

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

NOTICE OF DECISION

Case No.: PB #162, Minor Amendment #1

Address: 300 Bent Street

Zoning District: Industry A-1/ECHO Overlay District (formerly Industry B-1)

Owners/Applicants: C.E.M. Realty Trust

Original Application Date: February 15, 2000

Original Public Hearing: July 11, 2000

Original Planning Board Decision: September 12, 2000

Original Date of Filing Decision: September 28, 2000

Date of Minor Amendment #1: February 5, 2002

Date of Filing Minor Amendment #1: March 1, 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 Edward J. O'Connell, representing the permittee C.E.M. Realty Trust, dated January 29, 2001, requesting permission to expand to mechanical penthouse.
2. Plans for the "Mechanical Penthouse and roof at 4th and 5th Floors" and north, south, east and west elevations; Sheets A110, A201 and A202; for the building as it was originally permitted, dated October 24, 2001, and for the building as requested in this application, dated January 28, 2001; scale 1/8" = 1'.

LETTER TO THE PLANNING BOARD
CITY OF CAMBRIDGE, MASSACHUSETTS

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Discussion

Mr. O'Connell stated to the Board that the expanded area being requested is necessary for the telecommunication uses that have been approved for the building as the extent of the area required for support equipment was initially underestimated and as, over time, the needs of the use have also increased. Mr. O'Connell also made clear that no request is being made to change the building's use at this time. There is every intention lease to a telecommunication use if a tenant can be found.

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 mechanicals systems on the roof is not unreasonable, given the telecommunication use currently allowed, or given the potential for reuse of the building for R&D or biotechnology uses, which often uses almost all of a roof for equipment. The expanded proposal being reviewed by the Board in this case encloses about half of the roof.
2. Despite the tradeoff of additional bulk, the containment of equipment behind a screening wall is preferable to distributing equipment across the roof without screening.
3. The expansion will be toward the west and will not involve bringing any part of the mechanical penthouse closer to the façades of the building abutting any public street. The extension will only be visible in any significant way from the north, at some distance from Bent Street.

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 and uses as approved in the granting of the Special Permit and therefore grants this modification to the previously approved plans.

Voting to Grant the Minor Amendment were P. Winters, T. Anninger, B. Shaw, H. Russell, L. Brown, F Darwin and K. Benjamin, associate member appointed by the Chair to sit on the case, constituting at least two thirds of the membership of the Board.

For the Planning Board,

Larissa Brown (EMP)

Larissa Brown, Chair

A copy of this decision #162, 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 March 1, 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