

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, JANUARY 17, 2023
6:30 p.m.

Remote Meeting
Cambridge, Massachusetts

Mary T. Flynn, Chair
Catherine Preston Connolly, Vice Chair
Steven A. Cohen
H Theodore Cohen
Hugh Russell
Ashley Tan

Community Development Staff
Daniel Messplay
Swaathi Joseph
Khalil Mogassabi
Eric Thorkildsen
Adithi Moogoor



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* * * * *

(6:30 p.m.)

Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
Steven A. Cohen, H Theodore Cohen,
Hugh Russell, and Ashley Tan

MARY FLYNN: Good evening. Welcome to the January
17, 2023, meeting of the Cambridge Planning Board. My name
is Mary Flynn, and I am the Chair.

This meeting is being held remotely in accordance
with Chapter 107 of the Acts of 2022 signed into law on July
16, 2022.

All Board members, applicants, and members of the
public will state their names 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.

This meeting is being video and audio recorded and
is being streamed live on the City of Cambridge online

1 meeting portal and on cable television Channel 22, within
2 Cambridge. There will also be a transcript of the
3 proceedings.

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

6 DANIEL MESSPLAY: Thank you, Chair Flynn. Lou
7 Bacci, are you present, and is the meeting visible and
8 audible to you?

9 [Pause]

10 Absent.

11 H Theodore Cohen, are you present, and is the
12 meeting visible and audible to you?

13 H THEODORE COHEN: Visible, and audible.

14 DANIEL MESSPLAY: Steven Cohen, are you present,
15 and is the meeting visible and audible to you?

16 STEVEN A. COHEN: Present, and audible.

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

19 [Pause]

20 Absent. Hugh Russell, are you present, and is the
21 meeting visible and audible to you?

22 HUGH RUSSELL: Present, and visible, and audible.

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

3 ASHLEY TAN: Present, visible, and audible.

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

6 MARY FLYNN: Present, visible, and audible.

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

9 MARY FLYNN: I am present, and it is visible and
10 audible.

11 DANIEL MESSPLAY: Thank you, Chair Flynn. That is
12 six members present and two members absent, which
13 constitutes a quorum.

14 MARY FLYNN: Wonderful. Thank you, Daniel.

15 * * * * *

16 (6:34 p.m.)

17 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
18 Steven A. Cohen, H Theodore Cohen, Hugh
19 Russell, and Ashley Tan

20 MARY FLYNN: The first item is an Update from the
21 Community Development Department. Please also introduce CDD
22 and other City Staff present at the meeting. I believe,

1 Daniel, you're going to do that.

2 DANIEL MESSPLAY: Thank you, Chair Flynn. Yep,
3 Daniel Messplay here, Senior Manager for Zoning and
4 Development.

5 I want to start with a special introduction.
6 We've got a new member of the Zoning and Development team
7 with us. I'd like to introduce Adithi Moogoor, who is our
8 Zoning and Development Intern.

9 And Adithi comes to us from international waters,
10 actually, and has an architecture and urban planning
11 background, and this is her first parlay into planning and
12 development in the United States. So we're so excited to
13 have her on board.

14 ADITHI MOOGOR: Thank you, Daniel.

15 H THEODORE COHEN: Where from?

16 DANIEL MESSPLAY: From Singapore.

17 H THEODORE COHEN: Welcome.

18 MARY FLYNN: Nice. Welcome. Yes, nice to have
19 you on Staff. Lovely.

20 DANIEL MESSPLAY: Also with me here tonight from
21 the Zoning and Development team we've got Swaathi Joseph,
22 our Zoning Project Planner. We are also joined by Khalil

1 Mogassabi, our Chief Planner in Community Development. And
2 I believe Erik Thorkildsen from Urban Design has also
3 joined us.

4 In terms of updates tonight, I'll keep it very
5 brief. We've got three General Business items to discuss
6 tonight.

7 So the first is a minor amendment request for the
8 Volpe special permit. And then we will discuss a Use
9 Determination for a building in Cambridge Crossing, and we
10 will conclude with a Project Update for 325 Binney Street.

11 There is no scheduled Planning Board meeting next
12 week, but we will meet again on January 31. And at that
13 meeting, we'll have a public hearing on a major amendment
14 request for 75 First Street and a Design Review of the
15 Lechmere Canal Park improvements.

16 That takes us into February, and I'm not sure I
17 need the break down all of those items just yet, so I'll
18 stop and turn it back to the Chair.

19 MARY FLYNN: All right. Thank you, Daniel. Do
20 any Board members have questions on the Update? All right.
21 Seeing none.

22

* * * * *

(6:36 p.m.)

Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
Steven A. Cohen, H Theodore Cohen, Hugh
Russell, and Ashley Tan

MARY FLYNN: Then we'll just move right into the
first item on the agenda which is minor amendment request
for case PB-368, a previously approved Planned Unit
Development in Kendall Square known as Volpe. CDD Staff
will begin by summarizing why this is before us.

DANIEL MESSPLAY: Thank you, Chair Flynn. This is
a PUD that was granted Final Development Plan Approval in
2021 but has not yet proceeded to Design Review. And the
applicant has requested a phasing change, which can be
granted as a minor amendment under the conditions of the
special permit.

Detailed comments are provided in a separate memo
from CDD, and Staff are present to answer any questions that
the Board may have.

MARY FLYNN: Great. Thank you very much. The
presenter this evening is Benjamin Lavery on behalf of the
applicant. Mr. Lavery, you will have up to 30 minutes for

1 your presentation. We ask you to be as concise as possible,
2 but the Board can allow additional time at our discretion.

3 Please begin by introducing yourself and any other
4 presenters who will be speaking with you this evening.

5 BENJAMIN LAVERY: Good evening and thank you very
6 much, Madam Chair. Again, my name is Ben Lavery. I will be
7 presenting by myself this evening on behalf of MITIMCo team.

