

PLANNING BOARD  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
TUESDAY, SEPTEMBER 12, 2023

6:30 p.m.

Remote Meeting  
Cambridge, Massachusetts

Mary T. Flynn, Chair  
Louis J. Bacci, Jr.  
H Theodore Cohen  
Mary Lydecker  
Tom Sieniewicz  
Ashley Tan  
Diego Macias  
Adam Buchanan Westbrook

Community Development Staff  
Daniel Messplay  
Swaathi Joseph  
Adithi Moogoor  
Brian Gregory



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## P R O C E E D I N G S

\* \* \* \* \*

(6:30 p.m.)

Sitting Members: Mary Flynn, Louis J. Bacci, Jr., H  
Theodore Cohen, Tom Sieniewicz, Ashley  
Tan, Diego Macias, Adam Buchanan  
Westbrook, and Mary Lydecker

MARY FLYNN: Good evening, and welcome to the  
September 12, 2023 meeting of the Cambridge Planning Board.  
My name is Mary Flynn, and I am the Chair.

Pursuant to Chapter 2 of the Acts of 2023 adopted  
by the Massachusetts General Court and approved by the  
Governor, the City is authorized to use remote participation  
at meetings of the Cambridge Planning Board.

All Board members, applicants, and members of the  
public will state their name before speaking. All votes  
will be taken by roll call.

Members of the public will be kept on mute until  
it is time for public comment. I will give instructions for  
public comment at that time, and you can also find  
instructions on the City's webpage for remote Planning Board  
meetings.

1           This meeting is being video and audio recorded and  
2   is being streamed live on the City of Cambridge online  
3   meeting portal and on cable television Channel 22, within  
4   Cambridge. There will also be a transcript of the  
5   proceedings.

6           I'll start by asking Staff to take Board member  
7   attendance and verify that all members are audible.

8           Daniel?

9           DANIEL MESSPLAY: Lou Bacci, are you present, and  
10   is the meeting visible and audible to you?

11          LOUIS J. BACCI, JR.: Present, visible, and  
12   audible.

13          DANIEL MESSPLAY: H Theodore Cohen, are you  
14   present, and is the meeting visible and audible to you?

15          H THEODORE COHEN: Present, visible, and audible.

16          DANIEL MESSPLAY: Tom Sieniewicz, are you present,  
17   and is the meeting visible and audible to you?

18          TOM SIENIEWICZ: Present, visible, and audible.

19          DANIEL MESSPLAY: Ashley Tan, are you present, and  
20   is the meeting visible and audible to you?

21          ASHLEY TAN: Present, visible, and audible.

22          DANIEL MESSPLAY: Diego Macias, are you present,

1 and is the meeting visible and audible to you?

2 DIEGO MACIAS: Present, visible, and audible.

3 DANIEL MESSPLAY: Adam Westbrook, are you present,  
4 and is the meeting visible and audible to you?

5 ADAM BUCHANAN WESTBROOK: Present, visible, and  
6 audible.

7 DANIEL MESSPLAY: Mary Lydecker, are you present,  
8 and is the meeting visible and audible to you?

9 MARY LYDECKER: Present, visible, and audible.

10 DANIEL MESSPLAY: Catherine Preston Connolly, are  
11 you present, and is the meeting visible and audible to you?

12 [Pause]

13 Absent. And Mary Flynn, are you present, and is  
14 the meeting visible and audible to you?

15 MARY FLYNN: Present, visible, and audible.

16 DANIEL MESSPLAY: That is eight members present  
17 and one member absent, which constitutes a quorum.

18 MARY FLYNN: Great. Thank you, Daniel.

19 \* \* \* \* \*

20 (6:32 p.m.)

21 Sitting Members: Mary Flynn, Louis J. Bacci, Jr., H

22 Theodore Cohen, Tom Sieniewicz, Ashley

1 Tan, Diego Macias, Adam Buchanan  
2 Westbrook, and Mary Lydecker

3 MARY FLYNN: The first item this evening is an  
4 Update from the Community Development. Daniel, I believe  
5 you're giving that, and if you would also introduce any  
6 Staff who are present to the meeting.

7 DANIEL MESSPLAY: Sure. Thank you, Chair Flynn.  
8 Daniel Messplay, Acting Director of Zoning and Development  
9 here.

10 With me here from the City team we have Swaathi Joseph,  
11 our Zoning Project Planner, Adithi Moogoor, our Zoning and  
12 Development Intern. We are also joined by Brian Gregory  
13 from the Community Planning Division. And I believe that's  
14 the Staff present at the meeting.

15 Before we jump into the Updates, you probably  
16 recognized a new name on the roll call this evening. So I  
17 would like to introduce Mary Lydecker, who is a Landscape  
18 Architect and Principal at Hargreaves Jones. She is our  
19 newest Planning Board member.

20 And Mary, would you like to maybe quickly say a  
21 couple words?

22 MARY LYDECKER: Thank you, Daniel. As Daniel

1 mentioned, I'm a professional landscape architect working at  
2 Hargreaves Jones, where we do Open Space, Public Realm,  
3 Master Plan projects. And I have lived, worked, or studied  
4 in Cambridge for over 17 years now. And so, I'm thrilled to  
5 join the Board and I look forward to our work together.

6 DANIEL MESSPLAY: Thank you, Mary. We're thrilled  
7 to have you with us. I will have to figure out the dynamic  
8 with two different Marys over Zoom. Maybe we can have a  
9 Mary L. and a Mary F., I'm not sure. Chair Flynn, I'll  
10 leave that to you to figure out.

11 In terms of the Planning Board Agenda tonight,  
12 we'll be discussing a Minor Amendment Request for the Volpe  
13 Project, as well as a Design Update for 57 JFK Street. And  
14 at the conclusion of our ordinary business, we will also be  
15 appointing a Planning Board Representative to replace the  
16 former Hugh Russell on the Cambridge Redevelopment Authority  
17 Design Review Committee.

18 There will be no meeting next week, so Planning  
19 Board will resume again on September 26. At that meeting,  
20 we'll have a Design Review of the next Building and Open  
21 space of the Volpe Parcel, so that's Building C1 and Third  
22 Street Park.

1           As a side note there, Swaathi Joseph from the  
2           Zoning Team will be facilitating that meeting. I'll be out  
3           of town. And after that, Jeff Roberts will be returning as  
4           our Director of Zoning and Development. So you'll be seeing  
5           some more of him at these meetings, which is exciting.

6           In terms of Council updates, Council did resume  
7           their weekly meeting schedule beginning last night. One  
8           thing to note: the Alewife Overlay Quadrangle Zoning for  
9           which this Board gave a favorable recommendation was  
10          ordained last evening with a unanimous 9-0 vote, which is  
11          exciting.

12          So the next step for that zoning would be for this  
13          Board to consider new special permit applications under that  
14          new zoning regime.

15          There was also the referral of a Zoning Petition  
16          related to the keeping of hens, which the Planning Board  
17          will be discussing at an upcoming hearing. So don't ever  
18          let anyone tell you that Zoning is boring. You get to  
19          discuss cannabis last month in Alewife, and then you'll be  
20          discussing the keeping of chickens. So that's -- that's  
21          always, always something new for us to talk about.

22          I'll stop on that point and conclude the



1 presentation and turn it back to you, Chair Flynn.

2 MARY FLYNN: Thank you, Daniel. Well, first of  
3 all, welcome to Mary. It's nice to have you with us. And  
4 I'm sure that you'll find it very interesting. As Daniel  
5 pointed out, we cover lots of fun topics.

6 Do any of the Board members have questions on  
7 Daniel's update? Okay. Seeing no hands, so let us move on.

8 \* \* \* \* \*

9 (6:36 p.m.)

10 Sitting Members: Mary Flynn, Louis J. Bacci, Jr., H  
11 Theodore Cohen, Ashley Tan, Diego Macias,  
12 and Adam Buchanan Westbrook

13 MARY FLYNN: The next item on the agenda is a  
14 requested Minor Amendment for Case PB-368, a previously  
15 approved Planned Unit Development by MITIMCo, known as  
16 Volpe.

17 CDD Staff will begin by summarizing why this is  
18 before us. And I'll turn it back to Daniel.

19 DANIEL MESSPLAY: Thank you, Chair Flynn. So this  
20 -- oh, perhaps a bit of housekeeping before I do the intro.  
21 I did notice Tom --

22 MARY FLYNN: Oh, yes.

1 DANIEL MESSPLAY: -- Sieniewicz raised his hand.

2 MARY FLYNN: Okay, thank you.

3 TOM SIENIEWICZ: Thank you, Daniel, and Madam  
4 Chair. I'll be recusing myself from this first matter of  
5 tonight's agenda. Thank you.

6 MARY FLYNN: Okay. Thank you.

7 DANIEL MESSPLAY: Thank you, Tom. And Chair  
8 Flynn, I believe just for the record that Mary Lydecker is  
9 also recusing herself on this item as well.

10 MARY FLYNN: Very good.

11 DANIEL MESSPLAY: Just to jump from --

12 MARY FLYNN: Thank you.

13 DANIEL MESSPLAY: -- sure. My pleasure. So this  
14 special permit was first approved in 2021 to enable the  
15 construction of eight building sites and four park sites  
16 consisting of approximately three million square feet of  
17 development.

18 There are no buildings under construction yet but  
19 Building C3 and Sixth Street Park have both received Design  
20 Review approval by the Board. As I mentioned in the in the  
21 room, we will also soon be discussing Third Street Park in  
22 Building C1.

1           The special permit has been amended twice  
2 previously; once to modify the approved phasing plan of the  
3 special permit and the second amendment was to extend the  
4 date by which construction is required to commence under the  
5 special permit.

6           The current request before the Board is to modify  
7 the characteristics and requirements related to the  
8 project's innovation space, which is specifically identified  
9 in the Zoning as a Minor Amendment Request.

10           In addition to the application materials, the  
11 Board has a memo from Zoning Staff summarizing the request,  
12 and also summarizing the Board's findings. The Board's  
13 action is to grant or deny this Minor Amendment Request or  
14 request additional information before making a  
15 determination.

16           MARY FLYNN: Okay, thank you, Daniel. The  
17 presentation this evening will begin with Michael Owu, who  
18 is representing the applicant. Mr. Owu, you will have up to  
19 thirty minutes to present. We hope you'll be as concise as  
20 possible, but we can allow additional time at our  
21 discretion.

22           And if you would start by introducing yourself and

1 members of your team, I'll now hand it over to you to begin.  
2 Thank you.

3 MICHAEL OWU: All right, thank you. Good evening,  
4 everyone. My name is Michael Owu, Vice-President of Real  
5 estate at MITIMCo. It's good to see all of you again and to  
6 meet some of the new Planning Board members.

7 Also with me tonight are three of my colleagues --  
8 Ryan Pace, Director of Operations at MITIMCo, and he'll also  
9 be speaking a little bit later tonight. Maixuan Phan, who's  
10 a Senior Real Estate Officer of Development at MITIMCo and  
11 Sarah Gallop, Director of Community Relations at MIT. And  
12 you're all very familiar with Sarah.

13 Prior to submitting this request for a Minor  
14 Amendment, we met a few times with CDD Staff. And I'd like  
15 to thank them for their comments and positive response. I  
16 think we met with Daniel and Iram, especially to call our  
17 parties by Director of the Economic Opportunity Development.  
18 There seems to be a clearer understanding of the issues that  
19 we're trying to impress.

20 So this evening, I'm going to present a few slides  
21 about our requests for changes to the criteria for  
22 innovation space in the PUD-7 District.

1           We are seeking this Minor Amendment in order to  
2    respond to what we're seeing in the marketplace, and to  
3    provide innovative companies with the options they need to  
4    grow within Kendall Square, without leaving the  
5    neighborhood.

6           We believe that responding to market demand is  
7    critical to the stated purpose of the PUD Innovation Space  
8    Requirements, which is to promote the retention of smaller  
9    innovation companies as a component of the commercial space  
10   that was created at the Volpe Project.

11           Next slide, please?

12           So this presentation I'll discuss what shapes  
13   Cambridge's innovation cluster, including the diversity of  
14   tenants that is so vital, then hand it over to Ryan to touch  
15   on the gap in the market, and market data that indicates  
16   potential missed opportunity for Kendall Square.

17           Then, Ryan will wrap up with some observations  
18   about what we think growing innovators need and how our  
19   proposed changes respond to those needs.

20           Next slide?

21           So one of the key aspects of the Kendall Square  
22   innovation cluster is this diversity of tenants. That

1 diversity contributes to an environment filled with  
2 different viewpoints and priorities, a healthy ecosystem  
3 with tenants in various stages of development, and creative  
4 collisions throughout the area, among other things.

5           There are some areas for improvement that we'll  
6 address tonight. There are a host of incubators,  
7 accelerators, startups spanning a wide range of fields in  
8 science and technology in Kendall Square. And they're  
9 anchored by MIT Institutional Centers for R&D and large,  
10 publicly-traded biopharma and tech companies.

11           Among the characteristics that have helped  
12 cultivate an innovation ecosystem in Cambridge are our  
13 talented and highly skilled workforce, a strong public  
14 transportation infrastructure with a robust, multimodal  
15 transportation network, forward-thinking local government,  
16 and proximity to academic and institutional research and  
17 ideas, as well as for the best hospitals and clinicians --  
18 and of course opportunities for creative collaborations and  
19 impromptu collisions.

20           Next slide?

21           To have a diverse group of tenants in Kendall  
22 Square innovation cluster, a company should range in size,

1 space, needs and financial profile. Entrepreneurial  
2 startups often only have seed money. They want short-term  
3 contractual commitments, and they usually lease space less  
4 than 2000 square feet of space -- with extensive shared  
5 services. These tenants typically find a home and incubator  
6 in accelerated spaces like CIC Lab Central, two of our  
7 tenants.

8 Growing innovators have begun to raise money but  
9 have limited cash. Capital preservation is important, so  
10 they prefer turnkey space of less than 35,000 square feet of  
11 space, with shared resources as they seek a path to growth.  
12 An example is Cambridge Mobile Telematics, another one of  
13 our tenants in Kendall.

14 Midstate companies have completed series funding,  
15 increased head count, and are beginning to shape their  
16 identity through branding and private meetings in  
17 collaboration space. They seek more than 35,000 square feet  
18 of space with longer term commitments of up to five years  
19 and have more self-contained operations. An example of that  
20 would be Beam Therapeutics.

21 Finally, large companies are well funded, have  
22 large head counts, and typically seek best-in-class real

1 estate that is more than 75,000 square feet. And of course  
2 you're familiar with some examples of those, like Apple and  
3 Google and Pfizer.

4 Now I'll turn it over to Ryan, who will cover what  
5 we think growing innovators need, and how proposed changes  
6 will respond to those needs. Ryan?

7 RYAN PACE: Thanks, Mike. While Cambridge has  
8 done very well attracting entrepreneurial startups, and then  
9 later-stage companies, there's a gap in the market, as you  
10 can see on this slide that we call "Growing Innovators."

11 These companies occupy a middle market segment,  
12 and they have represented a donut hole in this space in  
13 Kendall Square in Cambridge for a number of factors,  
14 including historically low vacancies and competition for  
15 space.

16 Next slide, please?

17 Here are some market data and some facts that are  
18 related to that particular point. Approximately 48 lab  
19 companies graduated from incubators in recent years. Of  
20 that total, 75 percent or 36 moved into premises of less  
21 than 35,000 square feet and only 12 percent of those growing  
22 companies remained in Kendall and East Cambridge.



1           Another fact is approximately 46 lab companies  
2 left or expanded out of Cambridge from 2017 to 2022 and if  
3 you look at the size of the space that they were moving  
4 into, 50 percent of them moved into premises of less than  
5 35,000 square feet.

6           These companies that are leaving are moving to  
7 secondary life-science clusters. We see that they're  
8 leaving and going to places like the Seaport, Watertown,  
9 other parts of Boston and beyond. And what we have observed  
10 is that once these companies leave Cambridge, they usually  
11 do not return.

12           Next slide, please?

13           So based on our experience, we're proposing some  
14 changes to the PUD-7 Volpe Innovation Space Requirements to  
15 respond to the gap that we've described in the market. And  
16 there are four in particular that I'll just go through  
17 quickly.

18           The first is a request for longer lease terms. We  
19 are proposing lease terms that will run from approximately  
20 one month for up to five years to give companies that are in  
21 the growing innovation stage some more runway for their  
22 lease commitment, which is something that they need.

1           Second of all, we're proposing shared access to  
2     resources that is different than the 50 percent requirement  
3     that's in the existing zoning. We're proposing a number of  
4     10 percent. Growing innovators, we've observed, want some  
5     more autonomy in their space, and also are looking for some  
6     shared space, but not the same amount of shared space that  
7     we see in the entrepreneurial startups.

8           Third, we're asking for tenants to have space for  
9     premises up to 35,000 square feet. And that allows us to  
10    capture that growing innovator segment, where companies are  
11    evolving to a larger size.

12          And last but not least we're asking for  
13    flexibility in space configurations, so that the innovation  
14    space at Volpe can be configured in any number of different  
15    forms to allow the flexibility that we need to satisfy  
16    market demand for growing innovators.

17          With these modifications, we do believe that the  
18    Vole development will be better served and poised to attract  
19    growing innovation -- growing innovators within Kendall  
20    Square. Now I'll hand the presentation back to Mike.

21          MICHAEL OWU: Thanks, Ryan. That actually  
22    concludes our presentation. You kept it to, I think, less

1 than 10 minutes. Hopefully you appreciate that. Happy to  
2 take any questions that the Board may have.

3 MARY FLYNN: Thank you so much. Yes. And it was  
4 very timely. Appreciate the short presentation.

5 Are there any questions from Board members for the  
6 applicant?

7 Don't see any hands. Okay. We've received  
8 written materials from the Community Development Staff. Do  
9 Board members have questions for Staff?

10 Okay. I see some hands up. Adam, let's start  
11 with you.

12 ADAM BUCHANAN WESTBROOK: Thanks so much, Chair.  
13 Thank you so much for the presentation. I really appreciate  
14 it, and it's very, very clear. I appreciate you kind of  
15 breaking things down.

16 If we go back to the previous slide just before  
17 this one, I'm curious if you -- I'm really intrigued by this  
18 50 percent moved into premises of less than 35,000 feet.  
19 That's a lot of folks moving out of the space.

20 But do you have any data on -- you know,  
21 disaggregated, that 50 percent? It would -- were they all  
22 kind of up around the 35,000' mark, or were some in the

1 10,000 square-foot space that they wanted to move into --  
2 some of that 20,000, some of that 30,000? Do you have any  
3 more information on that?

4 MICHAEL OWU: Not in front of me, but my  
5 recollection in looking at the data, it is a range. And I  
6 think what we try to do and try to figure out, like, what's  
7 a good break point between this category of growing  
8 companies, innovators and then sort of the next phase.

9 And so, yes, it's a wide range, but the bulk of  
10 them sort of fell below the 35. And then there's sort of  
11 the next sort of big step that they take where they start  
12 taking much larger spaces.

13 MARY FLYNN: Lou, you have a question?

14 LOUIS J. BACCI, JR.: Just a quick one. With the  
15 2000 square-foot minimum, do you see much impact on your  
16 incubator space?

17 MICHAEL OWU: No, because I think -- well, you  
18 know, we have a significant amount of innovation space in  
19 Kendall as part of Kendall that is doing really well and is  
20 well served by that need. This amendment gives us the  
21 flexibility to go the full range.

22 And so, if demand over there is strong, we can

1 still do that. This opens the door to grow with the  
2 companies as they grow. So it doesn't preclude that, it  
3 adds to that and gives us more flexibility.

4 LOUIS J. BACCI, JR.: Thanks.

5 MARY FLYNN: Okay, thank you. Any other questions  
6 from Board members for the applicant? Okay. Any questions  
7 on the Staff memo? Not seeing any. All right.

8 DANIEL MESSPLAY: Daniel, I just wanted to be sure  
9 based on what Mr. Owu just said that -- in fact, that the  
10 changes that are being proposed do allow for the flexibility  
11 that Lou was talking about? Because I think it is important  
12 to have that flexibility, because the market does change,  
13 and you don't want to be back in the situation where we have  
14 to come back and amend zoning again.

15 DANIEL MESSPLAY: Certainly, Chair Flynn. And I  
16 believe that is the intention of the applicant to sort of  
17 generate some additional flexibility, but not necessarily  
18 shut the door on a smaller tenant, should the opportunity  
19 arise, but just sort of expand the spectrum of potential  
20 tenants which they could take on.

21 So we can certainly word the approval conditions  
22 that way to make it clear that this is a range that can be

1 captured and is not just shifting the fledgling-size startup  
2 space to a larger space and closing the door on the  
3 fledgling size.

4 MARY FLYNN: Great. Okay. Thank you. Okay. So  
5 if there are no other questions, Board members, what are  
6 your thoughts on the proposed changes?

7 Okay. Lou has a thumbs up. Usually when we have  
8 discussion, it starts off with some of the negatives. So  
9 maybe we're going to be different tonight. Who knows?  
10 Let's see, Ted?

11 H THEODORE COHEN: I have no negatives. I mean,  
12 this is an area I have no expertise in. And it seems  
13 logical that MITIMCo and the Kendall Business Association,  
14 which are involved with getting these buildings filled, and  
15 it seems -- you know, giving them the flexibility to do  
16 this, you know, if indeed it's working well for the very  
17 small incubator projects, but then when they get bigger,  
18 they have to leave the city that doesn't seem to be a great  
19 thing for us and for the city. And so, giving them  
20 flexibility is good.

21 My understanding is it's not limiting or changing  
22 the amount of innovation space that has to be provided, it's

1 just giving them flexibility. And I guess if we find in the  
2 future that it's not working, and that the really small  
3 organizations are somehow being forced out, we could look at  
4 it again.

5 MARY FLYNN: Excellent. All right. Thank you for  
6 those thoughts.

7 Diego?

8 DIEGO MACIAS: Thank you for the presentation. I  
9 think I especially appreciated this market data slide,  
10 because I think having the sort of stats to back up sort of  
11 how you understand your tenants and your proposed changes  
12 really helps. I think I'm on board for all of it.

13 I like the sound of, you know, letting tenants  
14 grow into a space, and then also giving them flexibility  
15 with the shared access to resources and flexibility, and  
16 then the long release terms and the bigger sizes, I think it  
17 all sort of just makes sense.

18 MARY FLYNN: Great. Thank you.

19 Ashley?

20 ASHLEY TAN: Thank you, Madam Chair. I -- my  
21 initial reaction when I read, I was wondering why the  
22 proponent just didn't go an easier route and just get rid of

1 the concept overall, because it seems like it is -- you  
2 know, they're trying to look for ability to have basically  
3 market-rate rent or ability to have market-rate leases, and  
4 --

5 But I actually appreciate this amendment and law  
6 because this does still keep the ability for these growing  
7 incubators or middle-market companies to not have to compete  
8 with the larger companies. So I appreciate that and --  
9 yeah, definitely support it.

10 MARY FLYNN: Great. Thank you very much. Okay,  
11 well, as noted in the Staff memo, the Zoning does allow the  
12 Planning Board to approve this as a Minor Amendment. If we  
13 find that the innovation space as proposed will be  
14 consistent with the purposes of the standards and  
15 characteristics of the districts, and I think based on what  
16 we're seeing tonight, both in the presentation and what I've  
17 heard in comments, it sounds as though we -- the Board is  
18 comfortable making those findings.

19 So are we prepared then to make a determination on  
20 the requested Minor Amendment? I think we are. I'm not  
21 seeing any opposition.

22 Adam?



1           ADAM BUCHANAN WESTBROOK: Yeah. I -- thanks,  
2 Chair. I'm just curious if the applicants maybe could say a  
3 little bit more about how this would still kind of reserve  
4 space for the smaller entrepreneurial companies? I know  
5 that it's come up in some of the comments. But if you could  
6 just share a little bit more detail, that would be great.  
7 Thanks.

8           MARY FLYNN: Sure. Mr. Owu, could you expand on  
9 --

10          MICHAEL OWU: Sure. Yeah. So we specifically  
11 wrote the amendment language to allow it. So again, we're  
12 not trying to preclude the smaller sizes. In our portfolio,  
13 we have, I think probably the largest amount of innovation  
14 space for the smaller companies, between CIC and Lab  
15 Central.

16           So we're in constant communication with those  
17 folks. We know what the demand for space is. We can  
18 monitor that in real time. And so, we see that, like, on a  
19 daily basis, what that demand is.

