



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

### AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) SPECIAL PERMIT

|                                     |  |
|-------------------------------------|--|
| Case Number:                        | 247 (Minor Amendment #2)   |
| Address:                            | 22 Water Street  |
| Zoning:                             | North Point / PUD-6 District                                       |
| Owner/Applicant:                    | Catamount Holdings, LLC<br>Six Kimball Lane<br>Lynnfield, MA 01940 |
| Date of Final PUD Decision:         | June 15, 2010  |
| Date of Filing PUD Decision:        | July 8, 2010   |
| Minor Amendment #1 Application Date | November 8, 2011   |
| Minor Amendment #1 Decision Date    | November 15, 2011  |
| Minor Amendment #1 Filing Date      | February 6, 2012   |

Application: Minor Amendment for alterations to the building design to relocate some of the basement parking spaces and some of the residential areas.

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:

For further information concerning this decision, please contact Liza Paden at 617-349-4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
2012 FEB - 6 1 P 1:15

## 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 November 8, 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: relocation of approximately 100 parking spaces from below grade to what has been designed as the roof of the parking garage, with no increase in the height of the garage. This is the area next to the rail line. The parking will not be visible from the public way and is within the building footprint.

The second change is to the first level of residential units at the proposed parking level. A few units have been shifted to the housing along Water Street. This is found to be an improved design element as it strengthens the street edge of the project. The number of dwelling units remains unchanged from the Final Development Plan.

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 November 15, 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 November 8, 2011 and presented to the Planning Board on November 15, 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.

The Planning Board appends the memo from Adam Shulman, Traffic, Parking and Transportation Department, dated 11/8/11 as a condition of the Minor Amendment #2.

Voting in the affirmative to GRANT the Minor Amendment were Planning Board Members, H. Russell, T. Anninger, W. Tibbs, P. Winters, T. Cohen and A. Nur, Associate Member 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, Chair

A copy of this decision 247 – Minor Amendment #2 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 February 6, 2012, 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.

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

DATE:

City Clerk of Cambridge

## Paden, Liza

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**From:** Shulman, Adam  
**Sent:** Tuesday, November 08, 2011 5:38 PM  
**To:** Paden, Liza  
**Cc:** Clippinger, Sue  
**Subject:** 22 Water

Hi Liza,

Here are my comments on the new parking layout for 22 Water. Please forward my questions/comments to the proponent. Let me know if any questions.

1. Because they changed the bike parking layout, it would be great if they could send me a plan that shows the dimensions for the bike parking area. (such as 1:10 or 1:20 scale plan for the bike parking areas).
2. The previous plan had a door so a person could get directly from the bike parking area out to the future multi-use path. The current plan eliminated that door. It would be great if they showed the path of travel in and out of the garage for bike users to Water Street and to the future Multi-use path. It appears in one location, a person with a bike may squeeze between two cars.
3. As always, we recommend they provide short-term bike parking near building entrances for visitors. No short-term bike racks are shown on the site plan. It would be great if they showed some short-term racks on the site plan, and /or committed to providing some in writing.
4. They should make sure columns are not located within any part of a parking space.
5. The previous plan was designed so a future garage entrance/exit could be provided to a future North Point roadway when built. It is not clear in the current plan if this could still be accomplished. It appears it cannot, without eliminating parking spaces. They should clarify where they stand on this.

Adam

Adam Shulman, AICP  
Transportation Planner  
Traffic, Parking and Transportation Department  
344 Broadway  
Cambridge MA 02139  
617-349-4745

Monday: 8:30am-8pm  
Tuesday-Thursday: 8:30am-5pm  
Friday: 8:30am-12pm

