

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

| | |
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| Case Number: | PB #22, Amendment #4 |
| Address: | 2 James Way (288-366 Portland Street) |
| Zoning: | Residence C-1 District |
| Applicant: | Brady-Built, Inc. 160 Southbridge Street, Auburn, MA 01501 |
| Owner: | Ramesh Raskar 2 James Way, Cambridge, MA 02141 |
| Application Date: | October 20, 2020 |
| Date of Planning Board Public Hearing: | December 15, 2020 |
| Date of Planning Board Decision: | December 15, 2020 |
| Date of Filing Planning Board Decision: | January 27, 2021 |
| Application: | Amendment to previously granted Special Permit Decision for a modification to the plans not enumerated in the original special permit to modify the existing townhouse by constructing a conforming addition that will increase the Gross Floor Area (GFA) of the unit to 1,657 square feet pursuant to Dimensional Standards for Townhouse Development (Section 11.15.b). |
| Decision: | GRANTED, with Conditions. |

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

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. Special Permit Application submitted on October 20, 2020, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Project Narrative, and plan set prepared by Brady-Built, Inc., dated 6/20/2020.
2. Presentation slides shown to Planning Board on 12/15/2020.

City of Cambridge Documents

3. Memorandum to the Planning Board from Community Development Department staff, dated 12/8/2020.

APPLICATION SUMMARY

In a January 5, 1982 special permit decision (“Original Decision”) the Planning Board approved a proposal to construct a 71-unit townhouse development in the Wellington-Harrington neighborhood in the Residence C-1 District. The special permit was amended twice prior to completion of construction and the number of units was reduced to 54. The project was completed and the development parcel was subdivided pursuant to the Townhouse Development provisions of the Zoning Ordinance. The proposed alteration to one of the units is intended to create additional living space to continue using it as a single family residence and involves exterior expansion into the backyard that includes a sunroom. The extension is designed to match the existing siding materials and color, and uses a similar window style. No new parking would be created. The requested special permits are discussed in detail in the Findings below.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Special Permit for Townhouse Development (Section 11.15)

11.15 Dimensional Standards for Townhouse Development. The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to the initial subdivision of the townhouse parcel into individual lots.

However, modifications to the townhouse development after a subdivision plan has been recorded in the Registry of Deeds shall be subject to the dimensional standards as set forth in this Section 11.15 applied to the individual lot lines of the subdivided lots; modifications that do not so conform may be permitted as set forth below:

b. For any townhouse development for which a special permit has been granted by the Planning Board, modifications specifically enumerated in the special permit. For those modifications not so enumerated, or where the special permit fails to specifically enumerate allowed modifications, after issuance of a new special permit (a Major Amendment to the original special permit) by the Planning Board to allow the proposed modification(s).

The proposed project seeks approval to increase the GFA of the unit from existing 1,296 square feet to 1,657 square feet with the addition. The proposed modification remains within the allowable gross floor area (GFA) for the Residence C-1 district. The site plan and arrangement of townhouse units were approved in the original special permit and subsequent amendments, with conditions pertaining to tree protection, landscaping, perimeter fencing, parking, and vehicular circulation on the site. The proposed changes do not affect the conditions of the special permit.

The Board finds that the standards set forth in Section 10.47.4 of this Zoning Ordinance are met as set forth below.

10.47.4 Criteria for approval of Townhouses and Multifamily Dwellings. In reviewing applications for townhouse developments and multifamily dwelling, the special permit granting authority shall consider and address the following site plan criteria as applicable:

(1) Key features of the natural landscape should be preserved to the maximum extent feasible. Tree removal should be minimized and other natural features of the site, such as slopes, should be maintained.

The modification proposes no changes to the landscape other than the construction of a building addition and a deck into the backyard. No trees will be removed and other landscape treatments will remain as they currently exist.

- (2) *New buildings should be related sensitively to the existing built environment. The location, orientation and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.*

The exterior modification is limited to an addition into the backyard of this corner lot. The addition is designed to be similar in appearance to the existing townhouse unit.

- (3) *The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passersby as well as functional benefits to occupants of the development.*

The proposed expansion will reduce the open space in the backyard, but meets all dimensional requirements of the district.

- (4) *Parking areas, internal roadways and access/egress points should be safe and convenient.*

The modification proposes no changes to the parking areas and access/egress routes.

- (5) *Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties.*

The modification proposes no changes to parking.

- (6) *Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for resident, yet unobtrusive.*

The modification proposes no changes to the existing service facilities.

2. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

2. *It appears that requirements of this Ordinance cannot or will not be met, or ...*

Upon granting of the requested special permits, it appears that the requirements of the Ordinance will be met.

3. *traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...*

The proposed modification is not anticipated to cause particular congestion or hazard.

4. *the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...*

The existing residential use complies with allowed uses in this district, and will not adversely affect adjacent uses that exist or are anticipated in the future.

5. *nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...*

The proposed modification will not create nuisance or hazard, and all development activity will be subject to applicable health and safety regulations.

6. *for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...*

The proposed modification is an addition to the existing residential townhouse unit, a use that is consistent with the intent of the district.

7. *the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The Board finds no inconsistency with the citywide urban design objectives. The urban design objectives are generally supported in the proposal through consistency with the pattern of development in the area, minimal environmental impacts on abutters and minimal impact on City infrastructure.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permit Amendment subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the plan set presented to the Planning Board on 12/15/2020 and included in the application materials. Appendix I summarizes the amended dimensional features of the project as approved.
2. The project shall be subject to continuing design review by the Community Development Department (“CDD”). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD’s administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
3. Except as set forth above, all other Conditions set forth in the previously granted Special Permit Decision PB #22 and amendments, attached to this Special Permit Decision, shall continue to apply.

Voting in the affirmative to approve the Special Permit Amendment were Planning Board Members Louis Bacci, Jr., Steven Cohen, H Theodore Cohen, Catherine Preston Connolly, Mary Flynn, Hugh Russell, and Tom Sieniewicz, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,



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

A copy of this decision PB #22 Amendment #4 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 January 27, 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

Appendix I: Approved Dimensional Chart

| | Existing | Allowed or Required | Proposed | Permitted |
|-------------------------------|----------|---------------------|-----------|--|
| Lot Area (sq ft) | 4,062 | 5,000 | No Change | No Change |
| Lot Width (ft) | 38 | 50 | No Change | No Change |
| Total GFA (sq ft) | 1,296 | 3,046 | 1,657 | 1,657 |
| Residential Base | 1,296 | 3,046 | 1,657 | Consistent with Application Documents and applicable zoning requirements |
| Non-Residential Base | 0 | n/a | 0 | |
| Inclusionary Bonus | n/a | n/a | 0 | |
| Total FAR | 0.32 | 0.75 | 0.46 | Consistent with Application Documents and applicable zoning requirements |
| Residential Base | 0.32 | 0.75 | 0.46 | |
| Non-Residential Base | 0 | n/a | 0 | |
| Inclusionary Bonus | 0 | n/a | 0 | |
| Total Dwelling Units | 1 | 3 | 1 | 1 |
| Base Units | n/a | n/a | n/a | Consistent with Application Documents and applicable zoning requirements |
| Inclusionary Bonus Units | n/a | n/a | n/a | |
| Base Lot Area / Unit (sq ft) | n/a | n/a | n/a | |
| Total Lot Area / Unit (sq ft) | n/a | n/a | n/a | |
| Height (ft) | 27.9 | 35 | 27.9 | Consistent with Application Documents and applicable zoning requirements |
| Front Setbacks (ft) | 49.6/39 | 15 | 49.6/35.2 | |
| Side Setback (ft) | 0/45.8 | 10 | 0/26.4 | |
| Open Space (% of Lot Area) | 80.5 | 30 | 68.1 | Consistent with Application Documents and applicable zoning requirements |
| Private Open Space | 80.5 | 30 | 68.1 | |
| Permeable Open Space | 68.5 | 15 | 63.4 | |
| Off-Street Parking Spaces | 1 | 1 | 1 | 1 |
| Long-Term Bicycle Parking | n/a | n/a | n/a | Consistent with Application Documents and applicable zoning requirements |
| Short-Term Bicycle Parking | n/a | n/a | n/a | |
| Loading Bays | n/a | n/a | n/a | |