20           And so, you know, as -- you know, as we build out,  
21 as we meet these requirements, we can in real time monitor  
22 where is the demand? Is the demand for all the incubator

1 size? Is the demand coming from the companies that are  
2 growing that new space? So that's sort of how we intend to  
3 approach it is -- again, it's about the flexibility to meet  
4 the demand wherever that demand ends up being in the coming  
5 years.

6 ADAM BUCHANAN WESTBROOK: Thank you. Appreciate  
7 it.

8 MICHAEL OWU: Thanks.

9 MARY FLYNN: Okay. So I think what I've heard  
10 from the Board is that there's general support for this.  
11 And I haven't heard anything negative. I think we have the  
12 information that we need.

13 If Board members feel like anything additional is  
14 needed, now would be the time to say so. Then if we're all  
15 good, again, are we prepared to make a determination, then,  
16 on the Requested Minor Amendment, based on the findings I  
17 read earlier? Again, I see some thumbs up.

18 So could I then have a motion to approve the Minor  
19 Amendment, subject to any additional conditions the Board  
20 may wish to add?

21 I know there are a couple of conditions in the CDD  
22 Memo that refer to language requirements that will be met,

1 and clearly, we want it to be sure that there is the  
2 flexibility to provide space for the full range of folks  
3 from the very small incubator stages up through the midrange  
4 that we talked about tonight.

5 LOUIS J. BACCI, JR.: So moved.

6 MARY FLYNN: Thank you, Lou. Is there a second?

7 H THEODORE COHEN: Ted second.

8 MARY FLYNN: Thank you, Ted. Okay, Daniel, could  
9 I have a roll call vote, please?

10 DANIEL MESSPLAY: Sure. Roll call on that motion:  
11 Lou Bacci?

12 LOUIS J. BACCI, JR.: Yes.

13 DANIEL MESSPLAY: H Theodore Cohen?

14 H THEODORE COHEN: Yes.

15 DANIEL MESSPLAY: Ashley Tan?

16 ASHLEY TAN: Yes.

17 DANIEL MESSPLAY: Diego Macias?

18 DIEGO MACIAS: Yes.

19 DANIEL MESSPLAY: Adam Westbrook?

20 ADAM BUCHANAN WESTBROOK: Yes.

21 DANIEL MESSPLAY: And Mary Flynn?

22 MARY FLYNN: Yes.

1 [All vote YES]

2 DANIEL MESSPLAY: That is all members present  
3 voting in favor.

4 MARY FLYNN: Great. Well, thank you very much the  
5 MIT team and we look forward to hearing reports down the  
6 line as to how the amendment is changing your ability to  
7 lease space.

8 MICHAEL OWU: Great. Thank you very much, Madam  
9 Chair and Planning Board members.

10 \* \* \* \* \*

11 (6:59 p.m.)

12 Sitting Members: Mary Flynn, Louis J. Bacci, Jr., H  
13 Theodore Cohen, Tom Sieniewicz, Ashley  
14 Tan, Diego Macias, Adam Buchanan  
15 Westbrook, and Mary Lydecker

16 MARY FLYNN: Okay. So we're going to move on to  
17 the next item on the agenda. I believe Tom and Mary are  
18 going to return for this item. And this is a Design Update  
19 on case PB-390, a previously granted special permit for a  
20 new residential mixed-use building at 57 JFK Street. And  
21 Daniel is going to provide an update on this.

22 DANIEL MESSPLAY: Thank you, Chair Flynn. So this

1 special permit was originally approved by the Planning Board  
2 last October and enabled the construction of a residential  
3 addition to an existing commercial building comprised of 38  
4 dwelling units in approximately 30,000 square feet of new  
5 floor area.

6 The design has been further developed prior to  
7 entering the building permit phase. And you'll see the  
8 changes are focused around the entry of the building on JFK  
9 Street.

10 The applicant has sought some guidance from the  
11 Urban Design Staff, so Brian Gregory from our Community  
12 Planning Team has been working with the applicant on this.  
13 And prior to this moving into the construction documents  
14 phase, we thought it would be most helpful if the Board  
15 weighed in on the design refinements and provided some  
16 feedback to better guide our Staff as we enter the building  
17 permit phase.

18 So CDD, Urban Design Staff did provide a written  
19 report to the Board to summarize some of the changes and  
20 provide some high-level commentary. And Brian is here if  
21 there are any questions. Otherwise, I think we can prepare  
22 to turn it over to the Design team to walk you through the

1 changes.

2 MARY FLYNN: Very good. All right. So the  
3 presenter this evening is Rachna Balakrishna. You'll have  
4 up to 30 minutes for the presentation, though again we  
5 always appreciate it when people are as concise as possible.  
6 So I will turn it over to you and ask you to introduce any  
7 other members of your team and begin.

8 RACHNA BALAKRISHNA: Thank you very much. As was  
9 just described, we're here tonight to ask for approval on a  
10 proposed change to the entrance of our building on JFK  
11 Street.

12 As I'm sure many of you know, since last year, the  
13 main accessible entrance to our building has moved to 80  
14 Winthrop Street and has been redone. And -- but there  
15 remains an entrance to our building at JFK Street, which  
16 many people also still use.

17 We've heard comments from community members and  
18 from CDD Staff that the JFK entrance does not provide a  
19 strong enough engagement with pedestrian traffic on JFK  
20 Street and the streetscape.

21 So the attached plans and rendering are proposed  
22 to improve that entrance on JFK Street by providing a more

1     inviting entrance to a lower level of space, which is in our  
2     building and is a tenant space, and also improving the main  
3     entrance on JFK Street, the design at the entrance and the  
4     façade.

5             And this is accomplished, as you'll see, by making  
6     the landing area at the top of the stairs more efficient and  
7     incorporating the open space on the second floor into a  
8     balcony-like space.

9             The entrance, as I mentioned, to the basement  
10    tenant space will also enhance public engagement with the  
11    building, as well as make the lower-level retail space more  
12    viable by having its own entrance. Right now, it does not  
13    have its own entrance.

14            At this point, I would like to turn it over to  
15    Liam Deevy, our Architect from Peter Quinn Architects in  
16    Somerville. He will go through the presentation that you  
17    have.

18            I'd also just like to note that this change will  
19    not affect anything in the residential addition that was  
20    approved last year or any other part of the façade or  
21    building other than what is shown in this presentation.

22            So now I'll turn it over to Liam, and then happy

1 to answer any questions.

2 LIAM DEEVY: Thank you, Rachna. Hi, everybody.  
3 I'm Liam Deevy, Peter Quinn Architects. So how would you  
4 like to do this? This is the -- these are the approved  
5 plans, and the previously approved plans.

6 And then on the next page, I think, as we go  
7 through this, we will see the modifications. That's the  
8 approved basement plan.

9 And on the next one now, so we're proposing a  
10 connection back to the street for this tenant space, for the  
11 stairs up and an entrance up at street level.

12 The next slide, please?

13 So -- and then this is a comparison on the first  
14 floor, the street level, between what was approved on the  
15 left side with the stairs and the angled wall and what's  
16 proposed, which is this entrance to the basement tenant from  
17 the street. It's set back three feet from the street.

18 And then we're straightening out the angled wall  
19 of the stairs and making the stairs be straight.

20 Next slide, please?

21 And then on the second floor, this is open right  
22 now. So the second floor is partially filled in. It's set



1 back. It's actually three feet set back to match, to align  
2 with the entrance to the basement tenant of the first floor.  
3 And these are enlarged plans -- the stairs to the basement  
4 tenant space.

5 And enlarged plans to the first and second floor  
6 of the proposed amendment.

7 These are some slides from the approved drawings  
8 showing the materials, and showing the entrance -- the new  
9 entrance on the Winthrop Street and how that is treated.

10 And we've taken that idea and used that on the roadwork on  
11 JFK Street.

12 And this is -- again -- materials, the proposed  
13 materials that were approved. And this, again, is the  
14 Winthrop Street side of the building.

15 And so this view shows what was approved, which is  
16 the addition of three stories, and this is the area we're  
17 talking about changing here in the middle.

18 Yeah, so this is it. Partially filling on the  
19 second floor, we're engaging the street with this new  
20 entrance for this tenant that in the basement, and then  
21 straightening out the angled wall stairs and providing new  
22 code-compliant stairs.

1           The materials are the dark bronze to match what's  
2       proposed at the Winthrop Street entrance. And the proposal,  
3       the approved proposal for the addition has two-tone bronze  
4       materials, using dark bronze at the entrances on -- at the  
5       entrance on Winthrop Street, and then lighter bronze panels  
6       in the other areas of the building. So we're bringing over  
7       that dark bronze aesthetic to the JFK Street side and new  
8       work.

9           And then following this is just some enlarged  
10      views of that. And the section showing this on the second  
11      floor and the stairs down to the basement, tenant space.

12           MARY FLYNN: Does that conclude your presentation?

13           LIAM DEEVY: Yes.

14           MARY FLYNN: Okay. Very good. All right. Then  
15      we will move on. Do Board members have any questions or  
16      comments at this point? Ted?

17           H THEODORE COHEN: Just a question right now:  
18      What is the handicapped access to the basement space?

19           LIAM DEEVY: The handicapped access is through  
20      Winthrop Street. So the Winthrop Street entrance is a new  
21      accessible entrance to the building. And an inside entrance  
22      is an elevator. There is -- so that -- the basement, all of

1 the tenants in the basement including this tenant.

2 H THEODORE COHEN: So the handicapped people will  
3 use the main entrance, and the non-handicapped people will  
4 use the side door?

5 LIAM DEEVY: On JFK Street, yes. The stairs  
6 there. That's proposed. Yep.

7 H THEODORE COHEN: I guess would you not expect  
8 everybody to want to use the elevator down to the retail  
9 space, rather than using the stairs?

10 LIAM DEEVY: Well, me, I use stairs more than  
11 elevators, personally. But I mean, people who use the  
12 elevator can use it by exiting on the main building  
13 entrance, which is now on Winthrop Street.

14 H THEODORE COHEN: Okay.

15 MARY FLYNN: Thanks, Ted.

16 Tom?

17 TOM SIENIEWICZ: Thank you, Mary. I -- in the  
18 memo that we received with our -- with the materials, it  
19 referenced a meeting with the Historical Commission on  
20 September 7. I wonder if I could get some understanding of  
21 what the feedback was that you received at that hearing.

22 MARY FLYNN: Yeah, we -- Daniel or Swaathi, can

1     you update us on that?

2             DANIEL MESSPLAY:   Thank you, Chair Flynn.   I  
3     wasn't at the hearing.   As far as I'm aware, it was  
4     continued.   But as far as specific comments go, I would  
5     maybe look to the applicant to summarize some of the  
6     comments.

7             MARY FLYNN:   Okay.   All right.   I don't know who  
8     from the applicant team would like to take that.   But if one  
9     of you could fill us in, that would be most appreciated it.

10            LIAM DEEVY:   They have asked us to provide more  
11    renderings, more views from the street, which we're actually  
12    working on.   And we have one which is sort of done.

13            They've also asked us to look at some of the  
14    details at the doorway or the entrance.

15            There was some concern about the setback, whether  
16    it was -- just wanted to be reassured that the setback is --  
17    the idea is that, you know, the setback is sort of retained  
18    with the darker materials and the 3' setback.   They wanted  
19    to see that more in perspective views, which we're working  
20    on.

21            And some of the details; they had some concerns.  
22    The door:   It was a little small-looking, the door to the

1 basement. So we're looking at some ways of making that  
2 appear more inviting.

3 They also had concerns with the materials. We  
4 have shown black granite in the base and in the stairs. It  
5 was our misunderstanding from -- the approved Planning Board  
6 design was Nelson Architects, and we at Peter Quinn  
7 Architects were just doing this portion of the work.

8 So we have adjusted our rendering. We can show  
9 you that if you like. Is that something you would be  
10 interested in seeing?

11 MARY FLYNN: Yes. Yes, please.

12 LIAM DEEVY: So this is one of the renderings that  
13 we're working on currently for -- oh, whoops, I'm sorry. Is  
14 that -- can you see that?

15 MARY FLYNN: Yes, we can.

16 LIAM DEEVY: Yep. So if we're -- you know, we're  
17 tuning the brick. And the new stairs is going to be -- with  
18 brick risers and the light granite treads, and the dark  
19 spandrel panel here, contrasting with the bronze that the  
20 Nelson Architect proposal had proposed.

21 MARY FLYNN: Okay.

22 LIAM DEEVY: Also, we have added some detail on

1     this spandrel, which was the CDD recommendation, so that it  
2     matches more what the other architects had done on the  
3     Winthrop Street side, the spandrel there.

4             MARY FLYNN:   Excellent.   Okay.

5             Tom, did you have any further questions at this  
6     point?

7             TOM SIENIEWICZ:  No, thank you, Madam Chair.  That  
8     was very, very helpful.

9             MARY FLYNN:  Okay, good.  Thank you.  All right.

10            Lou, what are your questions?

11            LOUIS J. BACCI, JR.:  In one of the renderings, I  
12     saw people above the JFK Street entrance.  Is that an actual  
13     balcony?

14            LIAM DEEVY:  No.  It's not a balcony, no.  It's  
15     the platform to access the first floor of JFK Street  
16     building -- of the building.

17            LOUIS J. BACCI, JR.:  Okay.  Talking about the  
18     third floor, correct?

19            LIAM DEEVY:  Oh, the third floor?  Yes, that's --

20            LOUIS J. BACCI, JR.:  It's right above the --

21            LIAM DEEVY:  That's the residential -- that's the  
22     residential -- the new residential addition.  That's --

1       yeah, that's the balcony, I believe.

2               LOUIS J. BACCI, JR.: That's an actual balcony?

3               LIAM DEEVY: It looks like it, yes. I was not  
4 involved with the design of that, but yes.

5               MARY FLYNN: And that's not changing from the  
6 previously permitted project?

7               LIAM DEEVY: Correct, yes. There is no changes at  
8 all. All we're doing is this portion in this bay here.  
9 That's the infill on the second floor, and just this portion  
10 -- this bay. And then providing an entrance to the basement  
11 tenant from the street and straightening out this  
12 [indiscernible] wall of the stairs and building the stairs  
13 to the code required dimensions.

14              MARY FLYNN: Okay. Mary, what are your questions?

15              MARY LYDECKER: Thank you. Thank you.

16              Thank you, other Mary. So my question is, I  
17 appreciated seeing that you are going to have code-compliant  
18 stairs. And the plans seem to show nine steps to cover the  
19 4.5' -- 3.5', 4.5' sorry -- nine steps for the 4.5'. Is it  
20 nine or six stairs? Because the rendering seems to all show  
21 it as six stairs.

22              This looked like it was nine.

1           LIAM DEEVY:  It's nine.

2           MARY LYDECKER:  Yeah.  It got -- in the jump,  
3   between the ground up.  So I think your renderings -- it  
4   would be really helpful as you do this next round to add  
5   the three stairs to show the -- either the deepening,  
6   essentially, into that bay.

7           LIAM DEEVY:  Okay.

8           MARY LYDECKER:  And I think also just to end that  
9   comment, I think it came up in that memo as well, making  
10  sure that the handrail associated with it, the extensions at  
11  the top and the bottom are code compliant as well.

12          LIAM DEEVY:  Yeah.

13          MARY LYDECKER:  And the views.

14          LIAM DEEVY:  So our code interpretation of that is  
15  that there are meant to be extensions.  The handrails should  
16  exterior, I should say, beyond the bottom of the stairs,  
17  unless it provides a -- unless it creates a hazard.  So it  
18  will -- yeah, so we [indiscernible] around the corner with  
19  it.

20                 The problem is that the wall of the building is  
21  right on the property line.  So the current stairs, the  
22  handrails just stop at the final -- you know, right at the



1 corner. So right above the nose, I believe. But we'll do  
2 whatever we can by code and whatever the space allows us to  
3 do.

4 MARY FLYNN: Okay.

5 Diego, what are your questions?

6 DIEGO MACIAS: Hi. I know this is -- the design  
7 is sort of in progress, but I was wondering if the architect  
8 could talk a little bit about sort of the framed entrance  
9 approach at Winthrop, and then the difference at JFK? And  
10 in particular I think to me that column sort of just stands  
11 out.

12 And just -- I know there are certain architectural  
13 limitations sometimes, and I was just curious to hear more  
14 about that. Thank you.

15 LIAM DEEVY: The column on the JFK Street side?

16 DIEGO MACIAS: Yes. The one that we're seeing  
17 right here on that -- right next to the Galleria.

18 LIAM DEEVY: Right. So that's -- that's the  
19 existing column. And it's encased in concrete right now. I  
20 believe the proposal is to encase that in aluminum to match  
21 what they are proposing for these spandrels throughout.

22 The -- on Winthrop Street, it's a different

1 situation. Because on Winthrop Street, the building is set  
2 back five or six feet from the property line. So there's  
3 more room to do things on Winthrop Street.

4 I'm projecting aluminum panels off the building,  
5 like to make that -- to make that sort of portal on Winthrop  
6 Street. We can't really do that on JFK Street because we're  
7 right on the property line. So we can't project things from  
8 the building.

9 The -- you know, the approved plans show that  
10 column as clad in aluminum. We haven't touched that column.  
11 We're basically on the second floor. The infill is behind  
12 that column. That column is untouched from when it was  
13 approved.

14 MARY FLYNN: Okay. If there are no further  
15 questions, let's get into Board member comments on the  
16 design. Well, perhaps before we do that, CDD did -- the  
17 Design Staff did give us a very detailed memo with  
18 suggestions for additional changes. Does Staff have any  
19 questions on the memo? I mean -- I'm sorry, do the Board  
20 members have any questions?

21 No? Okay. Well, then let's get into discussion.  
22 Who would like to begin?

1 Tom?

2 TOM SIENIEWICZ: I'm picking up the mantle from my  
3 former Board member to go first. So thank you for the  
4 Historical Commission relating their questions. And I  
5 gather the hearing's been continued, because they're looking  
6 for more detail. But just reading between the lines, and I  
7 suspect their concern is the same as mine.

8 And I appreciated Diego's question about the  
9 column -- the two-story column, because that goes to the  
10 heart of what I want to understand, which is there is a  
11 sense, even though this is not the main entrance, there's a  
12 sense of shadow and depth that is offered by the existing  
13 condition, right?

14 And that two-story height addresses the scale of  
15 what is probably one of our -- not the major street, that's  
16 Mass Ave, but certainly a major street in our city, that the  
17 scale of the architecture at two stories appropriately  
18 matches that, and in my opinion also breaks down what is a  
19 long building into two shorter pieces, which matches the  
20 pattern of development across the street, which is of course  
21 the domestic architecture that's been converted to retail,  
22 at least on the first couple of floors.

1           And so I very much appreciate the shadow and the  
2   depth that's offered by that architectural move.  Granted,  
3   it's not a door -- a major door to the facility -- I  
4   understand from detailed review of the project before that  
5   that has moved around the corner.

6           But I think it plays an important role in the  
7   streetscape, and it has -- gives the building a kind of  
8   civic presence, right?  That's giving a little bit of space  
9   and shadow back to the public realm.

10          So that double height space -- and I think the  
11   Planning Board is also very concerned about those details  
12   and how that would express itself -- not the Planning Board,  
13   excuse me, the Historical Commission -- concern about those  
14   details, about that scale of that entry.

15          So I -- for one, this Planning Board member would  
16   like the Historical Commission to finish their deliberations  
17   before I vote on this.  I don't want to cut them off in  
18   terms of their proper input, should they want to make  
19   adjustments to this.  I think we have to let them move  
20   forward.

21          So -- and I would want to understand the ways in  
22   which these details around this doorway don't fill out the

1 whole wall of the building, so you max out every square  
2 foot. You give something -- a little bit of something back  
3 to the streets, to one of our major streets in the city, a  
4 little bit of shadow and a little bit of sense that this  
5 building doesn't come all the way out to the street at every  
6 opportunity and gives a little bit of space and rhythm to  
7 the -- back to the city.

8 But I'm one Planning Board member. I'm very  
9 interested to --

10 MARY FLYNN: Mm-hm.

11 TOM SIENIEWICZ: -- hear what others feel. Thank  
12 you.

13 MARY FLYNN: Okay. Thank you very much.  
14 Appreciate it. Other thoughts from other Board members?

15 RACHNA BALAKRISHNA: May I make one comment  
16 related to the last one?

17 MARY FLYNN: No. We're really just into  
18 discussion at the moment. So I'd like to just keep it to  
19 the Planning Board at this point.

20 Ted?

21 H THEODORE COHEN: Yeah. I'm following up on what  
22 Tom said. You know, this entry has always been strange and

1 somewhat problematical with the ramp and the strange  
2 entryway and angled door. And I think I will have  
3 difficulty thinking that Winthrop Street is the main  
4 entrance to the building.

5 And I think a lot of people will similarly think  
6 that JFK, being a major entryway into the Square and a major  
7 building right there, will think that this is indeed the  
8 primary entrance to the building. And as such, it just  
9 feels very undistinguished; very ordinary.

10 I -- from the renderings, I would find it hard to  
11 believe that that's the entrance I'm supposed to take to get  
12 down to the restaurants and other retail in the basement.

13 It just seems to be that it needs to have  
14 something more to say that, you know, even if this is now  
15 the side door, as it were, that this is a main entrance, and  
16 it's really intended to be the main entrance to the basement  
17 retail. And I just think it needs to express itself some  
18 more.

19 I think the Staff picked up that, you know, you've  
20 got the one column on one side and not on the other side,  
21 and it just looks very odd. And, you know, I just think  
22 there needs to be something more done to this to make it an

1     inviting entryway, and to make it an exciting, you know,  
2     structure that's on this main entryway into Harvard Square.

3             So I would hope with the comments from the  
4     Historical Commission and continued work with Staff that  
5     something better than this would be evolved.

6             MARY FLYNN: Thank you, Ted.

7             Ashley, what are your thoughts?

8             ASHLEY TAN: Thank you, Madam Chair. I will say I  
9     do appreciate the updated rendering today with more details  
10    and articulation. But that also leads to the question if  
11    the Historical Commission has seen it yet. And so, if not,  
12    you know, I'm sure they would also appreciate seeing more  
13    detail than what probably they've seen so far.

14            In addition to what everyone mentioned, it took me  
15    a long time to figure out how to find an accessible entrance  
16    to the basement.

17            So one thing I'd encourage, I think the memo does  
18    -- the CDD memo does go to is -- you know, for extra thought  
19    into signage -- whether it's the store signage, Galleria  
20    signage, or even accessibility signage. So that is all.

21            MARY FLYNN: Thank you, Ashley.

22            Lou, what are your thoughts?

1           LOUIS J. BACCI, JR.: I'm going to have to agree  
2 with my colleagues. I believe it needs a stronger presence  
3 on this major artery into our city. So I'd like to see  
4 where the Historical Commission comes up with, and with  
5 maybe some future tweaking of this entrance. It's a much  
6 more prominent spot than being advertised.

7           So that's where I stand.

8           MARY FLYNN: Great. Thank you.

9           Diego?

10          DIEGO MACIAS: Just going to sort of echo what my  
11 colleagues have said, as well. But just to add two comments  
12 that there are sort of two renderings that I've seen on this  
13 entrance here.

14          And the other one has sort of like a lighted  
15 background to it. And it seems more -- I guess more  
16 inviting. And this one's a little bit darker.

17          I'm just wondering if that would sort of help. I  
18 know it's probably like a tricky situation with the lack of  
19 -- you know, space that you have to access this entrance,  
20 but -- you know, it's just part of the problem, I guess.

21          And then the other comment is related, and that's  
22 the losing of the ramp. I did feel before, you know, when



1 I've been to this sort of space before, was that the wrap  
2 sort of opened up the space and welcomed people. And I  
3 always felt that. And I'm not sure if I get that with this  
4 stair entrance that just goes up. But yeah. I mean,  
5 [indiscernible] comments. Thanks.

6 MARY FLYNN: Thank you. Mary, what are your  
7 thoughts?

8 MARY LYDECKER: Thank you. I think what everyone  
9 said, especially about Historical Commission completing  
10 their work, would be really helpful before we look at it  
11 again. I kept going back to the comment in the cover letter  
12 and in the CDD memo that the goal was to try to get the  
13 activity inside closer to the street.

14 And I struggle with what the proposal is to see  
15 how it's been achieved. I feel like the entry to the  
16 basement, you know, certainly people can go in. But I think  
17 as everyone has echoed, it's certainly not the accessible  
18 entry to the building, so it is unwelcoming in a very  
19 particular way, but also, you don't see the activity inside.

20 In the renderings, I'm not -- you know, the infill  
21 above, so we've now lost a certain kind of openness or two-  
22 story, which the CDD memo notes is unfortunate.

1           And I guess I'm not convinced yet that I  
2 understand why that -- what that tenant space, how that  
3 feels on the street. Are there people dining in there? I'm  
4 just not clear what that actually is, how it feels more  
5 connected in order to make a choice to make a compromise  
6 down below, right? I just don't feel that pull of things of  
7 the building and the outside together.

8           And I think on that disengaged column question,  
9 I'm honestly just super curious how you continue to approach  
10 that design-wise, because I see what your challenge is.

11           You have a door that's opening. You have a  
12 handrail that's coming up, and then you have this 4.5' drop  
13 that you're trying -- you have to do something, but you also  
14 don't want to create this corner, right? That's blocked off  
15 where someone can -- so it's a little bit of this small  
16 design moment that I feel like, as that gets resolved, it  
17 actually very much makes the landing feel either welcoming  
18 and safe or, you know, not that.

19           And it sounds like from what everyone's saying,  
20 this is an important civic street; it should all feel  
21 welcoming and pull you in.

22           MARY FLYNN: Great. Thank you very much. All

1 right. I don't disagree with anything that's been said. I  
2 do think, as has been noted, that it would be helpful to  
3 complete the Historical Commission process. I do think, you  
4 know, again, this is a very, very important street. And I  
5 feel as though the entryway is really diminished, so much so  
6 that it really seems to have gone too far.

7 So I think it does need additional work. And I am  
8 supportive of all of the comments in the CDD memo.

9 So let's see. Mr. Dhanda, you have -- yeah, your  
10 hand up. And Ms. Balakrishna wanted to say something as  
11 well. So I'll just let you both say comments, just before  
12 we wrap up, then.

13 RAJ DHANDA: Yes. So I thought we had a very good  
14 Historical Commission meeting. There were some items that  
15 were pointed out that we need to work with and go back to  
16 them. And many of the comments here are appreciated, but I  
17 would like to say the following: That we are, believe it or  
18 not, at an extremely critical moment in time from the point  
19 of view the decisions we have to make.

20 So when all is said and done, what I would request  
21 is this: Either the change be approved, second choice I  
22 would ask for is change be approved with conditions for the

1 CDD Staff to work with us -- and we have been talking to  
2 them, as obviously you folks know -- and if you really don't  
3 like this whole thing, just plain reject it outright so we  
4 can move on with our life.

5 Really, please believe me, I'm not trying to put  
6 -- we need to make this decision and we cannot wait. And if  
7 the choice we are left with is stay with what has been  
8 approved, that's what we will do.

9 MARY FLYNN: All right. Thank you for that  
10 feedback.

11 Ms. Balakrishna?

12 RACHNA BALAKRISHNA: Thank you. So just echoing  
13 some of the comments that were made, I just want to clarify  
14 a couple of things. The column -- I think Liam mentioned  
15 this, but the column that everyone's been noticing was in  
16 the original plans -- you know, that were approved last  
17 year. So I think now that we're focusing on this entrance,  
18 it's a little more noticeable. But I just want to note that  
19 it was there from before.

20 As was also mentioned, we had a very productive  
21 and helpful call with CDD Staff yesterday as well as Charlie  
22 Sullivan and Sarah Burks from Cambridge Historical

1 Commission joined.

2           Swaathi had mentioned on the call we talked about  
3 the memo dated September 5 from CDD with the comments. We  
4 told her that we agree with the comments, and she said that  
5 -- you know, depending on what the Planning Board says  
6 tonight that we could work with the Staff to incorporate  
7 those comments.

8           This is, unfortunately, a fairly time-sensitive  
9 thing, so we look forward to getting some clarity, and then  
10 we'll decide how to move forward on this. But thank you to  
11 everyone for looking at this on -- you know, we appreciate  
12 the comments.

13           MARY FLYNN: Okay. Question for you is when are  
14 you going back to the Historical Commission?

15           RACHNA BALAKRISHNA: So we had spoken to them  
16 yesterday that we could be on the agenda for the October 5  
17 meeting.

18           MARY FLYNN: Okay. Great. Thank you. All right.  
19 Then let's see, I guess Daniel, I'll ask you and the Design  
20 team, it seems as though, you know, several of the members  
21 have concerns about seeing the finished product and wanting  
22 to see, you know, what the Historical Commission process

1 leads to, and then also -- you know, what those changes are  
2 and what can be worked out with CDD Staff.

3 It's a very significant entrance, and it seems to  
4 me that perhaps the Board would like to see it again. So my  
5 question to you is, you know, if we did the more typical  
6 route of leaving it to Staff, how comfortable are you folks  
7 with that?

8 DANIEL MESSPLAY: Sure. Thank you, Chair Flynn.  
9 And I think it's a good time maybe to pin it towards process  
10 and think about what the options are before the Board.

11 MARY FLYNN: Yeah.

12 DANIEL MESSPLAY: This is an approved special  
13 permit that is undergoing some design refinement. So I  
14 think it's important to sort of keep that perspective.

15 The reason, you know, it's been brought back  
16 before the Board is because some of those design refinements  
17 have now sort of strayed a bit from what the Planning Board  
18 approved when the special permit was granted.

19 That said, the design is not set in stone. I  
20 think what we've heard from the architect and from the  
21 applicants this evening is that they're continuing to refine  
22 the design based on comments that they've heard from Staff,

1 but also from the Historical Commission and from the  
2 Planning Board.

3 I do sympathize having sort of two Board  
4 jurisdictions and needing to sort of cater to comments from  
5 two different Boards. That can be tough. So I think if the  
6 Board feels really strongly that regardless of what  
7 additional changes are made, they want to see it again, then  
8 that is a path that we could take.

9 But an alternative that we could take or consider  
10 is let the applicant go to the Historical Commission.  
11 They've obviously taken some notes on the comments from the  
12 Board tonight, and I'm sure they're going to start  
13 incorporating that into their Design Updates as well.

14 Get feedback from the Historical Commission and  
15 then present, maybe, an updated design to our Urban Design  
16 Staff again. And if the Urban Design Staff evaluates that  
17 updated design and feels that it needs to come back to the  
18 Board. And as we've done tonight, we can sort of leave it  
19 to our Urban Design Staff to sort of make that  
20 determination.

21 So I think those would be maybe probably the two  
22 most realistic options for the Board. And obviously it's

1 the pleasure of the Board.

2 MARY FLYNN: All right. So Board members, those  
3 are the options. Could I have some feedback? I know Tom  
4 felt very clearly that we should finish up with the  
5 Historical Commission. I'd like to hear if others feel that  
6 way too. But Tom, you had your hand up first, so we'll go  
7 to you.

8 TOM SIENIEWICZ: Thank you, Madam Chair. You  
9 know, at the risk of making the petitioner feel like I'm a  
10 bit of a fuss budget, I would like to see this again. And I  
11 don't want to leave it in Staff's hands, and I don't want to  
12 leave it entirely up to the Historical Commission. They  
13 have their perspective.

14 I appreciated Ms. Lydecker's, you know, detailed  
15 description of design conditions that, you know, I would  
16 like to see which would make a big difference.

17 And I feel strongly that it's an important street,  
18 and the Planning Board appropriately should make a judgment  
19 about whether this is contributing sufficiently, in its  
20 revised details, to the civic environment. And I don't want  
21 to abdicate that responsibility; that's what we're charged  
22 with doing.



1           So I would like to see it again.

2           MARY FLYNN:   Okay.   Thank you.

3           Lou?

4           LOUIS J. BACCI, JR.:   Basically, same here.   I'd  
5   like to see it come back.   It's too prominent of an area to  
6   not have approval and leave this to Staff.

7           MARY FLYNN:   Okay.   So is there anyone who  
8   disagrees with the idea of having them return to the Board  
9   as well?   Any Board member?   No?   Okay.   So then, we're not  
10   going to conclude the Design Update.   Daniel, do we need a  
11   motion just to continue?

12          DANIEL MESSPLAY:   Yes, Chair Flynn.   I think that  
13   would be the alternative.   The Board could take a motion and  
14   action on continuing this Design Update to a future meeting.