8 And good evening to the Planning Board, the CDD
9 Staff and members of Cambridge community as well. We are
10 pleased to be with you tonight, as we are requesting a minor
11 amendment to the Volpe special permit, as Daniel mentioned.
12 This minor amendment requests an adjustment to the phasing
13 of the development as set forth in the preliminary phasing
14 plan.

15 Before we discuss the minor amendment, just a
16 brief update. We launched a design process on three
17 residential buildings and three commercial buildings on the
18 southern portion of the site. That's the area between
19 Potter Street and Broadway.

20 And we've been working with the architects on the
21 designs of these buildings, together with the adjacent open
22 spaces. And we look forward to being back before the

1 Planning Board later in 2023, later this year, in fact.

2 As part of the Design Review process with City CDD
3 Staff, and of course the Planning Board for those projects,
4 we look forward to engaging with the community at that time.

5 Additionally, we'll be before you again in just a
6 few short weeks on February 7 to provide an overall Volpe
7 update during the Town Gown presentation.

8 So let's turn to why we're here tonight, which is
9 to request a minor amendment, as we already said, to the
10 special permit.

11 Since the special permit was issued, market
12 interest in the C1 and C3 buildings has been stronger than
13 in the C2 commercial building located in the middle.

14 We appreciate our mutual desire for the Volpe
15 development to commence as soon as possible, so that the
16 infrastructure improvements and the public benefits
17 associated with the initial phase of the development are
18 delivered to the community.

19 So let's take a look at what changes on the next
20 slide, please?

21 This is the current approved plan, if you will.
22 And the phase plan for the Volpe redevelopment approved

1 during this special permit was proposed by MIT with input
2 from the City Staff and the Planning Board, with the
3 underlying assumption that the development of the commercial
4 buildings would generally occur from east to west on the
5 site.

6 Our collective understanding at the time was that
7 the market would direct the development of the C1 and C2
8 commercial buildings first, which are included in Phase 1,
9 depicted here in this plan.

10 Phase 2 of the plan contemplates the development
11 of the C3 commercial building to the west as the final
12 building likely to be built along Broadway.

13 So let's advance to the revised plan, please.

14 The requested amendment to the phasing plan
15 removes the C2 commercial building currently in Phase 1 and
16 replaces it with the C3 commercial building currently in
17 Phase 2. Accordingly, the C2 commercial building is moved
18 to Phase 2. And if you were wondering, Phase 3 remains the
19 same.

20 You'll notice in addition to the C3 building, the
21 southern portion of the Sixth Street Park along the Loughrey
22 Walkway also moves to Phase 1. The result is that there is

1 more open space that would be delivered within Phase 1. And
2 that is it. And that's all we're looking for. That's all
3 we're asking for.

4 In closing, I would like to state that this change
5 will not alter our commitment -- commitments to the special
6 permit conditions or the public benefits. The Third Street
7 Park and the Community Center and the adjacent open space
8 will all still be delivered in Phase 1.

9 Thank you for your support.

10 MARY FLYNN: Thank you. Appreciate the
11 presentation. Members of the Board, tonight is -- this
12 discussion is an item of General Business. But we can take
13 public comment if we wish to. There are several members of
14 the public who are online.

15 So my question to you is do you want to hear the -
16 - if there is any public comment this evening, or would you
17 prefer to just discuss this among ourselves?

18 STEVEN A. COHEN: I would get the comments.

19 MARY FLYNN: Okay. Okay. I'm seeing thumbs up,
20 et cetera. So we will go to public comment, then. Any
21 member of the public who wishes to speak should now click
22 the button that says, "Raise hand." If you're calling in by

1 phone, you can raise your hand by pressing *9.

2 As of 5:00 p.m. yesterday, the Board had
3 received one written communication on this case from Rhonda
4 Masse. Written communications received after 5:00 p.m.
5 yesterday will be entered into the record.

6 I will now ask Staff to unmute speakers one at a
7 time. You should begin by saying your name and address, and
8 Staff will confirm we can hear you. After that, you will
9 have up to three minutes to speak before I ask you to wrap
10 up. And I'd also like to just point out that we are focused
11 on the minor amendment, which is a schedule change. So
12 please direct your comments to the item that is on the
13 agenda.

14 Thanks.

15 Daniel, I'll turn it over to you.

16 DANIEL MESSPLAY: Thank you, Chair Flynn. I don't
17 see any raised hands at this moment, so I'll just do a quick
18 last call. If there's any speakers who want to provide
19 public comment on the Volpe phasing change request to please
20 use the "Raise Hand" function now.

21 [Pause]

22 Chair Flynn, I think we have quite a few

1 spectators, but maybe not so many willing public commenters.
2 Yeah. So I'll turn it back to you.

3 MARY FLYNN: All right. Very good. Thank you.
4 So in addition to this evening's presentation, we received a
5 memo on the requested change from the Community Development
6 Staff. And of course they are available to answer any
7 questions we have. So let me start with that. Are there
8 questions for the Staff or the developer that the Board
9 would like answered tonight?

10 Ted?

11 H THEODORE COHEN: Really, my only question is,
12 what is going to be the status of the lot between C1 and C3
13 until such time as C2 is built?

14 MARY FLYNN: Okay. Mr. Lavery, could you address
15 that please?

16 BENJAMIN LAVERY: Well, there are a number of
17 steps, obviously, in redeveloping this site, including the
18 removal of the existing buildings in that vicinity.

19 We will look at the time that we anticipate it
20 being vacant, but delivering something that's pleasing in
21 the way of open space, meaning partitions and site fencing
22 to control the area, is a likely outcome. And it does

1 depend on the phasing in the end and the removal of those
2 buildings.

3 I would also point out that there's a fair amount
4 of infrastructure -- utilities and things of that nature
5 that come down Broadway, some of which are within the
6 parcel. So we'll have to look at how all that lays out.

7 Lastly, when we do come forward with Design Review
8 for each building, we will be addressing the open space and
9 the interim conditions around those individual buildings at
10 that time in greater detail.

11 MARY FLYNN: Okay. That's helpful to know,
12 because it was a question that I had as to whether or not we
13 were just going to be doing utility work for the open space
14 or whether we would actually have usable open space. And it
15 sounds like it will be usable if we're going through Design
16 Review, et cetera.

17 BENJAMIN LAVERY: The open space adjacent to the
18 buildings, it will be delivered with the building. So in
19 the case of C3, the area along the Sixth Street walkway will
20 be delivered with the C3 building. In a similar nature, the
21 open space at the corner of Third and Broadway will be
22 delivered with C1 or approximate to that time.

1 MARY FLYNN: Okay. All right. Other questions?
2 All right. Seeing none, then are there comments from
3 members of the Board in regards to the request?

4 Hugh?

5 HUGH RUSSELL: Well, having sat through a bunch of
6 projects of large scale, I just wanted to remind my
7 colleagues that it's been quite routine for us to -- for the
8 developments to be affected by phasing and timing. And so
9 this is sort of -- it's happened a lot in the past, and so I
10 don't have any difficulty in trying to provide buildings
11 people actually want first.

12 MARY FLYNN: Okay. Thank you, Hugh. Anyone else?
13 Catherine?

14 CATHERINE PRESTON CONNOLLY: Sure. I'll just
15 chime in with and agree with you that, you know, this seems
16 like a common-sense response, and where none of the
17 community benefits are changing phases, and there are -- you
18 know, all of the things that we expect to be delivered with
19 buildings are going to be delivered in appropriate Design
20 Review by the Board, I don't have any problem with this
21 amendment.

22 MARY FLYNN: Excellent. All right. Thank you

1 very much. So is -- do any other Board members disagree
2 with the position taken by Catherine and Hugh or want to add
3 anything to the discussion?

4 All right. Quiet group tonight. So. So let me
5 then move forward. Is there a motion to approve this as a
6 minor amendment, subject to the conditions as recommended by
7 Staff in the CDD memo?

8 STEVEN A. COHEN: So moved.

9 MARY FLYNN: Is there a second?

10 H THEODORE COHEN: Second.

11 MARY FLYNN: Ted. Thank you. Daniel, could I
12 have a roll call vote, please?

13 DANIEL MESSPLAY: Sure. Roll call on that motion:
14 H Theodore Cohen?

15 H THEODORE COHEN: Yes.

16 DANIEL MESSPLAY: Steve Cohen?

17 STEVEN A. COHEN: Yes.

18 DANIEL MESSPLAY: Hugh Russell?

19 HUGH RUSSELL: Yes.

20 DANIEL MESSPLAY: Ashley Tan?

21 ASHLEY TAN: Yes.

22 DANIEL MESSPLAY: Catherine Preston Connolly?

1 CATHERINE PRESTON CONNOLLY: Yes.

2 DANIEL MESSPLAY: And Mary Flynn?

3 MARY FLYNN: Yes.

4 [All vote YES]

5 DANIEL MESSPLAY: That is all members voting in
6 favor.

7 CATHERINE PRESTON CONNOLLY: Excellent. All
8 right. Well, thank you again, Mr. Lavery. We appreciate
9 your presentation.

10 BENJAMIN LAVERY: Thank you. Appreciate it.
11 Goodnight.

12 MARY FLYNN: Goodnight.

13 * * * * *

14 (6:50 p.m.)

15 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
16 Steven A. Cohen, H Theodore Cohen, Hugh
17 Russell, and Ashley Tan

18 MARY FLYNN: We'll now move on to the second item
19 on the agenda, which is a Use Determination request for PB-
20 179, a previously approved Planned Unit Development known as
21 Cambridge Crossing. And CDD Staff will once again summarize
22 why this is before us.

1 DANIEL MESSPLAY: Thank you, Chair Flynn. This
2 proposal is to locate a fast-order food establishment in the
3 ground floor of Parcel JK of Cambridge Crossing. This is a
4 district of the city that permits a broad range of retail
5 uses, but the PUD special permit did not explicitly
6 authorize fast-order or quick service food establishments.

7 But it does allow the Planning Board to make a
8 written determination to allow a proposed use if it is,
9 "compatible with and advances the policy objectives of the
10 Eastern Cambridge plan, and that it is necessary to support
11 the predominant residential use in the PUD in the North
12 Point District."

13 CDD Staff didn't provide a memo on this request,
14 but we have met with the prospective retailers, and we don't
15 see any issues if the Board decides to make that
16 determination. And I believe Michael Feeney is present
17 representing the retailer, in case there are questions.

18 MARY FLYNN: Very good. Thank you, Daniel. Do
19 Board members have questions on this? For the Staff or the
20 proponent?

21 [Pause]

22 I'm seeing none. All right. So therefore, are

1 there -- well, there's -- I'm sorry, I'm getting confused
2 here with my e-mail coming through. Do Board members have
3 thoughts on this particular request?

4 Ted?

5 H THEODORE COHEN: I think any retail facility
6 that wants to open now is good. I'm also a frequenter of
7 Bon Me and think they're good. And so, I can think of no
8 objection why this shouldn't go into be viewed as acceptable
9 use in this particular location. We're getting a lot of
10 residential dwellers there and they should have the
11 opportunity to use this facility and go to this facility.

12 MARY FLYNN: Thank you, Ted. Any other thoughts?
13 Hugh?

14 HUGH RUSSELL: Actually, I was wondering when the
15 connection between First Street and the new First Street on
16 the Cambridge Crossing side is going to be available for
17 traffic. It seems to me that's a -- it will help a lot to
18 pull the Cambridge Crossing into the rest of the city. Is
19 there anyone present who knows the answer to that?

20 MARY FLYNN: I don't know if we have anyone from
21 the development team online. Daniel, is that something you
22 had some knowledge of, or no?

1 DANIEL MESSPLAY: Unfortunately, Chair Flynn, I've
2 been a little disconnected from that --

3 MARY FLYNN: Yeah.

4 DANIEL MESSPLAY: -- part of the process. But I,
5 you know, fully understand that that would be in the Board's
6 interest, and we could -- you know, we could get that answer
7 for the Board and report back.

8 MARY FLYNN: Sure. Okay.

9 HUGH RUSSELL: It's not, you know, a contingent
10 question, for this --

11 MARY FLYNN: Right.

12 HUGH RUSSELL: -- this action.

13 MARY FLYNN: Yeah.

14 HUGH RUSSELL: I would agree with my colleague.

15 MARY FLYNN: Yeah, I think you're absolutely
16 right. It would certainly help. It'll make it much easier
17 for people in the East Cambridge area to get over across the
18 street.

19 Well, then, seeing no other hands, let me ask.
20 Are there any objections to making a determination that the
21 proposed use is compatible with and advances the policy
22 objectives of the Eastern Cambridge plan, and that it is

1 necessary to support the predominant residential use in the
2 PUD in the NorthPoint residence district?

3 Any objections?

4 [Pause]

5 No? Okay. Seeing none, is there a motion to make
6 such a recommendation?

7 STEVEN A. COHEN: So moved.

8 MARY FLYNN: Is there a second?

9 HUGH RUSSELL: Second.

10 MARY FLYNN: Okay. Very good. Could I have a
11 roll call vote, please?

12 DANIEL MESSPLAY: Sure. Roll call on that motion:
13 H Theodore Cohen?

14 H THEODORE COHEN: Yes.

15 DANIEL MESSPLAY: Steve Cohen?

16 STEVEN A. COHEN: Yes.

17 DANIEL MESSPLAY: Hugh Russell?

18 HUGH RUSSELL: Yes.

19 DANIEL MESSPLAY: Ashley Tan?

20 ASHLEY TAN: Yes.

21 DANIEL MESSPLAY: Catherine Preston Connolly?

22 CATHERINE PRESTON CONNOLLY: Yes.

1 DANIEL MESSPLAY: And Mary Flynn?

2 MARY FLYNN: Yes.

3 [All vote YES]

4 DANIEL MESSPLAY: That is all members voting in
5 favor.

6 MARY FLYNN: Very good. Thank you. And thank you
7 for joining in, Mr. Feeney.

8 MICHAEL FEENEY: Thank you.

9 MARY FLYNN: Appreciate your presence here
10 tonight.

11 * * * * *

12 (6:55 p.m.)

13 Sitting Members: Mary T. Flynn, Catherine Preston Connolly,
14 Steven A. Cohen, H Theodore Cohen, Hugh
15 Russell, and Ashley Tan

16 MARY FLYNN: Okay. The next item is a Project
17 Update on case PB-357, a previously granted special permit
18 at 325 Binney Street. As mentioned before, tonight's agenda
19 is all General Business. But we'll begin this with an
20 update from CDD Staff, and then the Planning Board will
21 discuss the proposal.

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

1 is a special permit that was granted in 2020, and it's
2 currently under construction.

3 And the project includes a new technical office
4 building and assigned site improvements. There's a small
5 kind of park area and a geothermal well field abutting the
6 Grand Junction Path.

7 The owners are currently proposing a change to the
8 site design, to include the construction of a new fence and
9 gate. Like other special permits, this project was subject
10 to continuing discussion by Staff.

11 Erik Thorkildsen from our Urban Design team was
12 the Project Reviewer on this and has been looking at this
13 proposal in a bit more detail and is available to answer any
14 questions the Board may have.

15 MARY FLYNN: All right. Thank you, Daniel. So
16 our presenter this evening is Michelle Lower from
17 Alexandria's (sic) Real Estate Equities. She's the
18 representative for the project.

19 If you would please introduce yourself and any
20 other members of your team who are present, and then briefly
21 explain the proposal.

22 MICHELLE LOWER: Sounds great. Good evening,

1 everybody, Chair and members of the Planning Board.

2 Michelle Lower from Alexandria Real Estate Equities, as well
3 as 80 Bolton Street here in Cambridge.

4 Thank you very much for taking the time tonight.
5 Just a quick overview on some site design, as Daniel
6 mentioned -- some updates to the site that Cathy Bell from
7 NBBJ will be presenting this evening.

8 But just a quick update as far as the site is
9 moving along, it's been a very successful project from when
10 we started construction back in March of 2021.

11 Just to get everyone up to date, it has been
12 announced that this will be the headquarters of Moderna
13 Therapeutics here in Cambridge. So very exciting. We were
14 able to keep them here in Cambridge and keep them growing
15 and doing their wonderful COVID vaccine work and all of
16 their future developments that they will be helping us out
17 with in the future.

18 So want to keep this brief. We do have a short
19 video if folks are interested at the end, just a time-lapse
20 video of the construction. It's kind of fun to see how
21 quickly it's come along and how well it has. So happy to
22 show that at the end if you're interested.

1 But with that, I'll pass it off to Cathy Bell and
2 her team at NBBJ.

3 CATHY BELL: Hi, folks. Cathy Bell, NBBJ. And
4 I'm going to take you through a couple slides to update you
5 on the gates and the fence that are the subject of our
6 update.

7 So just a context, Binney Street is to your left.
8 Fulkerson Street is to the bottom, and the Grand Junction
9 Multi-use Path is to the top of our site. And as mentioned,
10 the -- our publicly beneficial open space is to the right,
11 that thin piece going back.

12 And so, the fence and gate that's part of our
13 update is we've clouded it in red. You can see kind of
14 toward the center right there, yeah. So this -- this
15 secures the loading dock from Fulkerson so that Moderna can
16 control vehicles, trucks and others coming in and out of the
17 site.

18 So you can see that it -- that the -- there's a
19 dark line that kind of is curving; that is our loading dock
20 sound wall. So it -- it ties into the end of the sound wall
21 at the Fulkerson side. And it is roughly 70 feet back from
22 Fulkerson itself.

1 And a couple -- I guess you want to call it a
2 couple things here in -- over to the right of the fence in
3 our site, right where the hand is, essentially, and over to
4 the right, that is the present Eversource building. And --
5 and then further over to the right are two more existing
6 commercial buildings along Fulkerson.

7 So I think generally, that's -- you know, where
8 we're at. This, you'll see down this slide on the left is
9 an image from the special permit submission. This is from
10 Fulkerson looking toward the south to the north side of our
11 building. And you're looking toward that loading dock
12 drive, and back over to the loading dock on the right.

13 The dotted line is where the Eversource building
14 is. And if that were here, you wouldn't -- you wouldn't see
15 half of our rendering. So we -- we removed it so you can
16 see.

17 And you can see that -- that our fence is shown
18 kind of right at the heads of those folks from the right
19 side of the image all the way to the car. So that's -- that
20 is our fence at our C1 site, the publicly beneficial site.

21 So that was shown in our special permit.

22 And then on the right is a new image, because you

1 can't -- in the image on the left, there is the angle of the
2 image on the left -- you wouldn't see this fence and gate.

3 So this is coming further down Fulkerson so that
4 you can look, essentially, up the loading dock drive to the
5 new security gates and the fence that then ties into that
6 loading dock sound wall, which is shown kind of behind the
7 trees on the right there in a wood cover over to the right.

8 So that's the -- that's the gate and security
9 gates.

10 MICHELLE LOWER: And I --

11 CATHY BELL: So that's -- okay.

12 MICHELLE LOWER: I was going to say, just to jump
13 in, Cathy, and the reason for this fence came about: From
14 Moderna, with continued security concerns and just keeping
15 people out of the loading dock.

16 There was every effort to be made to basically
17 just continue the existing gate that we had shown the
18 Planning Board and the neighbors previously, and just
19 continue it as a gate across the loading dock driveway.

20 So as a note for those -- just flashing back the
21 process that took us to the design of this building and the
22 approval of this building, was many, many countless meetings

1 with -- especially the Linden Park neighbors, as well as the
2 East Cambridge neighbors. But specifically the Linden Park
3 neighbors.

4 And that is where the concept for the sound wall
5 as you saw on the site plan, sort of the curvy wall that was
6 -- it currently has been installed to really mitigate any
7 noise off hours, so within the loading dock.

8 So we think the security gate across the loading
9 dock will only help us in that regard, so really be able to
10 maintain a stricter site, as far as that goes with the
11 loading dock not allowing folks access to -- to the area in
12 off hours.

13 CATHY BELL: Okay.

14 MICHELLE LOWER: And we do -- we have some other
15 additional renderings, but wanted to keep it, wanted to keep
16 it short. So if there are any questions, we can certainly
17 refer to those. As I mentioned, we also do have the time
18 lapse, if folks are interested. But don't want to waste
19 anyone's time.

20 MARY FLYNN: Yeah. We appreciate that. We're
21 actually very good on time tonight. It's kind of unusual
22 for us, but. I -- would Board members like see the time

1 lapse?

2 JAMES RAFFERTY: It only takes one minute.

3 CATHY BELL: It is only one minute.

4 MARY FLYNN: I think it would be interesting to
5 see. Yes. Mm-hm. Okay, so.

6 HUGH RUSSELL: Anything for one minute.

7 COLLECTIVE: [Laughter]

8 JIM MONTEVERDE: Well, if you're getting paid by
9 the hour this evening, I don't think your people will be
10 earning much, because after this, we're done. Well, I guess
11 it's the BZA that's getting compensated, not the Planning
12 Board?

13 MARY FLYNN: Both, supposedly. Yes.

14 JAMES RAFFERTY: Ah. There we go, there we go.

15 MICHELLE LOWER: And Swaathi, I think you just
16 need to let me share, and then I can go ahead and play it?

17 SWAATHI JOSEPH: Michelle, you should already have
18 the permission to share.

19 MICHELLE LOWER: Oh, I should already have the
20 permission. Screen share. Here's my movie. Okay. Here
21 goes.

22 MARY FLYNN: Thank you.

1 MICHELLE LOWER: And so, this started back in
2 about March of 2021. And it runs through about last week.

3 MARY FLYNN: Wow.

4 MICHELLE LOWER: And you can see here, and Cathy
5 can certainly comment on this a little bit more, but you can
6 see this is a very tight envelope that has gone out pretty
7 efficiently.

8 The JMA and their team has done a wonderful job.
9 But we're all pretty excited about how it's really coming
10 forward, really moving forward, and that's what we have for
11 our time lapse here.

12 But it's been really exciting to see it come
13 together. And if you remember the northern dog leg portion
14 of the publicly beneficial open space. Last August, we were
15 able to lead our 77 underground geothermal wells, each about
16 300 feet deep. So with that, we are continuing to trend
17 towards the most sustainable commercial lab building
18 certainly in Cambridge.

19 I think arguably there are others who would say
20 the entire East coast. But my legal team tells me I can
21 only stay in Cambridge. So it's been a really exciting
22 project. It's been highlighted in a number of our corporate

1 publications and other types of things. So we're excited to
2 be able to host everyone.

3 Shortly, we'll be looking for our Certificate of
4 Occupancy, hopefully by the end of the year. So --

5 JAMES RAFFERTY: Madam Chair, just for the record
6 -- James Rafferty on behalf of the applicant -- we should
7 point out that geothermal wells, which have been a
8 tremendous success, did not come quietly. And by that, I
9 mean the neighbors here, particularly the Linden Park
10 neighbors, endured several months of loud banging and
11 shaking.

12 Michelle did a fantastic job staying engaged with
13 them, keeping them apprised of things, but it's worth noting
14 that as productive as they're going to be, there was a
15 disruption for which the neighborhood was completely
16 cooperative and for which we owe a debt of gratitude to.

17 So issues around maintaining, restricting access
18 to that loading dock, that was a key element in our
19 negotiations with the neighbor. It's most proximate to the
20 residential neighborhood.

21 So this is going to prevent any early arrivals of
22 deliveries, which unfortunately occur on occasion in

1 violation of the noise ordinance. And we don't want those
2 trucks idling in front of those garage doors. They're going
3 to have to stay out on the street.

4 So this fence and gate serves many purposes;
5 Moderna's desire to have security, but also the neighbors'
6 desire to enjoy peace and quiet during the hours that
7 delivery shouldn't be occurring.

8 MARY FLYNN: All right. Well, thank you for that
9 further explanation. And also, it's nice to know that there
10 is still wonderful, ongoing cooperation between the project
11 team and the neighborhood.

12 JAMES RAFFERTY: Yeah. It's all due to Ms. Lower.
13 Seriously. I mean, her hands-on engagement has -- she
14 should hold a seminar for others who are engaged in urban
15 construction about how to be responsive to your neighbors.
16 And the proof is in the pudding. We made a lot of noise,
17 and they cooperated with us.

18 MARY FLYNN: Excellent. All right. Well, thank
19 you also for the time lapse. That was interesting to see.
20 In regards to the design changes proposed, do the Board
21 members -- do Board members have questions at this point?
22 Okay. I know Eric has been involved in review of this.

1 So Eric, do you want to just give us any thoughts
2 that you have on the proposed changed?

3 ERIK THORKILDSEN: Sure. Thanks. Yeah, a few
4 thoughts and questions on the fence and gate for the service
5 yard, and on the fence and gate for the publicly beneficial
6 open space.

7 Great that -- starting with the service yard;
8 great that it's set back from Fulkerson. It is less
9 prominent as a kind of component of the street experience.
10 We're a little concerned that the fence and gate at the
11 service yard sort of convey a message of defensiveness and
12 exclusion that seems inappropriate. Obviously, it's a gate,
13 so it has that quality, but the particular design we might
14 think about.

15 So for some questions, would it -- if the fence
16 and gate are essential, consideration could be given to
17 using a turnstile instead of a sliding gate, simply an arm
18 that comes down.

19 Could there be more planting in front of the
20 fence, low planting that's sort of at commensurate height so
21 as to kind of hide that sort of metal fence look?
22 And would it make sense instead of having a wood fence to

1 instead have a wall that's designed to -- similar materials
2 and design as the base of the building? That looks like
3 what your sound wall is doing as it wiggles around the north
4 side of the service yard. So that might make sense to just
5 continue that around, except where there's the gate.

6 The question is, is one of the reasons for the
7 gate is to keep trucks from idling at the loading dock?
8 What's -- before the loading docks open.

9 What's going to happen if a truck arrives earlier
10 than the gate is open? If it ends up just sitting on
11 Fulkerson and idling, I'm not sure that's a big improvement.
12 So, you know, is there a process to kind of control when
13 trucks arrive and make sure that doesn't happen?

14 And I know you said that trucks will fit in the
15 driveway between the gate and the sidewalk. One truck could
16 fit there, which is good. But still, if it was sitting and
17 idling, it wouldn't be all that great.

18 Okay, second topic: The fence and gate to the
19 publicly beneficial open space, I'm just wondering if that
20 entrance might be emphasized a little bit more by the design
21 of the gate, as we often have in parks in Cambridge or
22 Somerville, where the sort of celebration of the entry --

1 the entry access point, the gate?

2 And will it have signage? Like we're having
3 another open spaces, you know, along the lines of open to
4 all and giving hours of openness and other recommendations,
5 or requirements about use of the space?

6 So those are the thoughts and questions I had. So
7 thanks.

8 MARY FLYNN: All right. Thank you. It would be
9 helpful if someone on the project team could just explain
10 how the gate -- the -- the service gate actually works? I
11 see there's like a little island in the middle.

12 Are -- is there going to be someone stationed on
13 that is like to let people in and out, or are there going to
14 be card access? How is it -- how does --

15 JAMES RAFFERTY: Swaathi, would it be, or Cathy,
16 would it be possible to go to the elevation that -- we have
17 some pages in addition to this that really -- if we keep
18 going, there's one that really focuses in on the gate bit
19 that would be helpful in answering the Chair's question. I
20 don't think we see it yet.

21 HUGH RUSSELL: I think it was page 9.

22 JAMES RAFFERTY: Right. Right. This is the one I

1 was anticipating. And I think either Michelle or Cathy
2 could speak to the mechanics of gate operation.

3 CATHY BELL: Sure. Thanks, Jim. I'll take that.
4 So the island separates the, you know, in -- incoming from
5 the outgoing.

6 MARY FLYNN: Mm-hm.

7 CATHY BELL: The gates are swing gates, and at --
8 at the island, there's also an intercom and a card reader,
9 so that if it is, say, somebody from Moderna that has a card
10 reader or a card, they could swipe in.

11 But otherwise, the truck, you know, uses the
12 intercom to speak with the loading dock person who's with --
13 usually within the building, if they're not already out
14 here.

15 MARY FLYNN: Okay.

16 MICHELLE LOWER: This will be a fully manned
17 loading dock, as well as under security.

18 MARY FLYNN: Okay. So there will always be
19 someone nearby who can respond? I'm --

20 MICHELLE LOWER: With cameras?

21 CATHY BELL: Yes.

22 MARY FLYNN: Mm-hm. And they can, like, just hit

1 a button from inside to open the gate, I assume?

2 CATHY BELL: Correct.

3 MICHELLE LOWER: Correct.

4 MARY FLYNN: All right. Thank you. I just wanted
5 to understand how that worked. Appreciate it. All right.
6 So moving on, before I ask about public comment, do Board
7 members have any questions at this point?

8 [Pause]

9 I don't see any. Okay. So again, this is an item
10 of General Business. But there are still folks in the
11 public who are watching in and may want to comment on the
12 project. How -- does the Board wish to take public comment,
13 or would you rather just go right to discussion?

14 Steve?

15 STEVEN A. COHEN: It's always good to give people
16 the opportunity to comment if they have something to say.

17 MARY FLYNN: Okay. All right. Well then, we will
18 go to public comment. So any members of the public who wish
19 to speak should now click the button that says, "Raise
20 hand." If you are calling in by phone, you can raise your
21 hand by pressing *9. And let's see.

22 I'll now ask Staff to unmute the speakers one at a

1 time. You should begin by saying your name and address, and
2 Staff will confirm that we can hear you. And after that you
3 will have up to three minutes to speak before I ask you to
4 wrap up.

5 With that, I see one hand up. So Daniel, if you
6 could manage public comment, I would appreciate it.

7 DANIEL MESSPLAY: Sure, Chair Flynn. And we'll
8 just -- before we recognize the first speaker, just do a
9 quick last call. If any members of the public wish to
10 provide comment on this 325 Binney Street request, please
11 use the "Raise hand" function.

12 It looks like our first speaker is Heather
13 Hoffman. So Heather, please begin by unmuting yourself and
14 giving your name and address.

15 HEATHER HOFFMAN: Thank you. Heather Hoffman, 213
16 Hurley Street. And I wanted to thank Eric for the
17 commentary that acknowledged that there are people who live
18 nearby. That is an unusual thing in my experience of
19 listening to as many meetings as you guys know I listen to.

20 And it's quite correct that you can't stop the
21 truck drivers from showing up early. I won't be able to
22 hear them, but I can tell you for other things, there are

1 truck drivers going by my house or nearby where I can hear
2 them at hours when they should not be making noise.

3 So I hope that the people who are scheduling
4 deliveries will make it very clear that this is a
5 residential area, and that people deserve to have their
6 sleep. You know, they -- all of the people who do jobs like
7 deliveries get up early, and I understand that. But they
8 got to know that they are not the only people who do that.

9 I also appreciate the aesthetic comments. So
10 anyways, thank you for making them and for thinking about
11 the folks nearby. Thank you.

12 DANIEL MESSPLAY: Thank you. Chair Flynn, I
13 believe that concludes the speakers on the list. So I will
14 turn it back to you.

15 MARY FLYNN: Okay. Thank you very much. Board
16 members, what are your thoughts on the proposed change in
17 the fencing? Quiet group. Hugh? Let's start with you,
18 please.

19 HUGH RUSSELL: I was just following along on one
20 of Eric's comments. It seems like there's an opportunity to
21 pick a fence that's undistinguished and put some planting in
22 front of it, changing materials so that it's more consistent

1 with the building.

2 And, you know, why not?

3 MARY FLYNN: Mm-hm. All right. Thank you.

4 Catherine?

5 CATHERINE PRESTON CONNOLLY: Yeah. I mean, in
6 concept I am, you know, supportive of them doing whatever
7 they need to secure the building, but I do agree with Hugh
8 that if there's a way to do that while still making the --
9 you know, the façade that people will see feel less hostile,
10 that would be preferred.

11 And I guess I'd be interested to know from the
12 applicant if, you know, having looked at Eric's memo if
13 there are things on there that they can or cannot do. I
14 mean, personally I would love to approve this tonight
15 subject to doing the things that our Staff is recommending
16 they do. But if that's -- I don't have a sense at this
17 point as to whether or not that's feasible.

18 MARY FLYNN: Okay. Hugh? I'm sorry, Ted, what
19 are your thoughts? And then we'll follow up with the
20 applicant.

21 H THEODORE COHEN: My thoughts are the same as
22 Hugh's and Catherine's and Eric's. It's a very interesting,

1 attractive building, and it's a very plain, utilitarian
2 fence. I have no objection to it being there for security
3 purposes, but it really seems to me that it could be a much
4 more interesting design.

5 It will be viewed on Fulkerson Street and the
6 public entrance is right next to it. And so, people will be
7 walking into the publicly beneficial area and walking right
8 by and through this fence. And it seems they could do a
9 better job.

10 MARY FLYNN: Okay. Thank you. Ashley or Steve,
11 any other thoughts? Ashley?

12 ASHLEY TAN: Thank you. I agree with everyone
13 else, especially since, you know, the two examples of the
14 fencing to the right on this image are with a lot of
15 greenery. So it makes it less, as Catherine mentioned,
16 hostile. So any sort of extra, even if it's a low bush, I
17 think would be nice.

18 MARY FLYNN: Okay. Steve?

19 STEVEN A. COHEN: Yeah. I presume that Staff
20 could just take a look at the final fence in detail. You
21 know, the fence that I see I think will just disappear. And
22 that would be a good thing with a fence, to disappear.

1 But I would suggest that Staff just review an
2 example of the actual fence and left Staff make the
3 determination.

4 JAMES RAFFERTY: Madam Chair, would it be possible
5 to go to the site plan? Because I think we could -- I've
6 been communicating with Ms. Lower, so --

7 MARY FLYNN: Fine.

8 JAMES RAFFERTY: Did this -- this is fine. There
9 has been -- the point I'm making is there has been a lot of
10 additional planting, and there would be no objection to
11 reviewing more plantings in front of the fence. This is not
12 a project where the applicant has ever indicated that
13 budgetary constraints were preventing inadequate landscape.

14 So the notion of putting planting and putting some
15 green and screening the fence is perfectly acceptable. The
16 functionality of the fence is what's most important.

17 I should also note that we're talking about the
18 fence going across the driveway. The remainder of the fence
19 was approved as part of the original special permit process
20 and was depicted in the plans that were approved by the
21 Board when the special permit was enacted.

22 MARY FLYNN: Correct. Yeah. I think that it's

1 the -- the image that you see across the driveway that
2 people are referring to as very utilitarian looking. And,
3 you know, overall I think there has been investment in the
4 project and in the landscaping, et cetera. The design is
5 quite wonderful.