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Notice of Decision

(summary)

In reference to the petition of the Cambridge Redevelopment Authority/Wellington-Harrington Development Corporation/Wellington-Harrington Housing Associates, Inc., for a Special Permit for Townhouse Development at 288-366 Portland Street, the petition has been GRANTED by the Planning Board with the following conditions:

1. The development is approved for sixty-two (62) townhouse units as shown on the revised site plan dated 1/5/82, except as modified below.
2. The petitioners shall continue to investigate possible alternatives for providing access to the units along the southern property line without damage to the existing stand of Linden's. The petitioner shall produce written assurance from a landscape architect or tree specialist that the proposed driveway and service line construction will not cause irreparable damage to the trees proposed to be retained.
3. The petitioners shall provide a detailed landscape plan of the entire site showing the location, size and types of trees, grass, ground cover and/or shrubs and any non-living durable landscape materials proposed. This plan shall be submitted to and approved by the Community Development Department prior to issuance of a building permit.
4. The perimeter fencing along the south, east and north boundary shall provide a safe and secure buffer from the adjacent non-residential uses. This fencing may be quality chainlink with vinyl coating of a neutral color such as green; use of higher quality fencing is encouraged and preferred. Where chainlink fencing is used a landscaped screen of vines, shrubs and/or coniferous trees shall be planted along the fencing so as to soften its effect.

5. Fencing along the Portland Street property line shall be either wooden, cast iron, or other fencing of comparable quality and shall not exceed a maximum height of three (3) feet. The maximum height of this fencing, within ten (10) feet of any driveway or curbcut, shall not exceed two (2) feet.
6. The fencing along proposed property lines within the development site shall be wooden, in general form as indicated in the submitted plans, and shall not exceed a maximum height of six (6) feet.
7. The width of the proposed drives shall be a minimum of twenty (20) feet.
8. All parallel parking along the proposed drives shall be restricted to one side to ensure safe and convenient access.
9. Revised Final Development Plans and documents shall be submitted to the Community Development Department reflecting all conditions of this Decision prior to the issuance of any building permit. The Community Development Department shall provide written certification that such plans comply with the conditions of this decision.
10. All of the preceding orders and all conditions claimed within this Special Permit may be assigned to Wellington-Harrington Housing Associates, Inc. and any succeeding owner of said property.

A copy of the complete decision and final plans have been filed with the office of the City Clerk on January 28, 1982. 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 filing of the complete decision.

Elizabeth R. McCarthy
Secretary to the Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CASE NO.: PB #22
PREMISES: 288-366 Portland Street
ZONING DISTRICT: Residence C-1
PETITIONER: Cambridge Redevelopment Authority/Wellington-Harrington Development Corporation/Wellington-Harrington Housing Associates, Inc.
APPLICATION DATE: December 17, 1981
PUBLIC HEARING DATE: January 5, 1982
PETITION: Townhouse Special Permit for 71 dwelling units, Sections 11.10 and 4.26 of the Zoning Ordinance.
DATE OF PLANNING BOARD DECISION: January 5, 1982

APPLICATION

The following documents were submitted by the applicant in support of the petition.

