



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

RECEIVED BY  
CITY CLERK  
1990 MAY 16 AM 10:35  
CAMBRIDGE MA.

Case No.: #90  
Premises: 199 - 201 Alewife Brook Parkway  
Zoning District: Business C/Parkway Overlay District  
Owner: REM Realty/Robert Marlow, Trustee  
Petitioner: REM Realty/Robert Marlow, Trustee  
Application Date: February 1, 1990  
Date of Public Hearing: February 20, 1990  
Petition: Special Permit to waive the front yard and landscaping requirements of the Parkway Overlay District and to waive or modify setback, screening, landscaping and dimensional requirements for at grade, open parking.  
Date of Planning Board Decision: April 17, 1990  
Date of filing the Decision: May 16, 1990  
Decision (summary): DENIED

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.

*Elizabeth J. Malenfant*  
Authorized Representative to the Planning Board

5/16/90  
Date

## Findings

1. The conditions of the Special Permit issued by the Board of Zoning Appeal for this Site (BZA Case #4977) requires that a specific site plan be installed and maintained. The site plan proposed under this special permit application would violate the conditions mandated by the Board of Zoning Appeal.
2. The proposed site plan would require the use of MDC Parkway property to provide access to some of the proposed parking spaces. The MDC intends to reclaim all of the right-of-way of the Alewife Brook Parkway for appropriate parkway landscaping. The proposed layout is inconsistent with the MDC's Parkway objectives and with the objectives of the City's Parkway Overlay District.
3. The proposed parking layout so compromises the dimensional standards of Article 6.000 that many of the parking spaces shown could not be utilized. The existing layout (or that specifically approved by the BZA) is probably the best compromise between the commercial needs of this nonconforming commercial development and the objectives of the Parkway Overlay District.

## Decision

After review of the application documents, comments made at the public hearing, review of additional information sought by the Planning Board, and based upon the findings above, the Planning Board DENIES the Special Permit request.

Voting to deny the Permit were: P. Dietrich, H., Russell, D. Kennedy, A. Cohn, A. Callaghan, and C. Meith.

For the Planning Board,



Paul Dietrich, Chairman