

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Case Number:	329
Address:	3-5 Linnaean Street
Zoning:	Residence C-2 / Business A-2 / Basement Housing Overlay District
Applicant:	Willow Land Corporation c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge, MA
Owner:	Same as Applicant
Application Date:	August 1, 2017
Date of Planning Board Public Hearing:	August 29, 2017; continued to June 5, 2018
Date of Planning Board Decision:	June 5, 2018
Date of Filing Planning Board Decision:	June 27, 2018
Application:	Addition of five (5) residential units in the basement of the existing multi-family residential building, requesting special permits pursuant to the following Sections of the Zoning Ordinance: addition of basement dwelling units in the Basement Housing Overlay District (20.600); reduction of required parking (20.630 & 6.35.1).
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 Liza Paden at 617-349-4647, or lpaden@cambridgema.gov.

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application submitted on 8/1/2017, containing, *inter alia*: Special Permit Cover Sheet; Dimensional Form; Ownership Certificate; Narrative detailing the proposed 3-5 Linnaean Street project, including compliance with applicable zoning regulations; Parking Study; Flood report from Williams & Sparages, dated 6/29/2017; and Community Engagement Process Summary. Also containing architectural plan set entitled: “Proposal To Provide 5 Residential Units in Basement...” containing sheets A-1 to A-8 primarily dated 5/2/2017.
2. Response to the Comments of the Planning Board, including elevation impacts, bicycle parking, landscaping details, and photographs.
3. Revised plan set entitled: “Proposal To Provide 5 Residential Units in Basement...” containing sheets A-1 to A-18 primarily dated 4/17/2018 and landscape plan set prepared by Verdant Landscape Architecture, dated 5/1/2018.

City of Cambridge Documents

4. Memo to the Planning Board from Katherine Watkins, City Engineer, Department of Public Works, dated 7/11/17.
5. Memo to the Planning Board from Community Development Department staff, dated 8/22/17.
6. Memo to the Planning Board from Community Development Department staff, dated 5/30/18.

Other Documents

7. Email communication from Phil Minervino to the Planning Board, dated 8/29/2017.

APPLICATION SUMMARY

The Applicant proposes to create five (5) additional one-bedroom dwelling units in the basement of the existing 37-unit multi-family residential building. One of the new units will be an Affordable Unit per the Basement Housing Overlay District requirements. The proposal also includes addition of 13 bicycle parking spaces in the basement. No new off-street vehicular parking is proposed. The project is located in the Basement Housing Overlay District and requires a Special Permit pursuant to Section 20.600 of the Zoning Ordinance for the creation of new basement dwelling units in structures that meet certain criteria. The project is also requesting that required parking for the additional units be waived.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearings, and review and consideration of the applicable sections of the Zoning Ordinance, the Planning Board makes the following Findings in regard to the criteria for issuance of the requested special permits:

1. Conversion of Basement into Dwelling Units (Section 20.600)

The Board finds that the structure meets the applicability criteria set forth in Section 20.620 and that the proposal complies with the standards and requirements to issue a special permit for new basement housing units in the Basement Housing Overlay District, as set forth below.

(20.630) Standards. Where it is proposed to create additional dwelling units by converting existing Gross Floor Area, which is not presently occupied by dwelling units, into dwelling units at the basement level of the existing structure, the dimensional and parking standards generally applicable in the base zoning district shall apply. However, where some or all of those requirements cannot be met, the Planning Board may waive some or all of the dimensional and parking standards generally applicable in the base district upon issuance of a special permit, subject to the following limitations:

- (a) Where the Floor Area Ratio of the existing structure exceeds the maximum Floor Area Ratio allowed in the base zoning district, the Gross Floor Area of the existing structure shall not be increased.*

The existing Gross Floor Area will not be increased with the addition of basement dwelling units as the area that is being converted into dwelling units is already included in the calculation of Gross Floor Area.