1. Special Permit Application, Townhouse Development; Linden Park Homes, 288-366 Portland Street; Cambridge Redevelopment Authority; Joseph F. Tulumieri, authorized representative; submitted to the Community Development Department December 14, 1981.
2. Special Permit Application, Multi-family Development; Linden Park Homes; Cambridge Redevelopment Authority; Joseph F. Tulumieri, authorized representative; submitted to the Community Development Department December 14, 1981.
3. Three copies of plans and elevations drawn by R. D. Fanning Architects, Inc., Boston, MA 02108, dated December 14, 1981.
4. Three copies of revised plans and elevations drawn by R. D. Fanning Architect, Inc., Boston, MA 02108, dated January 5, 1982 and submitted at the January 5, 1982 public hearing.
5. Letter, dated January 5, 1982, from Richard D. Fanning, Architect outlining the revisions made to the original plans of December 14, 1981 as shown in the plans of January 5, 1982. Attached to the January 5, 1982 letter was a revised quantitative data sheet and six pages of floor plans of the various building types proposed.

The following additional documents were presented to the Planning Board for their consideration.

Documents

1. Letter, dated January 7, 1982 from Lauren M. Preston, Traffic Engineer, Department of Traffic and Parking, summarizing his comments and suggested revisions to the plans.
2. Letter, dated January 5, 1982, from James Bentubo, Chairman of the Wellington-Harrington Citizens Committee, stating their endorsement and recommendation for approval of the special permit.
3. Staff review, dated December 30, 1981, summarizing the proposed development and major issues of concern.

PUBLIC HEARING

A public hearing was held, in accordance with the requirements of Chapter 40A, Section 11 of the MGL's, on January 5, 1982 in the Conference Room, Cambridge Community Development Department, 57 Inman Street.

Applicant

Mr. Joseph Youngworth, Cambridge Redevelopment Authority, introduced himself and Mr. James Bentubo, Wellington-Harrington Development Corporation, co-applicant in this development proposal. Mr. Bentubo explained the history of the recent rezoning of this parcel from an Industrial district to a Residence C-1 district and informed the Board that the Residence C-1A rezoning proposal which would have required a certain amount of low/moderate-income housing had not been passed by Council. A private agreement between the Cambridge Redevelopment Authority and Wellington-Harrington Development Corporation has been arranged to provide 20 to 30% low/moderate-income housing. Mr. Bentubo stated that the timing for completing the special permit review process was crucial based on funding requirements set up by HUD.

Robert Gunderson, attorney for the Wellington-Harrington Development Corporation, stated that they had submitted applications under both the multi-family and townhouse sections since at the time of filing they were uncertain as to which option they would choose. Mr. Gunderson requested that the application for multi-family housing be withdrawn at this time. Mr. Gunderson also informed the Board that he and Mr. Fanning, the project architect, had met with the Community Development staff to discuss the project and that he was submitting new plans with revisions as suggested by the staff at that earlier meeting.

Mr. Richard Fanning, project architect, presented the new plans and a revised data sheet reflecting all of the changes made. These changes included a reduction in the number of units from 71 to 62, an increase in lot widths from 20 feet to 23 feet, treatment of the units along Portland Street with bay windows and walks, and information as to proposed landscaping. Mr. Fanning also stated that the units will be

owned through a fee simple arrangement and are typical box type manufactured homes. The prices are expected to be approximately \$23 per square foot; this does not include land or service costs. In response to questions as to why the southern most drive wasn't moved to protect the existing stand of Linden trees, as suggested by the staff, Mr. Fanning stated that there are several reasons for leaving the drive as proposed. These are listed in a letter dated January 5, 1982, and include inconvenience to residents and drivers who might mistakenly enter the drive if it were aligned with York Place.

There were no questions or comments by citizens attending the hearing.

