



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

2021 MAR -3 PM 3:47
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

WRITTEN DETERMINATION MINOR AMENDMENT TO PLANNED UNIT DEVELOPMENT

Case Number:	17, Amendment 11 (Minor)
Address:	4-6 Canal Park
Zoning:	Business A (BA), PUD-4 Overlay District
Applicant:	Symbio Design 1035 Cambridge Street, Suite #1 Cambridge, MA 02141
Owner:	Thomas Graves Landing Condominium Trust 4 Canal Park Cambridge, MA 02141
Application Date:	December 23, 2020
Date of Determination:	January 19, 2021
Summary of Proposal:	Minor Amendment to redesign the entrance plaza and does not include any changes to the approved uses, the amount of approved Gross Floor Area (GFA), or the approved GFA allocation between uses in the Special Permit.
Determination:	APPROVED AS MINOR AMENDMENT.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Submission dated 12/23/2020 including: Request Letter; Plaza condition assessment by Simpson Gumpertz & Heger Inc., dated 8/29/2019; and plaza redesign plans prepared by Symbio Design dated 12/23/2020.
2. Presentation given to the Planning Board on 1/19/2021.

Other Documents

3. Memorandum to the Planning Board from Cambridge Community Development Department (CDD) staff, dated 1/12/2021.

SUMMARY OF REQUEST

The Permittee seeks a Minor Amendment to Special Permit #17 first issued on November 10, 1981 and subsequently amended through ten amendments to date, including one major amendment to allow office use in one of the commercial condominium units, and nine minor amendments.

The requested Minor Amendment is to redesign the entrance plaza to repair the underground structure and associated waterproofing. No changes to the approved Gross Floor Area or uses of this development are proposed. The proposed redesign will create one handicapped-accessible parking space without changing the total number of permitted parking spaces and increase the amount of pervious area by about 122 square feet. It will also change some of the pedestrian and vehicular circulation patterns on the site.

FINDINGS

1. Minor Amendment to Planned Unit Development Special Permit (Section 12.37)

The following standards are set forth in the Zoning Ordinance regarding Minor Amendments to Planned Unit Development Special Permits.

12.37.1 Amendments to the Final Development Plan shall be considered major or minor. Minor amendments, as specified in Section 12.37.2 shall be authorized by written approval of the Planning Board. Major amendments, as specified in Section 12.37.3, shall be considered as an original application for a Special Permit to construct a PUD and shall be subject to procedures specified in Section 12.34 through 12.36. The Planning Board shall decide whether proposed changes are major or minor.

12.37.2 Minor amendments are changes which do not alter the concept of the PUD in terms of density, floor area ratio, land usage, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to, small changes in the location of buildings, open space, or parking; or realignment of minor streets.

The Board finds that sufficient information has been provided as set forth above in the Request for a Minor Amendment, to determine that the proposed changes qualify as a Minor Amendment, and the Board has received a report from the Community Development Department (CDD) indicating that the proposed minor amendment appears to remain in conformance with zoning requirements. The proposed redesign of the entrance plaza constitute a small change to the open space and parking layout which does not alter the overall concept of the approved PUD, with no changes to permitted density, floor area ratio, height, land use, or physical relationship of elements of the development. Therefore, based on the information presented, the Board finds that the request meets the criteria for approval as a Minor Amendment.

DETERMINATION

Based on a review of the documents submitted and the above Findings, the Planning Board hereby approves the requested Minor Amendment, subject to the following conditions and limitations. Hereinafter, Permittee shall mean the Applicant for the requested amendment and any successor or successors as defined in Special Permit Decision PB-17, issued by the Planning Board on November 10, 1981.

1. The improvements to the entrance plaza, including surface parking and landscaping, shall be in substantial conformance with the Application Documents dated December 23, 2020. Prior to issuance of a Building Permit for construction of the aforementioned improvements, the Community Development Department (CDD) shall certify to the Superintendent of Buildings that the Conditions of this Minor Amendment are met.
2. The Permittee shall coordinate the design of the curb cut with city staff as feasible.
3. The Permittee shall coordinate selection of tree species and details of outdoor lighting with city staff.
4. Except as set forth above, all development and public improvements shall be completed in accordance with the previously approved Final Development Plan and the Conditions of Special Permit PB-17, as modified by prior Amendments.

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PB-17 Amendment #11 (Minor) – 4-6 Canal Park (Thomas Graves Landing Condominiums PUD)

Voting in the affirmative to APPROVE the Minor Amendment were Planning Board Members Louis Bacci, H Theodore Cohen, Steven Cohen, Catherine Preston Connolly, Mary Flynn, Hugh Russell, and Tom Sieniewicz, constituting at least two thirds of the members of the Board.

For the Planning Board,



Representative to the Planning Board, authorized by Catherine Preston Connolly, Chair.

A copy of this determination approving Amendment #11 (Minor) to Planning Board Special Permit #17 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 accurate copy of the above decision has been filed on March 3, 2021, with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or

_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk