

PLANNING BOARD
FOR THE
CITY OF CAMBRIDGE

GENERAL HEARING
TUESDAY, FEBRUARY 14, 2023
6:30 p.m.

Remote Meeting
Cambridge, Massachusetts

Catherine Preston Connolly, Vice Chair

Louis J. Bacci, Jr.

Steven A. Cohen

H Theodore Cohen

Hugh Russell

Tom Sieniewicz

Ashley Tan

Community Development Staff

Jeff Roberts

Swaathi Joseph

Erik Thorkildsen

Khalil Mogassabi



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P R O C E E D I N G S

* * * * *

(6:32 p.m.)

Sitting Members: Catherine Preston Connolly, Louis J.

Bacci, Jr., Steven A. Cohen, Theodore

Cohen, Hugh Russell, Tom Sieniewicz, and

Ashley Tan

CATHERINE PRESTON CONNOLLY: Good evening, and welcome to the February 14, 2023 meeting of the Cambridge Planning Board. My name is Catherine Preston Connolly, and I am the Vice 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, and 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,
2 And 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 JEFF ROBERTS: Thank you. This is Jeff Roberts
9 with Community Development. Louis Bacci, are you present,
10 and is the meeting audible to you?

11 [Pause]

12 We will circle back and check on Lou later, since
13 he's absent for now. H Theodore Cohen, are you present, and
14 is the meeting audible to you?

15 H THEODORE COHEN: Present, and audible.

16 JEFF ROBERTS: Thank you, Ted. Steven Cohen, are
17 you present, and is the meeting audible to you?

18 STEVEN A. COHEN: Present, and audible.

19 JEFF ROBERTS: Thank you, Steve. Hugh Russell,
20 are you present, and is the meeting audible to you?

21 HUGH RUSSELL: Present, and audible.

22 JEFF ROBERTS: Thank you, Hugh. Tom Sieniewicz,

1 are you present, and is the meeting audible to you?

2 TOM SIENIEWICZ: Present, and audible.

3 JEFF ROBERTS: Thank you, Tom. Ashley Tan, are
4 you present, and is the meeting audible to you?

5 ASHLEY TAN: Present, and audible.

6 JEFF ROBERTS: Thank you, Ashley. And Catherine
7 Preston Connolly, are you present, and is the meeting
8 audible to you?

9 CATHERINE PRESTON CONNOLLY: Present, and audible.

10 JEFF ROBERTS: Thank you, Catherine. Mary Flynn,
11 I believe is absent. Just give her a second in case she's
12 not.

13 [Pause]

14 So Mary Flynn is absent. And let me just check
15 the list one more thing.

16 IRAM FAROOQ: Lou has joined.

17 JEFF ROBERTS: Okay, great. Louis Bacci, are you
18 present, and is the meeting audible to you?

19 LOUIS J. BACCI, JR.: Present and audible.

20 JEFF ROBERTS: Thank you, Lou. So then we have
21 seven Planning Board members present.

22 CATHERINE PRESTON CONNOLLY: Great. Thank you

1 very much, Jeff.

2 * * * * *

3 (6:34 p.m.)

4 Sitting Members: Catherine Preston Connolly, Louis J.

5 Bacci, Jr., Steven A. Cohen, Theodore

6 Cohen, Hugh Russell, Tom Sieniewicz, and

7 Ashley Tan

8 CATHERINE PRESTON CONNOLLY: All right. So as
9 usual, the first item on our agenda is an Update from the
10 Community Development Department. Please introduce the
11 Staff present at the meeting.

12 JEFF ROBERTS: Thank you, Catherine. Jeff Roberts
13 again. I am the Director of Zoning and Development with the
14 Community Development Department. And with us we have a few
15 Staff members -- Swaathi Joseph, who is in the Zoning and
16 Development Division.

17 We also have from our Urban Design team Erik
18 Thorkildsen, also Community Development; Khalil Mogassabi,
19 who is the Deputy Director of Community Development and
20 Chief Planner for the City; and we have Adam Shulman from
21 the Traffic, Parking and Transportation Department.

22 I believe that's all the Staff present at this

1 time.

2 Just shifting over a little bit to just give a
3 little update, preview of what's coming up: So tonight's
4 meeting we'll have a public hearing that we'll be getting to
5 in just a second, and then a later on review of a Minor
6 Amendment application for a case at 1 Leighton Street. So
7 if you're here for 1 Leighton Street, wait a little bit
8 until after the first hearing.