PLANNING BOARD FINDINGS

1. In accordance with the requirements of subsection 10.43 of the zoning ordinance criteria for the granting of a special permit, the Board finds that:
 - a. The proposal has no zoning violations.
 - b. Traffic generation and the pattern of access and egress will not cause congestion hazard or a substantial change in the neighborhood. To ensure that access and egress will be safe and convenient, the entrances should be a minimum of twenty (20) feet wide as suggested by the Traffic Department.
 - c. The proposed residential use is compatible with and will not adversely affect existing or allowed uses in the district. The proposed use reflects the wishes of the neighborhood and the City as mandated by the recent rezoning of this area from industrial to residential use.
 - d. The proposed development will provide substantial benefits to the future occupants of the development and the citizens of the City. The development offers housing opportunities to people of low- and moderate-income levels who otherwise cannot afford housing in the open market.
 - e. The proposed development conforms to the intent and purpose of the zoning ordinance for this district, as noted in paragraph c above.
 - f. The Board is concerned over the proposed landscaping and screening on the site, specifically with the lack of information submitted to date.
2. In accordance with subsection 10.474 of the zoning ordinance, criteria for approval of townhouses, the Board finds that:

- a. The only natural feature on the site is the stand of large Linden trees located on the southwestern edge along Portland Street. The Board finds this stand of Lindens to be a natural amenity worth preserving and protecting.
- b. The proposed buildings along Portland Street, as shown in the revised plans, dated January 5, 1982, reflect a sensitive awareness to the existing residences across Portland Street. The location, orientation and massing of all the townhouse units will allow and encourage the use of passive solar energy.
- c. The proposed open space is located and arranged so as to provide usable space to each individual occupant, as well as a visual benefit to those travelling along Portland Street.
- d. The proposed 62 parking spaces will be provided on-site in front of each respective unit. An additional 17 spaces will be located along one side of the proposed drives, parallel to the units. The Board finds the amount of parking sufficient but is concerned that the parallel parking arrangement of the excess spaces will severely restrict the maneuvering room of cars backing out onto the proposed drive.
- e. The petitioners states that trash pick-up will be by City agency or private company through a home ownership association, in which membership will be obligatory.

PLANNING BOARD DECISION

After consideration and review of the information and plans submitted by the applicant, discussion by the Board and staff, the Planning Board by a unanimous vote grants a special permit for the construction of sixty-two (62) townhouse units as detailed in the application and plans, as modified, with the following conditions:

1. The general location, size and number of buildings and other development features shall remain as indicated in the modified site plan, dated January 5, 1982, as filed with this decision dated January 1982, except as modified below.
2. The petitioners shall continue to investigate possible alternatives for providing access to the units along the southern property line without damage to the existing stand of Linden's. The petition shall produce written assurance from a landscape architect or tree specialist that the proposed driveway and service line construction will not cause irreparable damage to the trees proposed to be retained.
3. The petitioners shall provide a detailed landscape plan of the entire site showing the location, size and types of trees, grass, ground cover and/or shrubs and any non-living durable landscape materials proposed. This plan shall be submitted to and approved by the Community Development Department prior to issuance of a building permit.

4. The perimeter fencing along the south, east and north boundary shall provide a safe and secure buffer from the adjacent non-residential uses. This fencing may be quality chainlink with vinyl coating of a neutral color such as green; use of higher quality fencing is encouraged and preferred. Where chainlink fencing is used a landscaped screen of vines, shrubs and/or coniferous trees shall be planted along the fencing so as to soften its effect.
5. Fencing along the Portland Street property line shall be either wooden, cast iron, or other fencing of comparable quality and shall not exceed a maximum height of three (3) feet. The maximum height of this fencing, within ten (10) feet of any driveway or curbcut, shall not exceed two (2) feet.
6. The fencing along proposed property lines within the development site shall be wooden, in general form as indicated in the submitted plans, and shall not exceed a maximum height of six (6) feet.
7. The width of the proposed drives shall be a minimum of twenty (20) feet.
8. All parallel parking along the proposed drives shall be restricted to one side to ensure safe and convenient access.
9. Revised Final Development Plans and documents shall be submitted to the Community Development Department reflecting all conditions of this Decision prior to the issuance of any building permit. The Community Development Department shall provide written certification that such plans comply with the conditions of this decision.
10. All of the preceding orders and all conditions claimed within this Special Permit may be assigned to Wellington-Harrington Housing Associates, Inc. and any succeeding owner of said property.