- (b) Where the existing structure or lot does not conform to the height, yard, or private open space requirements generally applicable in the district, the Planning Board may approve those dimensional characteristics of the existing building or lot. However, no nonconforming dimensional element or aspect of the existing structure shall be extended or increased, with the exception that the permitted lot area per dwelling unit may be decreased, and incursions into setback areas may be approved by the Planning Board only for the purpose of providing or altering window wells or egress stairs as may be deemed advisable in response to safety and flooding concerns.*

The project will not alter any dimensional characteristics of the existing building. The Board finds that the proposed modifications within the existing yards are appropriate for the purpose of installing window wells and other modifications necessary to comply with applicable code requirements for egress, as indicated in the Application Documents.

- (c) *The number of dwelling units in the existing structure shall not be increased by more than ten (10) units or fifteen percent (15%) of the number of dwelling units in the existing building, whichever is fewer.*

The existing number of units in the building is thirty-seven (37); and fifteen percent of thirty-seven is five point five (5.5). Therefore, five units are the maximum allowed, and the project is proposing the addition of five units.

- (d) *Newly created dwelling units shall be restricted to studio or one-bedroom apartments only.*

The Application Documents depict all proposed five dwelling units to be one-bedroom units.

- (e) *The Planning Board may reduce or waive the number of accessory off-street motor vehicle parking spaces required by Article 6.000 upon making a finding that such reduction will not result in substantial adverse impacts to on-street parking, based on information provided by the Applicant regarding the availability of alternate transportation options or other factors that would result in a reduced demand for parking. As a condition of a special permit, the Planning Board may require measures to minimize parking demand generated by the building. The requirements of Article 6.000 may not otherwise be waived.*

The Application Documents include information supporting the claim that the additional one-bedroom apartments will have minimal impact on parking demand. Surveys conducted of residents within that building and other rental apartment buildings in the vicinity show that fewer than half of residents park their cars on the street, and the proposed five units may generate a demand for about 2 additional parking spaces. Available sustainable transportation options, including car-sharing, public transportation services, and nearby shopping and consumer services, will reduce the demand for auto ownership. The Traffic, Parking and Transportation Department does not object to the Applicant's request for a parking waiver. The conditions of the site would also make it infeasible to create new parking spaces without significantly impacting the existing open space or the building. Given the small number of units and the low expected demand for private car parking, the Board finds that the five additional dwelling units will not result in a substantial adverse impact to on-street parking availability.

- (f) *At least one additional secure long-term bicycle storage space shall be created on the lot for each new dwelling unit created under the provisions of this Section. Such bicycle parking spaces shall conform to the design standards of Section 6.49, and the City of Cambridge Bicycle Parking Guide, published spring 2008 or later.*

The project proposes a total of 13 bicycle parking spaces in the basement, demonstrating that the project will comply with the requirement for bicycle parking. However, further review and modification may be necessary to ensure that the proposed bicycle parking area will comply with zoning requirements for layout, design, and access. For example,

the width of the proposed ramp access should have a clear width of five feet, instead of the proposed four feet.

(20.640) Conditions for Grant of Special Permit. Prior to granting a special permit pursuant to this Section the Planning Board shall determine that the proposed conversion of basement space to dwelling units complies with the General Special Permit Criteria set forth in Section 10.43 as well as with the following requirements:

(a) Each new unit converted from existing basement space shall comply with all building, health, and accessibility codes applicable to residential dwelling units in the basement of structures. A special permit granted pursuant to this Section shall be conditioned upon full compliance with all building and sanitary code requirements applicable to basement units to be approved by the Commissioner of Inspectional Services at the time of application for a building permit. As a condition of the special permit, the Planning Board may require reasonable measures as are deemed necessary for the adequate privacy and security of the occupants.

All applicable codes will be met as a condition of this Special Permit.

(b) Buildings must contain, or install, full separation between storm water and sanitary sewer lines from the building to the connection in the street regardless of whether the street in which the building is connected currently is separated.