15          MARY FLYNN:   Okay.   Is there a way we could pick a  
16   date now, so that the proponent would have a sense of what  
17   the schedule is?

18          DANIEL MESSPLAY:   I'll look to our master  
19   scheduler in Swaathi.   I'll --

20          MARY FLYNN:   Swaathi?   --

21          DANIEL MESSPLAY:   -- say we have some additional  
22   flexibility here, since it's a matter of General Business.

1 Obviously, when the applicant is ready, we could probably  
2 add it to -- you know, in upcoming agendas as soon as we  
3 can. But I'll let Swaathi --

4 MARY FLYNN: Okay.

5 DANIEL MESSPLAY: -- chime in here.

6 MARY FLYNN: Okay.

7 SWAATHI JOSEPH: Thank you, Chair. Thank you,  
8 Daniel. So right now, we do have a Planning Board meeting  
9 on October 3. However, that is not before the Historical  
10 Commission's discussion of the matter. So there are two  
11 things that the Board can do. You can choose to have the  
12 discussion on the revisions ahead of the Commission having  
13 their discussion to see if it generally has responded to the  
14 specific comments that the Board has shared with the  
15 applicant.

16 We do not have confirmed Planning Board meetings  
17 yet for October 10 and the seventeenth due to, you know,  
18 some programs that are being considered right now with the  
19 Board.

20 So the following meeting we are right now looking  
21 at is -- the confirmed meeting is October 24, after October  
22 3. And I'm not saying that there won't be meetings on

1     October 10 and the seventeenth, but at this given point, we  
2     do not have confirmed meetings for those two October dates.

3             MARY FLYNN:   Okay.   All right.   So since this  
4     doesn't require legal notice, why don't we just give you  
5     some time to figure out what the tenth and seventeenth look  
6     like?

7             If we can -- if there is going to be a meeting on  
8     the tenth, it seems as though that would be the best date,  
9     because it would already have gone through the Historical  
10    Commission.   If there's not, then we'll just figure out what  
11    works best.

12            All right.   So can I then have a motion to  
13    continue the Design Review to a date hopefully in October  
14    for as soon as that revisions are made and ready to be  
15    presented to the Board?

16            TOM SIENIEWICZ:   So moved.

17            LOUIS J. BACCI, JR.:   Second.

18            MARY FLYNN:   Thank you.   Daniel, could we have a  
19    roll call, please?

20            DANIEL MESSPLAY:   Roll call on that motion:   Lou  
21    Bacci?

22            LOUIS J. BACCI, JR.:   Yes.

1 DANIEL MESSPLAY: H Theodore Cohen?

2 H THEODORE COHEN: Yes.

3 DANIEL MESSPLAY: Tom Sieniewicz?

4 TOM SIENIEWICZ: Yes.

5 DANIEL MESSPLAY: Ashley Tan?

6 ASHLEY TAN: Yes.

7 DANIEL MESSPLAY: Diego Macias?

8 DIEGO MACIAS: Yes.

9 DANIEL MESSPLAY: Adam Westbrook?

10 ADAM BUCHANAN WESTBROOK: Yes.

11 DANIEL MESSPLAY: Mary Lydecker?

12 MARY LYDECKER: Yes.

13 DANIEL MESSPLAY: And Mary Flynn?

14 MARY FLYNN: Yes.

15 [All vote YES]

16 DANIEL MESSPLAY: That is all members voting in

17 favor.

18 MARY FLYNN: Okay. So thank you very much for

19 your presentation and thank you for listening to our

20 comments. We will look forward to seeing you again as soon

21 as we can so that we can -- you know, move this forward and

22 try to keep to your timetable while addressing the concerns

1 of both Boards. So thank you.

2 All right. So we are now going to move on. We've  
3 now concluded the ordinary business on our agenda.

4 [Pause]

5 DANIEL MESSPLAY: Oh, Mary, I think you might be  
6 muted.

7 MARY FLYNN: Sorry.

8 DANIEL MESSPLAY: Sorry about that.

9 MARY FLYNN: Sorry. No, that's fine. My  
10 apologies to everybody. So that concludes the ordinary  
11 business on our agenda.

12 \* \* \* \* \*

13 (7:46 p.m.)

14 Sitting Members: Mary Flynn, Louis J. Bacci, Jr., H  
15 Theodore Cohen, Tom Sieniewicz, Ashley  
16 Tan, Diego Macias, Adam Buchanan  
17 Westbrook, and Mary Lydecker

18 MARY FLYNN: Before we do adjourn though, with the  
19 recent departure of Hugh Russell from the Planning Board --  
20 this was noted by Daniel -- the Board will need to select a  
21 replacement representative on the Cambridge Redevelopment  
22 Authority Design Review Committee.

1 Lou Bacci is currently serving as the other  
2 representative to that committee from the Board. And I  
3 understand that our newest member, Mary Lydecker, is  
4 interested in serving in this capacity.

5 So my question to the Board is are there any other  
6 nominations for this position of Design Review Committee  
7 Representative? Okay. Seeing none, is there a motion then  
8 to appoint Mary Lydecker to the CRA Design Review  
9 Committee?

10 TOM SIENIEWICZ: Madam Chair, this is Tom. So  
11 moved.

12 MARY FLYNN: Thank you. Is there a second?

13 LOUIS J. BACCI, JR.: Second.

14 MARY FLYNN: Thank you. Okay. Can we have a  
15 roll call vote?

16 DANIEL MESSPLAY: Roll call on that motion: Lou  
17 Bacci?

18 LOUIS J. BACCI, JR.: Yes.

19 DANIEL MESSPLAY: H Theodore Cohen?

20 H THEODORE COHEN: Yes.

21 DANIEL MESSPLAY: Tom Sieniewicz?

22 TOM SIENIEWICZ: Yes.

1 DANIEL MESSPLAY: Ashley Tan?

2 ASHLEY TAN: Yes.

3 DANIEL MESSPLAY: Diego Macias?

4 DIEGO MACIAS: Yes.

5 DANIEL MESSPLAY: Adam Westbrook?

6 ADAM BUCHANAN WESTBROOK: Yes.

7 DANIEL MESSPLAY: Mary Lydecker?

8 MARY LYDECKER: Yes.

9 DANIEL MESSPLAY: And Mary Flynn?

10 MARY FLYNN: Yes.

11 [All vote YES]

12 DANIEL MESSPLAY: That is all members voting in  
13 favor.

14 MARY FLYNN: Wonderful. Congratulations, Mary.

15 MARY LYDECKER: Thank you.

16 MARY FLYNN: You've assumed even more work. So  
17 good way to start your tenure on the Planning Board. So I'm  
18 sure you'll do a great job on that committee as well and  
19 will work really well with Lou.

20 So that concludes the business on our agenda. And  
21 I was thinking maybe we had actually broken another record  
22 in terms of length of meeting, but I'm not 100 percent sure

1       that we have. So anyway, it was good to see everybody.

2       That concludes the business on the agenda.

3               Do Board members have any other questions or  
4       comments?

5               [Pause]

6               Seeing none, Staff, anything you need to add?

7               DANIEL MESSPLAY: Just a reminder, no meeting next  
8       week, so we will see you on the twenty-sixth.

9               MARY FLYNN: Very good. All right. Very good.  
10       Well, then the meeting is adjourned. Thank you all and have  
11       a nice evening all. Bye now.

12               COLLECTIVE: Goodnight, thanks, everyone.

13       [7:48 p.m. End of proceedings.]

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## E R R A T A   S H E E T

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I have read the foregoing transcript of the  
Planning Board meeting, and except for any corrections or  
changes noted above, I hereby subscribe to the transcript  
as an accurate record of the proceedings.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

## CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Michele Dent, Notary Public in and for the  
Commonwealth of Massachusetts, do hereby certify that the  
above transcript is a true record, to the best of my  
ability, of the proceedings.

I further certify that I am neither related to nor  
employed by any of the parties in or counsel to this action,  
nor am I financially interested in the outcome of this  
action.

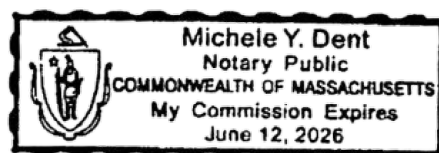
In witness whereof, I have hereunto set my hand this  
17th day of October, 2023.



Notary Public

My commission expires:

June 12, 2026



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