

Case: PB #88

Premises: Building Five, Alewife Center, Whittemore Ave.

Petitioner: Reynolds, Vickery, Messina, Griefen, Inc.

Application Date: October 13, 1989

Public Hearing: November 21, 1989

Petition: Flood Plain Special Permit

Date of Planning Board Decision: November 21, 1989

Decision Filing Date: December 7, 1989

Decision (summary): GRANTED

CONDITIONS:

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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Petitioner: Reynolds, Vickery, Messina, Griefen, Inc.

Zoning District: Industry C Planned Unit Development/Flood Plain
Overlay District

Application Date: October 13, 1989

Date of Public Hearing: November 21, 1989

Date of Planning Board Decision: November 21, 1989

Petition: Flood Planning Special Permit for building at File
Alewife Center, Section 11.70

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CAMBRIDGE, MA
CITY CLERK

The Application:

In support of the petition the applicant submitted the following documents:

1. Application, certified complete on October 13, 1989, containing documents submitted to L. Barber in a letter from T. Andre Bover, P.E., dated October 11, 1989.
2. Map of site entitled "Alewife Center Building No. 5, Site Plan"; HMM Engineers, Inc.; Scale 1"=40'; dated May, 1989, revised August 1, 1989 and August 15, 1989.

Additional Documents

1. Order of conditions, Mass. Wetlands Protection Act; DEQE File No. 123-75; for property at Whittemore Avenue; Cambridge Conservation Commission. (Draft document available for review at the public hearing.)
2. Final Revised Plan, entitled "Alewife Center Building No. 5, Site Plan"; HMM Engineers, Inc.; Scale 1"-40'; dated May, 1988, final revision dated November 14, 1989.

Public Hearing

David Vickery, representing the applicant, and Andre Bover, engineer for the project, outlined the proposal for storage of the 100 year flood water necessary to accommodate the new building at 5 Alewife Center. It is proposed to use a swale in

front of the building and the depression at the site of the former Lehigh Metals building for flood storage. Mr. Vickery indicated that a comprehensive flood storage system will be developed for the entire authorized PUD site when the final roadway configuration has been determined. The current proposal is an interim measure.

No one spoke in favor of, or in opposition to, the proposal.

Decision

After review of the documents submitted and comments made at the Public Hearing the Planning Board GRANTS a Flood Plain Special Permit consistent with the above referenced documents, finding that:

- (1) No filling or other encroachment will impair the ability of the special flood hazard area to carry and discharge flood waters.
- (2) Displacement of water retention capacity at one location will be replaced in equal volume or greater at another location on the same lot.
- (3) All flood water retention systems shall be suitably designed and located so as not to cause any nuisance, hazard, or detriment to the occupants of the site or abutters.
- (4) The proposed use will comply in all respects with the provisions of the underlying zoning district special permit, provisions of the State Building code, State Inland Wetlands Act, and any other applicable laws.
- (5) The proposal is consistent with the approved development plan for Alewife Center (Planning Board Special Permit #64) in that the current flood storage configuration is an interim solution which shall be modified, consistent with the development plan, as further buildings authorized under the permit are constructed.
- (6) There is no encroachment on the floodway and the first habitable floor lies at or above the base flood elevation.

Voting to grant the permit were P. Dietrich, A. Cohn, A. Callaghan, D. Kennedy, H. Russell, and C. Cooper. C. Mieth abstained from voting.

For the Planning Board,



Paul Dietrich, Chairman

ATTEST: I, _____, duly authorized representative of _____, have read this decision prior to action by the Planning Board and hereby agree to the foregoing conditions as approved by the Planning Board. (PUD only)

A copy of this decision 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 decision filed with the Office of the City Clerk on December 7, 1989 by Elizabeth J. Mather, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have likewise been filed with the City Clerk on such date.

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

Date _____
City Clerk, City of Cambridge