatever the Council wishes to do.

HUGH RUSSELL: You can ask us, in their wisdom, to take the next step.

CATHERINE PRESTON CONNOLLY: Right.

H. THEODORE COHEN: All right. I think your first comment was the correct way to go of saying that we don't support this petition, don't recommend its passage in its current form, but that for all the reasons you can enumerate, that we support the goals and recommend that it come back in a different format.

Is that satisfactory?

CATHERINE PRESTON CONNOLLY: Yeah.

HUGH RUSSELL: I think you got it.

H. THEODORE COHEN: Okay. Do we have a second?

MARY FLYNN: Second.

H. THEODORE COHEN: All right.

All those in favor?

(Show of hands.)

H. THEODORE COHEN: It's unanimous.

Thank you all very much. You did a tremendous amount of work. You know, it's -- we really appreciate it. You know, I think you've gotten it on our radar and hopefully on staff's radar that this is something that has to be addressed very quickly. And you've raised a lot of issues for us to think about. And hopefully this will reach some resolution fairly quickly. But,

again, thank you all for your input and your hard work on this.

Can we wait just a minute? We may have one more matter.

We'll take a five minute break.

(A short recess was taken.)

H. THEODORE COHEN: Okay, we're back in session. If you could continue your discussion outside, please, we would appreciate it.

So, the one remaining issue is that I think we have received an e-mail from Carol Bellew who wished to raise some issues with regard to the discussion a week ago, two weeks ago?

CATHERINE PRESTON CONNOLLY: Yeah.

H. THEODORE COHEN: With regard to the proposed zoning change on Third Street. And I think it's up to the Board to decide whether you

wish to hear from her or not. We have -- we voted a recommendation and that recommendation was based on a number of factors, and it was presented orally by Jeff the next day to the Ordinance Committee. I also understand that some of the issues that Carol raised in her e-mail were discussed at the Ordinance Committee. I mean, I wasn't there. I haven't seen it, but that's what was -- Jeff reported that was discussed.

So the question is whether we wish to pursue anything with Carol at this point based upon her memo or e-mail?

I personally don't think there's anything to discuss. That we discussed the issue a week ago and that the issues that were raised in her memo, Carol did not raise when she testified and they were not raised by the proponent either.

And we did hear from somebody who purports to have been the current President, Chair of ECaPS and I don't think there's anything more to decide. But it's up to the whole Board to decide.

HUGH RUSSELL: Well, I'm glad to receive the letter to understand better, because we were puzzled by the general situation. And I think somebody commented on it, seemed like East Cambridge is pretty put together, pretty well organized, this didn't look like it. And so this -- Carol's letter maybe doesn't explain the why of it, but she does explain the what of it. The, I think in my mind the overwhelming that led to your recommendation were your remarks about the, which I cannot remember very well, but I remember that they were very convincing. And it had little to do with the development proposal that

was going forward.

CATHERINE PRESTON CONNOLLY: Right.

HUGH RUSSELL: So I think had we known that there was more support for the development project, we still would have made the same recommendation but we might have done it a little differently. And I keep saying that was not a bad scheme for digging a street that's all parking lots and trying to make it nicer. And that's not -- wasn't exactly what was before us. And should it come before us, then we can talk about it.

CATHERINE PRESTON CONNOLLY: Right.

HUGH RUSSELL: So I don't -- I wouldn't want to move to reconsider a recommendation because I think the recommendation was based on the specific response to what was in front of us.

H. THEODORE COHEN: Well, I don't think



we can move to reconsider this evening were we ever to consider doing that, because I it's not on the agenda.

I mean anyone have any further comments?

MARY FLYNN: Well, I just want to second Hugh's comment about the letter was very helpful in clarifying some of what was going on. So I do appreciate the time that you took to write it and send it to us, and also the fact that you came here tonight, but I don't think we need to discuss it any further.

H. THEODORE COHEN: All in agreement?

CATHERINE PRESTON CONNOLLY: Yeah.

H. THEODORE COHEN: Thank you for the letter. My only other comment is if there's a similar situation, please speak up at the hearing.

CAROL BELLEW: It was difficult because I

wasn't expecting that.

JOHN HAWKINSON: Carol, use the mic.

H. THEODORE COHEN: It really wasn't open to discussion. We only can act upon what was presented to us at the public hearing or in written comments if the hearing is remaining open for written comments. And I think after the fact, doesn't do us any good. And, you know, I know you speak up about a lot of things and so, you know, should a similar situation arise, please let us know your feelings.

CAROL BELLEW: I'll be speaking up.

H. THEODORE COHEN: Thanks.

And I think now we are adjourned.

(Whereupon, at 9:00 p.m., the

Planning Board Adjourned.)

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## ERRATA SHEET AND SIGNATURE INSTRUCTIONS

The original transcript and Errata Sheet has been delivered to Community Development Department electronically.

### INSTRUCTIONS

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**C E R T I F I C A T E****COMMONWEALTH OF MASSACHUSETTS  
BRISTOL, SS.**

I, Catherine Lawson Zelinski, a Certified Shorthand Reporter, the undersigned Notary Public, certify:

That the hearing herein before set forth is a true and accurate record of the proceedings.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 19th day of June, 2017.

-----  
Catherine L. Zelinski  
Notary Public  
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