9 There is no meeting planned next week.

10 And the next meeting that we have at the Planning
11 Board I scheduled for February 28. We have a couple of
12 public hearings on the agenda. One is a proposed Formula
13 Business application in Central Square, that's at 425
14 Massachusetts Avenue for a place called, "Crumble Cookies."
15 And then we have a public hearing on a -- this is a
16 continued public hearing on a case at 23 Reed Street. It's
17 a proposed rear infill unit in a Residence B district.

18 A couple other things that are coming up: We have
19 an Ordinance -- or there was an Ordinance committee hearing
20 today on the Blier Zoning Petition, which had to do with
21 banks in Harvard Square. The Planning Board gave a positive
22 recommendation.

1 The Ordinance Committee discussed for a while and
2 voted to send it back to Council with no recommendation. I
3 think there was maybe an expectation that there might be a
4 little bit more work done to come to consensus around some
5 substantive issues.

6 And then coming up on February 28, there is
7 another Ordinance Committee hearing, which is on the Barrett
8 Zoning petition, which is a small area along North Mass Ave
9 that's being proposed to be rezoned to a new zoning
10 district.

11 A few more updates in the world of Zoning: The
12 City Council adopted the zoning petition having to do with
13 BZA member compensation. This is to enable Board members to
14 receive stipends. The City Council also passed to a second
15 reading the Climate Resilience Zoning Petition. So that
16 will be up for a potential final vote on or after February
17 27.

18 And one more update: We have a Harvard Square
19 Advisory Committee tomorrow, February 15, for anyone who's
20 interested, discussing a proposed business that needs to go
21 to the BZA. That's at 1380 Massachusetts Avenue, and
22 there's also some discussion of the Committee process that

1 will be at that meeting.

2 I'm just going to hang up the updates there and
3 hand it back to the Vice-Chair.

4 CATHERINE PRESTON CONNOLLY: All right. Thank you, Jeff.

5 * * * * *

6 (6:37 p.m.)

7 Sitting Members: Catherine Preston Connolly, Louis J.

8 Bacci, Jr., Steven A. Cohen, Theodore

9 Cohen, Hugh Russell, Tom Sieniewicz, and

10 Ashley Tan

11 CATHERINE PRESTON CONNOLLY: With that said, then,
12 we will move on to the next item on the agenda, which is a
13 Public Hearing on case PB-394, a special permit application
14 by 1730 Massachusetts Ave, Inc., d/b/the Boston Garden, to
15 convert an existing space to a cannabis retail store at 1730
16 Massachusetts Avenue.

17 We will, as usual, begin with an update from CDD
18 Staff, then hear an update from the applicant, followed by
19 public comment, and the Board will discuss the application.

20 JEFF ROBERTS: Thank you, Catherine. So the --
21 this is the new application for a special permit for a
22 cannabis retail store. That is a use that's allowed in the

1 zoning district by special permit from the Planning Board.

2 The criteria I think everyone is familiar with at
3 this point, but namely has to do with site-specific
4 considerations such as transportation, access and egress,
5 and compatibility of the façade design with the Urban Design
6 objectives for the City and for the area.

7 So Staff have provided a memo summarizing the
8 criteria for approval, as well as relevant facts about the
9 case, and comments from the Urban Design team, who are
10 present to answer any questions.

11 The Board's action is to grant or deny the
12 requested special permit. Thanks.

13 CATHERINE PRESTON CONNOLLY: All right. Thank
14 you, Jeff. So I believe that we're going to hear first from
15 Phil Silverman on behalf of the applicant. Is that correct?

16 PHIL SILVERMAN: That's right.

17 CATHERINE PRESTON CONNOLLY: All right. Well, you
18 will have up to 30 minutes for your team to present. We
19 hope you can, of course, be as concise as possible. Please
20 start by introducing yourself and any other team members
21 present.

22 PHIL SILVERMAN: Sure. I'm Phil Silverman from

1 the Vicente Law Firm for 1730 Mass Ave, Inc. Also here
2 today we have our architect, Keith Bettencourt. We have our
3 Civil Engineer, Matt Skelly; and from the company Leah
4 Samura and Frederick McCarthy, Principals of the company.

5 So I'm going to give a little presentation -- you
6 know, sort of the basics of the project. If you have
7 further questions, especially the substance -- you know, we
8 have our architect and Civil Engineer here, as I mentioned.
9 And they'll be able to answer the more technical questions
10 than I could answer.

11 So, as was mentioned before, my client is seeking
12 to operate an adult-use cannabis retailer at 1730
13 Massachusetts Avenue. You can see the unit in front of you.
14 It's 5748 square feet on the ground floor. There's also a
15 basement floor. We'll show you the layout of those shortly.

16 The building, the entire building is actually
17 about 1140 square feet. But this piece location is not
18 within 300 feet of schools, playgrounds or the other
19 sensitive uses that are mentioned in your zoning ordinance.

20 So, yeah, it does work in terms of the buffers.

21 Next slide, please?

22 So the company is locally owned. It's an Economic

1 Empowerment applicant, as I mentioned. Leah Samura is an
2 Economic Empowerment applicant. She's the 51 percent owner.
3 And then there's an entity of which Mr. McCarthy's
4 representing that's a 49 percent owner called, "Vertical
5 Fields Green Company."

6 Next slide, please?

7 Okay, so just the context here. We are in the BA-
8 2 zoning district. And the other tenants at this property
9 are a bank with a drive-through, a veterinarian, and there
10 are two restaurants here as well.

11 We think this does fit within the community and
12 within sort of the commercial mix that's here. This company
13 would be operating from 9:00 a.m. to 9:00 p.m. Monday
14 through Saturday, and on Sunday from 12:00 to 6:00 p.m.

15 Next slide, please?

16 This is an ideal location in terms of transit,
17 with many options. It's right near the Porter Square T
18 station. There are at least three bus lines very close
19 nearby, and numerous Bluebike kiosks here.

20 So, you know, these days with cannabis it's not
21 like, you know, three, four, or five years ago when retail
22 cannabis started in Massachusetts and there were so few, and

1 everybody was driving to these location.

2 What it's become now, because -- you know, we now
3 have over 250 retailers in Massachusetts, it's much more of
4 a neighborhood type retailer -- not to say that people won't
5 come because there will be special products they want to get
6 here. But by and large, you know, this will become a
7 neighborhood store, not unless a local liquor store in many
8 ways.

9 Next slide, please?

10 So here's a site plan. And I'm going to call your
11 attention to a couple of things in it. But the bottom line
12 here is we're not really planning on doing any kind of
13 significant changes to this site.

14 You can see to the left there's a parking area,
15 and it swings around the rear. There's actually 36 spaces
16 in that parking area.

17 But we are dedicating seven. That's on the left-
18 hand side in the red square. Seven dedicated parking spaces
19 that will have signage that indicates that they are for use
20 of customers by this cannabis retailer.

21 And we expect that those seven spaces is more than
22 ample for what we need here. These days in Massachusetts,

1 the average customer visit is between five to seven minutes.
2 But just to be conservative and say that they're 10 minutes,
3 that means you're going to turn these spaces over six times
4 in an hour.

5 So that means that you could actually handle about
6 42 customers an hour at this store, which is quite a bit
7 more than what we would anticipate, even at its busiest
8 time. So the parking is very good here in terms of the
9 needs of this business.

10 I also want to point out for you that the property
11 itself, the lot, is split zoned. And you can see up at the
12 top of the picture there, there's a dashed line going from
13 left to right across the screen. And that's because the
14 residential zone is on the upper part, halfway beyond that
15 line.

16 We are not using anything in the residential area
17 here. The only parts of this property that we're using are
18 in the BA-2 Zoning District, which -- again -- is
19 appropriate.

20 A couple of other things I'll mention to you on
21 the site plan: If you look down at the bottom of the
22 picture in yellow, there's a new tree we're proposing. I

1 know that the City is anxious to have, you know, additional
2 landscaping. I think that's the location we're proposing.

3 I know there's going to be some continuing Design
4 Review that we're going to be working with the City on. And
5 so, they may decide that that's not the most ideal position.
6 So far, that's what we've come down to, where we'd like to
7 put it. But if the City has different preferences, we want
8 to work with them.

9 And we've also told the City if there's other
10 places where we think we might be able to put another tree
11 or some landscaping, we're happy to talk that as well. We
12 do want to make this an attractive and inviting environment
13 for our customers.

14 In addition, up on the top right-hand corner,
15 there's another green box up there. That is a good -- it's
16 going to be a long-term bike locker up there. So I just
17 wanted to point that out for you.

18 And I there is also in the front -- I think it's -
19 - actually I think you were able to see it on the prior
20 screen -- there's a short-term bike parking out front
21 already. So we were looking at the possibility of
22 additional bike racks. It's a little bit difficult on this

1 site, but we have agreed to provide the City with funds to
2 their Bicycle Fund, so that they might be able to locate
3 additional bicycle parking on site.

4 Next slide, please?

5 So this is loading -- the loading area here is --
6 loading will occur after hours.

7 And so, one of the seven spaces that we have will
8 be used for loading. And then what they'll do is they'll
9 take the product out around back, and there's an employee
10 entrance that I think you can see the secure building
11 entrance in the rear, that's where loading occurs.

12 You're probably aware of this, because I know
13 you've seen a number of these types of businesses. But your
14 loading -- the duration of your average loading occurrence
15 is about two minutes. They're well-coordinated, so that
16 everybody at the building knows that the vehicle is coming,
17 they move out quickly, the -- generally the product is
18 handled in a tote, a small tote, and they're wheeled in, and
19 it all happens within about one or two minutes -- very
20 quick.

21 So, you know, we have very similar loading
22 situations, especially in a lot of our urban companies that

1 we represent very similar to this. So that's -- what you're
2 seeing there, again, is a vehicle having the ability to
3 enter, park and unload.

4 Next slide, please?

5 And really, just we put in -- you know, when the
6 vehicle is leaving, same thing. This is from loading, but
7 you can see the vehicle pulling out and leaving the
8 property.

9 Next slide, please?

10 So this -- this is the first floor of the main
11 sales area. And, you know, what you've seen in probably
12 every instance of a cannabis dispensary that you've looked
13 at is what you see here.

14 The entryway is what's called a "Sally port." So
15 you walk into that front door, but you can't go any further
16 into the sales area until you show that ID to our security
17 people right out front here.

18 And then once they see it and they verify that
19 you're 21 years of age, they will buzz you in through the
20 next door into the sales area, you're met by a sales agent,
21 you figure out what it is that you want. You're going to
22 have to show your ID a second time at the point of sale, and

1 once that's verified, you receive your product, you pay, and
2 then you're going right back out the same door that you came
3 into.

4 I will mention security, we haven't laid out --
5 you know, security here. But again, I know this Board has
6 seen and heard all of the security type equipment here, all
7 of the cameras, the panic alarms, duress alarms, seed-to-
8 sale inventory tracking system. That is all a part of this,
9 just like it has to be for every cannabis business. The CCC
10 requires that. So rest assured all of that is also present
11 at this particular location.

12 And you do see the vault in the back, the secure
13 vault where product is handled. Every evening the product
14 comes off the floor, goes into the secure vault, and every
15 morning it comes back out again.

16 Next slide, please?

17 And here is the basement. The basement is really
18 a Staff area. Nobody from the public will be coming here.
19 But you can see we have break rooms, conference rooms,
20 lockers. That's what we use the basement floor for.

21 And next slide.

22 So this is the -- the front façade of the

1 building. This -- I know that the Design Team that we've
2 been talking to from the City has some ideas about this, but
3 this is a general idea of what that façade will look like.
4 There's been some talk about the sign band behind the words
5 "The Boston Garden" maybe should be a different color.
6 There's also been some talk about stripping the paint off of
7 the façade here and letting the original concrete color be
8 seen.

9 Again, we're happy to work with the City on all of
10 that. We are just a tenant here, so we can't control
11 everything that the landlord -- you know, the landlord may
12 have different ideas about what they want to do, but we
13 would certainly push and try to work with the City and the
14 landlord to make this, you know, as attractive a setting as
15 we possibly can. So that's what we'll be doing.

16 That is the end of the presentation. As I said,
17 if you have questions, our team is here and we're happy to
18 answer them.

19 CATHERINE PRESTON CONNOLLY: Okay. Thank you very
20 much. We'll next go to public comment. Any members of the
21 public who wish to speak should now click the button that
22 says, "Raise hand." If you are calling in by phone, you can

1 raise your hand by pressing *9.