The Planning Board received a letter from the City Engineer indicating that the Applicant completed an engineering report as required by zoning and that applicable infrastructure requirements will be met. The project proposes to install a subsurface infiltration system to mitigate the stormwater runoff from the building roof. Separation of lines from the building to the street pursuant to the approved engineering report is a condition of this Special Permit.

(c) Adequate, properly installed, backflow prevention devices that comply with all building code and other applicable requirements must be installed for all newly created units along with any additional measures determined to be advisable by the City Engineer.

The Planning Board received a letter from the City Engineer indicating that the Applicant completed an engineering report as required by zoning and that applicable infrastructure requirements will be met. Backflow prevention systems have been designed for all new units. Installation of such systems is a condition of this Special Permit.

(d) An application for a special permit pursuant to this Section shall include a report on historical occurrences and future likelihood of basement flooding in the area of the proposed conversion, prepared by a registered professional engineer, with a functional scope determined by the City Engineer to be appropriate to the location of the project. In general, the report shall assess the likelihood of flooding in the basement units by way of sewer system backups or overland flooding and identify proposed mitigation to prevent any such flooding. The Applicant shall obtain approval of the report and proposed

mitigation, if any, from the City Engineer prior to submitting a special permit application. As a condition of the special permit, the Planning Board may require preventive measures to safeguard against future flooding in the proposed basement-level units as recommended by the City Engineer.

The Planning Board received a letter from the City Engineer indicating that the Applicant completed an engineering report as required by zoning. Such report, prepared by Williams & Sparages, dated June 29, 2017, was approved by the City Engineer on July 11, 2017. The report concludes that surface flooding in the proposed basement units is unlikely.

2. Reduction in Required Parking (Section 6.35.1)

(6.35.1) Reduction of Required Parking. Any minimum required amount of parking may be reduced only upon issuance of a special permit from the Board of Zoning Appeals. A special permit shall be granted only if the Board determines and cites evidence in its decision that the lesser amount of parking will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses or otherwise adversely impact the neighborhood, or that such lesser amount of parking will provide positive environmental or other benefits to the users of the lot and the neighborhood, including specifically, among other benefits, assisting in the provision of affordable housing units. ...

As set forth above in these Findings, the proposed project seeks approval to reduce the required amount of accessory parking. No new parking will be created for the proposed dwelling units. The proposed reduction in parking is consistent with the City's goals to discourage driving and encourage other modes of transportation, particularly in areas that are served by public transit, and is explicitly allowed by the Zoning Ordinance for new basement housing units in the Basement Housing Overlay District. The Application materials demonstrate that there will be a negligible increase in on-street parking demand. Hence, the Board finds that there will be minimal impact on the availability of parking for other occupants and no other adverse impacts on the neighborhood. The Board also finds that the reduction in parking will be reasonable in light of the considerations set forth below.

... In making such a determination the Board shall also consider whether or not less off street parking is reasonable in light of the following:

- (1) The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MBTA transit station.*

The project is within an area served by the Harvard Square and Porter Square MBTA stations as well as bus routes along Massachusetts Avenue.

- (2) The availability of public or commercial parking facilities in the vicinity of the use being served provided the requirements of Section 6.23 are satisfied.*

The Application Documents indicates that many multi-family dwellings in the vicinity do not provide off street parking. Aside from on-street resident and metered parking, the closest public and private parking facilities are located in the Harvard Square area.

- (3) *Shared use of off street parking spaces serving other uses having peak user demands at different times, provided that no more than seventy-five (75) percent of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces and that the requirements of Subsection 6.23 are satisfied.*

No shared parking is proposed.

- (4) *Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and*

No such restrictions exist; however, the reduction in parking anticipates lesser auto ownership given overall trends for the area.

- (5) *Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian amenities along public ways.*

The reduction in parking is preferable because it will not reduce the limited amount of green space available on the site, which positively impacts the urban design of the area.