6 So it seems kind of foolish to, like, miss this
7 detail and not get it right. You know, I realize it's a
8 service entrance, but still people are going to be coming
9 back and forth and they will be seeing it from the publicly
10 beneficial open space Advisory Committee.

11 So I understand it needs to work. I get that. So
12 my -- you know, I would -- I personally would go along with
13 the comments of my -- my colleagues in saying that, you
14 know, I'd like to see some more work done on the fence,
15 knowing that it does have to indeed function as a --

16 JAMES RAFFERTY: Might I ask that the focus, we be
17 permitted to put our focus of discussion into landscaping
18 and screening of the fence?

19 The fence itself in terms of its operations is
20 really critical. But there's ample opportunity to screen
21 this fence with plantings, and the applicant is perfectly
22 willing to review appropriate plantings with Staff as part

1 of our ongoing Design Review.

2 MARY FLYNN: Okay. Well, let me open it up again.
3 Hugh, you have some more thoughts.

4 HUGH RUSSELL: I'm just noting that the site plan
5 that's before us right now shows planting that screens --
6 partially screens the plants but doesn't seem to show up on
7 the rendering.

8 JAMES RAFFERTY: That's correct.

9 HUGH RUSSELL: So this could be a rendering
10 problem, rather than design problem.

11 JAMES RAFFERTY: That is correct. In fact, in
12 fact what's depicted here on this site plan represents,
13 Cathy, an increase of a dozen additional trees since --
14 since the plan was approved. So -- but that's, that's
15 correct.

16 Mr. Russell's comment is that the rendering and
17 the site plan don't quite line up in terms of the amount of
18 planting that's on the left-hand side of that driveway.

19 MARY FLYNN: Okay. Catherine, did you have more?

20 CATHERINE PRESTON CONNOLLY: Yeah. I was just
21 going to say from my point of view, I'm perfectly happy
22 confining the discussion to improving the landscaping and,

1 you know, I hear Mr. Rafferty's point that they need to have
2 the operation and function of the fence be what it is, and I
3 don't -- I wouldn't want to second-guess the applicant on
4 that.

5 And if they're willing to work with Staff and
6 indeed given that the rendering and the site plan are quite
7 different in what -- in the landscaping they're showing
8 right now, I think this can be worked out so that the
9 landscaping really it does achieve the aesthetics that we're
10 looking for here, without interfering with the operations
11 and security that are crucial to the applicant.

12 MARY FLYNN: All right. Thank you. Anyone else?
13 Okay. Well, I think Catherine, you summarized it very
14 nicely. You know, it's clear that the fence does have to
15 work.

16 But I do think ongoing discussion about
17 landscaping and other ways to soften the edge are
18 appropriate. And I appreciate the willingness of the
19 proponent to work with Staff on that.

20 So our options, then, are to conclude the update
21 and approve the design as presented with the caveat that
22 discussions about landscaping will continue with Staff.

1 The other option is that we could request that the
2 proponent come back to us with additional information on
3 that. So is there a preference? I'm thinking that most of
4 you are leaning towards concluding with ongoing Staff Design
5 Review. So if anybody objects to that? No, I'm seeing lots
6 of shaking heads up and down and thumbs up. Okay.

7 So then, may we have a motion to conclude the
8 update and approve the design as presented, subject to
9 continuing review by CDD Staff?

10 STEVEN A. COHEN: So moved.

11 MARY FLYNN: Is there a second? May I have a
12 clarifying second?

13 H THEODORE COHEN: Second.

14 MARY FLYNN: Ted, thank you. All right. Dan, can
15 I have a roll call vote, please?

16 DANIEL MESSPLAY: Sure. Roll call on that motion:
17 H Theodore Cohen?

18 H THEODORE COHEN: Yes.

19 DANIEL MESSPLAY: Steve Cohen?

20 STEVEN A. COHEN: Yes.

21 DANIEL MESSPLAY: Hugh Russell?

22 HUGH RUSSELL: Yes.

1 DANIEL MESSPLAY: Ashley Tan?

2 ASHLEY TAN: Yes.

3 DANIEL MESSPLAY: Catherine Preston Connolly?

4 CATHERINE PRESTON CONNOLLY: Yes.

5 DANIEL MESSPLAY: And Mary Flynn?

6 MARY FLYNN: Yes.

7 [All vote YES]

8 DANIEL MESSPLAY: That is all members voting in
9 favor.

10 MARY FLYNN: Okay. All right. Thank you to the
11 project team for coming in and for the brief presentation,
12 and also the nice video. Appreciate it.

13 JAMES RAFFERTY: Thank you very much.

14 COLLECTIVE: Thank you, everybody. Thank you for
15 your time. Thank you very much.

16 MARY FLYNN: All right. So that concludes the
17 business on our agenda. Are there additional comments from
18 Staff?

19 DANIEL MESSPLAY: Dare I say this was the most
20 efficient three-item agenda in this Board's history? I'm
21 not sure. No, just a reminder: No meeting next week, but
22 we will see you all back here on the thirty-first.

1 MARY FLYNN: Okay. Board members have any other
2 comments? I think it was a quick meeting because the topics
3 were pretty straightforward. So anyway, thank you to Staff
4 for your help in getting us through. And see you all -- the
5 meeting is adjourned. We'll see you all very soon.

6 DANIEL MESSPLAY: Goodnight, everybody.

7 HUGH RUSSELL: Goodnight.

8 STEVEN A. COHEN: Goodnight.

9 [07:28 p.m. End of proceedings.]
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E R R A T A S H E E T

Page	Line	'Change From'	'Change To'	Reason for change
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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, Catherine Burns, 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.

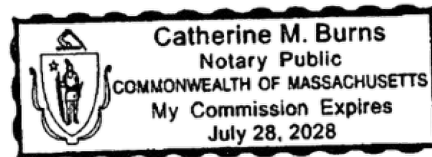
In witness whereof, I have hereunto set my hand this 31st day of January, 2023.



Notary Public

My commission expires:

July 28, 2028



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