Respectfully submitted,

For the Planning Board

Arthur C. Parris
Chairman

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on _____, by _____, authorized representative of the Cambridge Planning Board.

Twenty days have elapsed since the date of filing this decision. No appeal has been filed _____.
Appeal filed and dismissed or denied _____.

Date: _____ City Clerk, City of Cambridge



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CASE NO: PB #22

PREMISES: 288-366 Portland Street

PETITIONER: Cambridge Redevelopment Authority/Wellington-Harrington
Development Corporation/Wellington-Harrington Housing
Associates, Inc.

DATE OF PLANNING BOARD DECISION: January 5, 1982

DATE OF APPROVAL, MINOR MODIFICATIONS: March 30, 1982

Documents:

1. Site Plan #3, street no. x-1, dated 3/30/82, R. D. Fanning Architects Inc./Wellington-Harrington Development Corporation.
2. Roadway Construction Plan, dated February 1982, prepared by Fay, Spofford & Thorndike, Inc. Engineers, Boston, Mass.
3. Letter dated March 30, 1982 from Lauren M. Preston, Traffic Engineer, Department of Traffic and Parking summarizing his comments and suggested modifications to the revised plans.

Minor Modifications:

At a Planning Board meeting on March 30, 1982, the applicant sought permission from the Board to make minor modifications to their earlier approved Townhouse Special Permit (PB #22). These modifications include the following:

1. A reduction from 62 units to 54 units, and
2. Redesign of the street system within the site from three dead-end streets to a connecting street system.

Mr. Joseph Youngworth, CRA, presented the modified plans to the Board and explained that HUD subdivision requirements mandate a connecting street system and since the streets are to become public ways, City standards must be met. These standards require wider sidewalks, higher curbs and an increased radius at the Portland Street entrances.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Amendment to Decision and Certification

Case No: PB #22

Premises: 288-366 Portland Street

Date of Original Decision: January 5, 1982

Date of this Minor Modification: June 7, 1983

Requested Modifications and Certification:

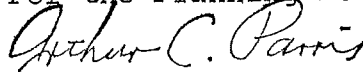
1. The Applicants request permission to substitute a wood fence (consisting of solid boards stained an earthtone) for the required vinyl coated chainlink specified in Condition No. 4 of the original Decision. The wood fence would be substituted along the east boundary of the development site (bordering the railroad right of way) and, at the option of the developer/owner, would be substituted for the chainlink fence along the north and south boundaries of the development site.
2. The Applicants request permission to increase the setback for the unit on Lot No.32 from twenty-eight (28") feet to thirty-three (33') feet from the back of the public sidewalk (the front lot line) in order to provide more visual variety to the frontage of this duplex building.
3. The Applicants request approval to record with the Registry of Deeds and to file with the Land Court the final townhouse subdivision plan entitled, "Subdivision Plan, Linden Park Homes, Cambridge Massachusetts," prepared by Charles F. Arnold, R.L.S., dated September 14, 1982, and consisting of Sheets 1 and 2.
4. The Applicants request approval of the front yard, side yard and rear yard dimensions as shown on the plan entitled, "Linden Park Homes, Foundation Layout Plan," prepared by Fay, Spofford & Thorndike, Inc., Engineers, dated September, 1982, and revised March 15, 1983.

Findings:

The Board finds that the revised plans contain minor modifications and are generally consistent with the intent of the original site design and layout plan as approved by the Board on January 5, 1982.

Therefore, by a unanimous vote of five members, the Board hereby approves the requested minor modifications and certification.

For the Planning Board



Arthur C. Parris
Chairman