- (6) *The provision of required parking for developments containing affordable housing units, and especially for developments employing the increased FAR and Dwelling unit density provisions of Section 11.200, will increase the cost of the development, will require variance relief from other zoning requirements applicable to the development because of limitations of space on the lot, or will significantly diminish the environmental quality for all residents of the development.*

The project will provide an Affordable Unit pursuant to the Basement Housing Overlay District requirements in the Zoning Ordinance. Requiring parking would likely increase the cost of the development.

3. 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:

(a) It appears that requirements of this Ordinance cannot or will not be met, or ...

The proposal will meet the zoning requirements set forth in the Basement Housing Overlay District, Section 20.600, with the granting of this Special Permit.

(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...

The proposed addition of basement dwelling units will have no impact on access or egress, will not cause congestion or hazard, and will not alter the neighborhood character.

(c) 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 continued operation of adjacent uses will not be affected by the proposed addition of five dwelling units to the existing residential building.

(d) 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 ...

No nuisance or hazard will be created. The project will comply with all applicable health and safety codes.

(e) 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 proposal will not cause any alteration to the character of the district and is consistent with the intent of the Basement Housing Overlay District.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The proposal will not result in any substantial change to the design of the building, but will involve improvements to the open space and stormwater infrastructure on the site, thereby supporting the City's Urban Design Objectives.

DECISION

Based on a review of the Application Documents, testimony given at the public hearings, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits 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 architectural plan set primarily dated 4/17/2018 and landscape plan set dated 5/1/2018 as well as the additional Conditions of this Special Permit Decision. Appendix I summarizes the 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. At a minimum, the final landscape details, including final designs of terraces and window wells shall be subject to review and approval by CDD prior to issuance of a Building Permit.
3. The Permittee shall address the following design comments through the continuing design review process set forth above. Each of the below items shall be provided to CDD for review and approval of the final design details:
 - a. Landscape details including plant species, railings, and walkways.
 - b. Exterior façade changes, including new window and door details.
 - c. Review of the designated public seating area at the corner of the streets to incorporate additional benches to improve the public realm.
 - d. Location of transformer, if one is required.
4. The bicycle parking area and access routes shall conform to the requirements of Section 6.100 of the Zoning Ordinance. Prior to issuance of a Building Permit, the final design of the interior bicycle parking area, and the bicycle parking access routes shall be subject to review and approval by the Traffic, Parking and Transportation Department (TP&T) to ensure safety, functionality and conformance with applicable standards. The Board hereby permits modifications to the approved plans that will result in conformance with the applicable requirements and that will make the bicycle parking more functional, including the addition of a stairway channel along the secondary entry to the bicycle parking area, and possibly creating additional bicycle parking capacity to satisfy residents' demand.
5. Prior to issuance of a Building Permit, full compliance with building and sanitary code requirements applicable to basement dwelling units shall be certified by the Inspectional Services Department.

6. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).
7. The project shall be subject to continuing review by the Department of Public Works (DPW) to ensure that engineering requirements are met as indicated in the attached letter from the City Engineer dated 7/11/2017, including but not limited to the separation of storm water and sanitary sewer lines from the building to the street and the installation of backflow prevention systems. Prior to issuance of a building permit, the landscape plan shall be reviewed against the civil site plan to ensure that none of the proposed plantings will have an adverse impact on the long-term operation and maintenance of the proposed drainage system.
8. The landscape plan shall be revised, subject to continuing review and approval by CDD, to improve the designated public seating area near the corner of Massachusetts Avenue and Linnaean Street by increasing the number of benches, potentially adding a small table, and configuring the area to accommodate small-group gathering. In addition, the Permittee shall continue to make good faith efforts to keep the existing gate of the landscaped area along Massachusetts Avenue unlocked so that neighbors and other members of the public can access the space.
9. In accordance with Section 20.650 of the Zoning Ordinance, the project shall include one Affordable Unit as defined in the Zoning Ordinance and subject to the standards normally applicable to an Affordable Unit provided pursuant to Inclusionary Housing Requirements, including standards set forth in Paragraphs (b) and (c) of Section 11.203.3, standards set forth in Section 11.203.4, and procedures set forth in Sections 11.204 and 11.205. The Housing Division of CDD shall certify that this Condition is being met prior to issuance of a building permit or certificate of occupancy for development authorized by this Special Permit.

Voting in the affirmative to grant the requested special permits were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Steven Cohen, Mary Flynn, and Hugh Russell, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,

A handwritten signature in black ink, appearing to read 'H Theodore Cohen', written in a cursive style.

H Theodore Cohen, Chair.

A copy of this decision PB #329 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 has been filed on June 27, 2018 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)	27,171	5,000	No Change	No Change
Lot Width (ft)	203.92	50	No Change	No Change
Total GFA (sq ft)	50,701	See below ¹	50,701	No Change ¹
Residential Base	Not applicable	Not applicable	Not applicable	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	Not applicable	Not applicable	Not applicable	
Inclusionary Bonus	Not applicable	Not applicable	Not applicable	
Total FAR	2.097	See below ¹	2.097	No Change ¹
Residential Base	Not applicable	Not applicable	Not applicable	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	Not applicable	Not applicable	Not applicable	
Inclusionary Bonus	Not applicable	Not applicable	Not applicable	
Total Dwelling Units	37	See below ²	42	42 ²
Base Units	Not applicable	Not applicable	Not applicable	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	Not applicable	See below ²	See below ²	
Base Lot Area / Unit (sq ft)	Not applicable	Not applicable	Not applicable	
Total Lot Area / Unit (sq ft)	653	See below ²	576	
Height (ft)	48	See below ¹	No change	Consistent with Application Documents and applicable zoning requirements
Front Setbacks (ft)	5.75; 62.1	See below ¹	No change	
Side Setback (ft)	62.1; 9.3	See below ¹	No change	
Rear Setback (ft)	Not applicable	Not applicable	Not applicable	
Open Space (% of Lot Area)	57.32	See below ¹	No Change	Consistent with Application Documents and applicable zoning requirements
Private Open Space	Not applicable	Not applicable	Not applicable	
Permeable Open Space	Not applicable	Not applicable	Not applicable	
Off-Street Parking Spaces	0	See below ³	0	0 ³
Long-Term Bicycle Parking	0	5	13	Consistent with Application Documents and other applicable requirements
Short-Term Bicycle Parking	0	Not applicable	0	
Loading Bays	0	Not applicable	0	

¹ The existing Gross Floor Area, Floor Area Ratio, height, yard setbacks and open space on the lot are approved pursuant to Section 20.630 Paragraphs (a) and (b) where they do not conform to base zoning requirements.

² Five additional dwelling units are approved pursuant to Section 20.630 Paragraphs (c) and Section 20.650.

³ Required parking spaces for the additional dwelling units are waived pursuant to Section 20.630 Paragraph (e).



City of Cambridge
Department of Public Works

Owen O'Riordan, Commissioner

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Voice: 617 349 4800
TDD: 617 499 9924

July 11, 2017

TO: Planning Board

FROM: Katherine F. Watkins, PE
City Engineer

RE: 3-5 Linnaean Street

We are in receipt of the documents filed to support the Application under Section 20.600 Basement Housing Overlay District, of the City Zoning Ordinance, for the above mentioned property.

The Applicant has satisfied the requirements of section 20.640 (d) of the Zoning Ordinance by submitting a report and meeting with the members of the DPW Engineering Division to review the historic instances flooding and potential for future flooding at the parcel.

As noted in the report:

- The property is not identified by the November 2015 *Climate Change Vulnerability Assessment* as having increased potential for surface flooding due to more frequent high intensity rainfall events.
- There is no known historic instances of flooding
- Backflow prevention will be installed at all basement fixtures to minimize the potential for sewer surcharge from entering the structure.

