

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**  
CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

**NOTICE OF DECISION**

Permit No: #201. Minor Amendment #1  
Address: 113 Richdale Avenue  
Applicant/Owner: Oaktree Development, 129 Mt. Auburn Street,  
Cambridge, Mass. 02138  
Zoning District: Residence C-1A  
Application Date: October 20, 2004  
Public Hearing: November 23, 2004  
Planning Board Decision: December 21, 2004  
Date of Filing Decision: February 18, 2005  
Date of Minor Amendment #1 September 26, 2006

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
OCT - 3 A 9 28

Application: Minor Amendment to the Special Permit to construct a roof deck on the building using available gross floor area.

Decision: GRANTED with conditions.

**Documents Submitted**

1. Letter to Les Barber, Community Development staff, from Gwendolyn G. Noyes, undated. outlining the request to add a partial green roof including a roof deck.
2. Two photosimulations of the proposed green roof and roof deck area.

**Additional Documents Submitted**

1. Letter to Whom It May Concern from Councilor Marjorie C. Decker, dated 9/26/06 with objections to the roof decks.

## Findings

Based on the testimony provided to the Planning Board at its regularly scheduled meeting of January 17, 2006, and the continued discussion at the regularly scheduled meeting of September 26, 2006, representatives of Oaktree Development presented the plans for a green roof and roof deck to be available to residents of the building.

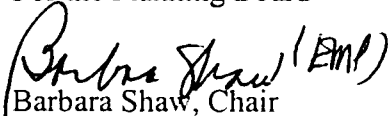
1. The requested change to the plans is found to be consistent with the original decision and is a Minor Amendment as defined in Section 12.37 of the Zoning Ordinance. The substance and intent of the original special permit are not changed.
2. The requested changes are fully consistent with the findings of the original special permit decision. The roof deck does not increase the gross floor area granted in the original permit and the green roof further complies with the goals of the City to provide environmentally responsive design features.
3. The roof deck and green roof are to be located along the railroad right of way in such a manner as to not negatively impact the light or privacy on any residential abutters.

## Decision

Based on a review of the application documents, comments made at the public meeting, and based on the above findings, the Planning Board **GRANTS** the requested Minor Amendment to the Special Permit for the construction of a green roof and roof deck according to the photosimulations submitted. The conditions of the original permit shall continue to apply.

Voting in the Affirmative to **GRANT** the Special Permit were B. Shaw, H. Russell, P. Winters, T. Anninger, and T. Carpenter constituting at least the two thirds of the members of the Planning Board necessary to grant a Special Permit.

For the Planning Board

  
Barbara Shaw, Chair

A copy of this decision, #201 shall be filed with 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.

*October 3, EMP*  
ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on ~~September 29~~, 2006 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date or as part of the original application.

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

DATE: