



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

**Case No.: PB #66 Minor Amendment #14 and Amendment to
Interim Planning Overlay Permit**

Premises: First Street, Thorndike Way, Edwin Land Boulevard,
Lechmere Canal Park

Zoning District: Business A/PUD-4

Applicant: CambridgeSide Residential Associates Trust

Date of Original PUD Special
Permit (PUD Permit) Decision: June 16, 1987

Date of Minor Amendment No. 1: May 3, 1988

Date of Minor Amendment No. 2: November 15, 1988

Date of Minor Amendment No. 3: April 4, 1989

Date of Minor Amendment No. 4: April 18, 1989

Date of Minor Amendment No. 5: May 16, 1989

Date of Minor Amendment No. 6: June 5, 1990

Date of Minor Amendment No. 7: August 14, 1991

Date of Major Amendment No. 1: September 17, 1991

Date of Minor Amendment No. 8: April 14, 1992

Date of Minor Amendment No. 9: July 20, 1993

Date of Minor Amendment No. 10: November 9, 1993

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Date of Major Amendment No. 2: December 21, 1993

Date of Minor Amendment No. 11: June 21, 1994

Date of Major Amendment No. 3: March 21, 1995

Date of Minor Amendment No. 12: July 11, 1995

Date of Minor Amendment No. 13: June 18, 1996

Date of Major Amendment No. 4: December 30, 1999

Date of Major Amendment No. 5: March 22, 2000

Date of Minor Amendment #14: November 21, 2000

Decision (summary): Minor Amendment No. 14 and Amendment to Planning Overlay Permit GRANTED.

DOCUMENTS SUBMITTED

1. Letter to Liza Paden, Cambridge Community Development Department, from Nancy M. Davids, Goulston & Storrs, attorney for the petitioner, dated 10/10/00, requesting a minor amendment of PB#66 to extend the commencement of construction of the hotel portion of the project and an amendment to the Interim Planning Overlay Permit to extend for one year the date of commencement of construction of the hotel portion of the project.
2. Letter to Liza Paden, from Nancy M. Davids, dated 11/13/00, describing the request for the extension to the Interim Planning Overlay Permit and the construction of the hotel portion of the PUD #66.

PUBLIC MEETING

During the regularly scheduled public meeting held on November 21, 2000, Richard McKinnon, representative for CambridgeSide Residential Associates Trust, presented the requests for an extension to the PUD Special Permit and the Interim Planning Overlay Permit for one year. Mr. McKinnon explained that the conveyance of the hotel parcel was to occur once the Building Permit and the M.G.L. c.91 Waterways License Amendment had been issued. The Building Permit was issued in early September and the Chapter 91 amendment was issued on September 25, 2000. Shortly thereafter, the purchaser of the hotel parcel, for reasons of its own, decided not to move forward with the acquisition. For these

reasons, construction has not yet commenced. Mr. McKinnon explained that the petitioner is currently negotiating with a new hotel developer for acquisition of the hotel parcel to proceed with the project, but indicates that construction will start in March of 2001.

DECISION

The Board considered the requests for extensions to the Interim Planning Overlay Permit and the construction schedule for the hotel portion of the PUD. They found that the facts and conditions of the permits have not changed and therefore the extensions can be granted to give full time permitted by law for the conveyance of the property and start of construction, with the limitation that all previous findings and conditions remain in effect. The Planning Board GRANTS (i) Minor Amendment #14 of PB #66, to extend for good cause the commencement of construction of the hotel portion of the project until December 29, 2001 and (ii) an amendment of the Interim Planning Overlay Permit to extend for good cause the commencement of construction of the hotel portion of the project until December 29, 2001.

Voting to grant the amendments were Board Members B. Shaw, W. Tibbs, P. Winters, F. Darwin, L. Brown, H. Russell, and K. Benjamin.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Larissa Brown (ump)".

Larissa Brown,
Chair