

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

**Case No.: PB #151 (A) Resubmitted Application - Minor
Amendment #1**

Address: 286 Third Street

Zoning District: Industry B-1

**Owners/Applicants: Beal Companies, LLP; 17 Milk Street, Boston
Massachusetts 02109**

Original Application Date: August 30, 1999

Original Public Hearing: September 21, 1999

Original Planning Board Decision: November 9, 1999

Original Date of Filing Decision: December 3, 1999

Date of Minor Amendment #1: May 7, 2002

Date of Filing Minor Amendment #1: May 16, 2002

**Petition: To expand the area of the mechanical equipment
penthouse on the roof of the building.**

Documents Submitted:

1. Letter to the Planning Board from Peter B. Nichols, Senior Vice President, Beal Companies, LLP, dated 4/30/02.
2. Plans entitled "300 Third Street Lab Upgrade": ADD Inc. Architects; elevations, cross sections, roof plans; dated April 30, 2002; scale 1/16" = 1'.

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Discussion

Mr. Peter Nichols, representing the Beal Companies, outlined the need for the expanded penthouse and new equipment to accommodate anticipated tenancy by biotechnology businesses. He indicated that the original permit anticipated and permits both office and research and development uses. The expanded utility load requires that the existing penthouse screening be moved out closer to the building face at the south and southwest edges of the building. Mr. Joe Sziabowski, architect for the project, described for the Board the changes proposed to be made, the location of new equipment, and how those new facilities will be viewed from various locations around the building. An extensive discussion of the acoustical impact of the new arrangement took place.

The Board also discussed ways in which equipment that will rise substantially above the screening wall (exhaust stacks, etc.) should be organized to minimize its negative impact. The applicants indicated an intention to require future tenants to observe the organizational principals for such equipment as illustrated in the above referenced documents. The Board suggested that such exhaust elements be subject to the following general rules: they should be of the same height, they should be uniformly spaced, and should be aligned in rows.

Findings:

After a review of the materials submitted and the presentation of the applicant at the meeting, the Planning Board makes the following findings:

1. The amount of area proposed to be devoted to mechanical systems on the roof is not unreasonable given the potential for use of the building for R&D or biotechnology uses, which experience has shown often use almost all of a roof for equipment.
2. Despite the somewhat greater bulk that will be visible, the containment of equipment behind a screening wall is preferable to distributing equipment across the roof without screening, both for esthetic and acoustical reasons.


Decision

Based on the above findings, the Planning Board finds that the proposed extension of the mechanical penthouse is not a material change to the plans as approved in the granting of the Special Permit and therefore grants this modification to the previously approved plans subject to the following conditions.

1. The modifications as installed are substantially consistent with the above referenced plans. The Community Development Department shall certify such consistency to the Superintendent of Buildings before issuance of any modified building permit.
2. All equipment shall conform to the requirements of the City of Cambridge "Noise Control Ordinance", Chapter 8.16 of the City Municipal Code.
3. The permittee shall ensure that the equipment routinely rising above the screen (e.g. vent and exhaust chimneys) is organized in a coherent way as discussed by the Board in its discussion and as illustrated on the approved plans.

Voting to Grant the Minor Amendment were T. Anninger, B. Shaw, H. Russell, L. Brown, F. Darwin, Bill Tibbs and Lois Stanley (associate member appointed by the Chair to act in the absence of P. Winters), constituting at least two thirds of the membership of the Board.

For the Planning Board,


Thomas Anninger, Chair

A copy of this decision #151A, Minor Amendment #1, shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on May 16, 2002 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of the decision.
No appeal has been filed.

DATE:
City Clerk
City of Cambridge