



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2011 JUL 26 A 10:00

OFFICE OF THE CITY CLERK
100 STATE STREET, 4TH FLOOR
CAMBRIDGE, MA 02142

NOTICE OF DECISION

AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) SPECIAL PERMIT

Case Number:	247 (Minor Amendment #1)
Address:	22 Water Street
Zoning:	North Point / PUD-6 District
Owner/Applicant:	Catamount Holdings, LLC Six Kimball Lane Lynnfield, MA 01940
Date of Final PUD Decision:	June 15, 2010
Date of Filing PUD Decision:	July 8, 2010
Minor Amendment #1 Application Date	July 1, 2011
Minor Amendment #1 Decision Date	July 12, 2011
Minor Amendment #1 Filing Date	July 26, 2011
Application:	Minor Amendment for alterations to the building design.
Decision:	GRANTED

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: Jeffrey C. Roberts *JCR*

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Letter to the Planning Board from Brian Lawlor of Symmes Maini & McKee Associates (on behalf of the Applicant) dated July 1, 2011, summarizing proposed design changes, with attached illustrations comparing approved Final Development Plan drawings to proposed design.

FINDINGS

The Planning Board makes the following Findings:

The proposed design changes include: a reduction in the overall length of the proposed building; the addition of a second support column beneath the overhang above the building entrance; the consolidation of roof terraces from two separate terraces to one larger terrace; and an adjustment in the proposed parking garage perimeter where it abuts the proposed MBTA rail embankment.

The number of dwelling units remains unchanged from the Final Development Plan, although the unit sizes, on average, are reduced. The number of parking spaces, building heights, materials and exterior façade treatments remain otherwise unchanged from the Final Development Plan.

When determining whether a proposed amendment to a PUD Special Permit is major or minor, the Board is guided by the following Section 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 the proposed changes do not alter the dwelling unit density, land usage, height, provision of open space, or physical relationship of elements of the development. The proposed change results in a slight reduction in floor area ratio, which does not constitute a significant change and is allowed by zoning and by the approved Final Development Plan. Therefore the Board may approve the proposed changes by granting a Minor Amendment to the PUD Special Permit.

DECISION

After review of the Application Documents and testimony given by the Applicant on July 12, 2011, the Planning Board hereby GRANTS the requested Minor Amendment to the Planned Unit Development Special Permit subject to the condition that all use, building construction, and site

plan development shall be in substantial conformance with the Final Development Plan approved on June 15, 2010, except where such plan is amended by the design modifications as set forth in the Application Documents dated July 1, 2011 and presented to the Planning Board on July 12, 2011. The approved dimensional characteristics of the project remain unchanged from those set forth in Appendix 1 of PUD Special Permit Decision #247. All conditions set forth in PUD Special Permit Decision #247 shall continue to apply.

Voting in the affirmative to GRANT the Minor Amendment were Planning Board Members Tom Anninger, H. Theodore Cohen, Hugh Russell, William Tibbs, Steven Winter, Pamela Winters, and Associate Member Charles Studen, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,

Hugh Russell (JCR)

Hugh Russell, Chair

A copy of this decision 247 – 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 July 26, 2011, by Jeffrey C. Roberts, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

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

DATE:

City Clerk of Cambridge