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**PLANNING BOARD**  
CAMBRIDGE, MASS.  
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB #41

PREMISES: Acorn Park Road

ZONING DISTRICT: Office 2 and Flood Plain Overlay District

PETITIONER: Acorn Properties, Inc.

APPLICATION DATE: May 9, 1984

DATE OF HEARING: June 19, 1984

PETITION: Special Permit for construction of an office building in a flood plain.

DATE OF PLANNING BOARD DECISION: October 2, 1984

DATE OF FILING THE DECISION: October 3, 1984

Decision (summary): Approval with submittal of final construction details to City Engineer and the securing of an Order of Conditions for wetland activity from the appropriate state and/or local agency.

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 the date of 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 office of Community Development and the City Clerk.

October 3, 1984  
Date

Robert Barber  
Authorized Representative  
to the Planning Board

CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

Case No. PB #41

**Premises:**

Acorn Park Road

Lots 1,2,3,8,9,10, and 11 shown on a plan entitled "Plan of Land in Arlington, Belmont and Cambridge, Massachusetts, prepared for Arthur D. Little, Inc." by Boston Survey Consultants, dated October 31, 1978, recorded with Middlesex South Registry of Deeds as Plan No. 338 of 1979. See also Middlesex South Registry of Deeds: Book 13581, Page 174; Book 13581, Page 205; Middlesex South Registry District of the Land Court: Certificates of Title Nos. 156651 and 156653.

**Zoning District:**

Office 0-2; Flood Plain Overlay District

**Petitioner:**

Acorn Properties, Inc., a wholly-owned subsidiary of Arthur D. Little, Inc.

**Owner:**

Acorn Properties, Inc. and Arthur D. Little, Inc.

**Application Date:** May 9, 1984

**Public Hearing Date:** June 19, 1984

**Date of Decision:** October 2, 1984

**Petition:**

Special Permit Under Section 11.70 of the Cambridge Zoning Ordinance (the "Ordinance") to allow construction of an office building addition, and associated surface parking, and related improvements (the "Project") in the Flood Plain Overlay District all as shown schematically and approximately on a site plan entitled "Arthur D. Little, Inc. Site Plan" prepared by Architectural Resources Cambridge, Inc., dated 4/20/84, scale 1"=20', submitted with the Petition (the "Site Plan").

**Notice of Hearing:**

Notice of the June 19, 1984 hearing was published, posted and mailed as required by law. For published notice see Cambridge Chronicle May 24, 1984 and May 31, 1984.

Applicant's  
Presentation:

Michael McCarthy of Arthur D. Little, Inc., and Steven C. Davis, P.E., Vice President of Technical Operations of Jason M. Cortell and Associates Inc., the environmental consultants for the Project, together made the presentation on behalf of Acorn Properties, Inc.

Citizen  
Comments:

No one other than the applicant appeared at the hearing to comment on the Project.

Documents:

The following documents were submitted in support of the petition:

1. Special Permit Application, Acorn Properties, Inc.
2. List of the drawings submitted with the Petition (the "drawings").
3. Set of the Drawings.
4. List of Zoning Violations.
5. Plan with Preferences Showing Land Use of Lots Adjacent to the Arthur D. Little Campus.
6. Ownership Certificate, submitted May 9, 1984.
7. Two Sheets of Photographs of the Premises, submitted May 9, 1984, together with a Photograph Key Map.
8. Draft Environmental Impact Report.
9. Environmental Notification Form.
10. Drainage Calculations.

11. Letter dated May 9, 1984 from Steven C. Davis, Vice President, Technical Operations, Jason M. Cortell and Associates, Inc., Environmental Consultants and Planners, Waltham, Massachusetts, to the Cambridge Planning Board in care of Mr. Lester Barber (the "Davis Letter").

Other Documents: The following documents were submitted to the Planning Board subsequent to the Public Hearing.

1. Letter, to Mr. William Hilaire, DEQE, from Dorothy Altman, Chairman, Cambridge Conservation Commission, dated December 19, 1984.
2. Letter, to Arthur Parris, Chairman, from Joan Lastovica, City Engineer, dated August 16, 1984.
3. Memo from City Engineer regarding permit conditions, dated September 14, 1984.

Findings:

The Planning Board (the "Board") reviewed the documents submitted to it in support of the Petition and comments made at the public hearing of June 19, 1984.