In addition, the Applicant is proposing a subsurface infiltration system to mitigate the stormwater runoff from the roof of the structure. This will reduce the property's contribution to the adjacent City infrastructure and be an improvement over conditions at the site today, as related to Stormwater Management.

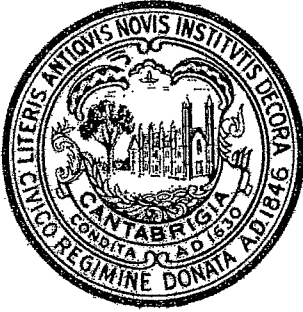
The renovation will be subject to a thorough review during the building permit application process. At this time we will review the design details to confirm that all the above described protections are established and also that measures in place for long term operation and maintenance.

Please feel free to contact me with any questions or concerns related to the comments provided above.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine F. Watkins".

Katherine F. Watkins, P.E.
City Engineer



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Notice of Extension of Time

Case No: 329
Address: 3-5 Linnaean Street
Applicant/Owner: Willow Land Corporation
Application Date: August 1, 2017
Public Hearing Date: August 29, 2017

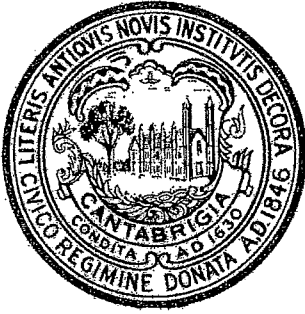
Application: Special Permit application to convert existing basement area to 5 new residential units.

At the General Business meeting of January 16, 2018, the Planning Board voted to agree to an extension of time for the deliberation and decision on the above case until March 27, 2018, as requested in the attached letter from James J Rafferty, Adams & Rafferty, dated 1/11/18.

Authorized Representative to the Planning Board

For further information, please contact Liza Paden at 617 354 5640 or lpaden@cambridgema.gov.

2018 JAN 18 AM 8:53
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2018 MAR 21 AM 11:01
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Notice of Extension of Time

Case No: 329
Address: 3-5 Linnaean Street
Applicant/Owner: Willow Land Corporation
Application Date: August 1, 2017
Public Hearing Date: August 29, 2017

Application: Special Permit application to convert existing basement area to 5 new residential units.

At the General Business meeting of March 20, 2018, the Planning Board voted to agree to an extension of time for the deliberation and decision on the above case until **June 26, 2018** as requested in the attached letter from James J Rafferty, Adams & Rafferty, dated 3/8/18.

Authorized Representative to the Planning Board

For further information, please contact Liza Paden at 617 354 5640 or lpaden@cambridgema.gov.

ADAMS & RAFFERTY
ATTORNEYS AT LAW
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675 Massachusetts Avenue
Cambridge, MA 02139

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Telephone (617) 492-4100
Fax (617) 492-3131

March 8, 2018

Liza Paden
Cambridge Community Development
344 Broadway
Cambridge MA 02139

Re: 3-5 Linnaean Street
Planning Board Case # 329

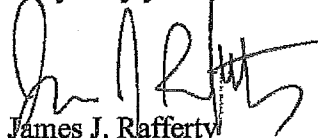
Dear Ms. Paden:

Please accept this correspondence as a request by the Petitioner in the above-captioned application to a 90-day extension of the time required for a public hearing on said Special Permit application and the time required in Section 12.36.4 for the issuance of a decision. Additional time is needed to allow the applicant's landscape architect to explore a plan with the Department of Public Works and the Community Development Department that would involve using a portion of the green space of the lot along the Mass Ave edge to accommodate benches for public use.

Please let me know if you require any additional information in order to act upon this request.

SC
mf
✓

Very truly yours,


James J. Rafferty

Cc: Steven Wolfberg, Willow Land Corporation

**not a partnership*