After due consideration of the information before it, the Board makes the following findings:

1. In accordance with the requirements of Section 11.75 of the Ordinance, Special Permit for Development in the Flood Plain Overlay District, the Board finds that:
  - (a) The Project does not involve any filling within a floodway or a velocity (ZoneV) area. Therefore, the ability of these special flood hazard areas to carry and discharge flood waters will not be impaired:

- (b) Preliminary estimates of water retention capacity being displaced as a result of the Project will be replaced, in accordance with the requirements of Section 11.75 (3), (4), (5) and (6) of the Ordinance, in a slightly greater volume than the volume displaced, on the lot which abuts the Premises to the west, which lot is owned by Arthur D. Little, Inc., the sole owner of the Applicant;
- (c) No nuisance, hazard or detriment to the health, safety or welfare of the occupants of the Premises, abutters, or citizens of Cambridge will be caused by the flood water retention systems that will be a part of the Project. Drainage from the new paved, surface parking facilities will flow through a single outlet pipe presently draining the wetland area on the lot which abuts the Premises to the west. This single drainage outlet assures that the Project will not affect the area into which drainage flows, nor will it increase the rate of run-off from the Premises. A safe, healthful and pleasing environment will result from landscaping of the flood retention systems proposed as a part of the Project and shown on the Drawings;
- (d) The Project will comply in all respects with the requirements in the Office 0-2 Zoning District under the Ordinance, except as varied by the Cambridge Board of Zoning Appeal by its decision in Case No. 5119 (the "BZA Decision"). The BZA Decision was filed with the Cambridge City Clerk on June 27, 1984.
- (e) The Project meets the spirit and intent of the "Alewife Revitalization, Alewife Urban Design Study, Phase II, April 1979," particularly "Appendix One, District Development Policies"

of that study by providing the necessary flood storage capacity in natural areas which enhances the visual environment of the district, provides recreational and wildlife amenities and provides opportunities for natural infiltration of storm water run off into the ground.

- (f) The Board supports the use or creation of natural or landscape amenities as means of accommodating the necessary flood storage capacity and does not encourage or require the destruction of existing natural wetlands to accommodate flood storage or the construction of buildings. The Board however leaves to the Conservation Commission and appropriate appellate state agencies the determination as to the appropriateness of the proposed actions as they relate to the filling of wetlands. Planning Board action as regards flood storage protection is not intended to nor does it, supercede any determinations or requirements made by other agencies as regards wetlands protection under the Wetlands Protection Act.
- (g) Based on documentation submitted by Jason M. Cortell and Associates, Inc. and the certification contained in the Davis Letter, the Project will not result in any increase in flood levels during the occurrence of the 100 year flood, but, will increase the storage capacity of the wetlands on and adjacent to the Premises by over 10,000 cubic feet.
- (h) The Project will be used for offices of Arthur D. Little, Inc. Office use is an allowed use in the O-2 Zoning District. Considerable open space will remain on the Premises after completion of construction, which open space will complement use of the adjacent MDC parcel

in the Open Space Zoning District. Also the Project has been designed to conform to the requirements of the adjacent Parkway Overlay District. The Board finds that the Project will be in harmony with the intent and purpose of the Ordinance to the extent that approval is secured for encroachment into wetlands and found to be acceptable under the requirements of the Wetlands Protection Act.

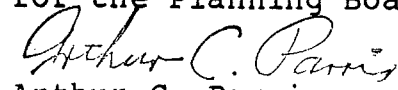
Decision:

In light of the above findings, the Planning Board GRANTS a Special Permit to allow construction of the Project on the Premises in the Flood Plain Overlay District subject to the following conditions.

1. An appropriate Order of Conditions for activity within a wetlands is secured from all applicable local and state agencies.
2. Before issuance of a building permit the applicant shall submit final construction drawings to the City Engineer showing any exterior grade adjustments and verifying that the water retention area on the Premises after construction of the project will equal or exceed pre-development water retention area. The documents submitted shall at a minimum contain the following:
  - (a) final design contours and cross sections.
  - (b) design criteria and calculations.
  - (c) design details including erosion control.
3. Total storage capacity provided in the final construction drawings shall at a minimum be as indicated in Table 4-III, Proposed Building Site, Wetland, and Compensatory Storage of the Draft Environmental Impact Report, February

1984. The provision of less storage capacity shall be considered a minor amendment to this decision requiring Planning Board approval. However the storage capacity provided shall at least equal that presently on the site before development.

Respectfully submitted  
for the Planning Board



Arthur C. Parris  
Chairman