2 And as of 5:00 p.m. yesterday, the Board had
3 received written communication on this case from Colin
4 Summers, Claire Chaffee, Jennifer Marshall, and Jodie
5 Ekilchik.

6 Written communications received after 5:00 p.m.
7 yesterday will be entered into the record. I'll now ask
8 Staff to unmute speakers one at a time. You should begin by
9 saying your name and address, and Staff will confirm that we
10 can hear you. After that, you will have up to three minutes
11 to speak before I ask you to wrap up.

12 JEFF ROBERTS: Thank you. This is Jeff Roberts
13 again. So it looks like we have at least a couple of
14 speakers. I'll go through those. So the first speaker is -
15 - I apologize if I'm mispronouncing any names. You'll want
16 to say it again, or if the names are different from what's
17 on the screen.

18 So Daniel Raizen is the first speaker, who will be
19 followed by Ruth Ryals. So Daniel Raizen, you can begin by
20 unmuting yourself and starting with your name and address.

21 DANIEL RAIZEN: Yeah. The name is Daniel Raizen,
22 14 Lancaster Street, Cambridge -- two blocks away.

1 JEFF ROBERTS: Thank you. We can hear you. You
2 can go ahead.

3 DANIEL RAIZEN: Yeah. I just want to speak in
4 favor of this business coming to my neighborhood. I don't
5 have any plans to use the product, but, you know, I -- the
6 drug war was fought in my name, I'm sort of glad we're
7 making some sort of restitution about it.

8 There's a nice ecosystem of businesses on this
9 part of Porter Square that is almost exclusively -- you
10 know, independent shops, except for that big Walgreens
11 almost right next door.

12 So it's -- yeah, it's just going to be another
13 business that fits in and people in the neighborhood can use
14 it. You know, I don't use nail salons either, but, you
15 know, it's fine to have that kind of business in, you know,
16 around the corner from my house too.

17 That's pretty much all I want to say. I just
18 wanted to be a YIMBY instead of a NIMBY. So that's why I
19 came.

20 JEFF ROBERTS: Okay, thank you. So the next
21 speaker is Ruth Ryals.

22 RUTH RYALS: Hello? This is Ruth Ryals. I live

1 at 115 Upland Road. And I'm President of the Porter Square
2 Neighbors Association. My remarks will be brief.

3 But we are concerned -- a good many of us are
4 concerned -- at the number of cannabis locations along the
5 five or six blocks on Mass Avenue. Just a couple blocks
6 from each other, including a couple just a little north of
7 Porter Square, one right at Porter Square, this one and
8 another one just a block or so away, and another one a
9 little further down.

10 That's a lot for one neighborhood. I don't know
11 what we can do about it. I don't even know exactly what the
12 law says, but I am -- and a number of us are puzzled.

13 JEFF ROBERTS: Okay. Thank you. Was -- I'm
14 sorry, did that conclude your comments? I wasn't sure if
15 you stopped or --

16 RUTH RYALS: It did.

17 JEFF ROBERTS: Okay, great. I wasn't sure if you
18 lost connection. All right, thank you very much. So that
19 was all the hands that were raised. I will just ask one
20 more time if there's anybody who hasn't spoken, and who was
21 planning to speak on this case, 1730 Mass Ave, just push the
22 "Raise hand" button or *9 on your phone.

1 So we have one more hand. And that's Robert
2 Birnbaum. You can -- I'm going to -- you can unmute
3 yourself, beginning with your name and address.

4 ROBERT BIRNBAUM: Robert Birnbaum. I'm at 19
5 Bellvue Avenue, Cambridge. And I just wanted to ask a
6 question more specific question, based on what Ruth had just
7 stated. Can I go ahead? The clock has ticked down.

8 JEFF ROBERTS: You can go ahead. So you can --
9 you can direct your comments to the Board, and then --

10 ROBERT BIRNBAUM: I see.

11 JEFF ROBERTS: -- when we go back to Board
12 discussion, they can --

13 ROBERT BIRNBAUM: Yeah.

14 JEFF ROBERTS: -- discuss.

15 RIBERT BIRNBAUM: Yeah, no, it is directed toward
16 the Board. My understanding, having looked at the -- the
17 statutes or ordinances, and it was stated by the retailer --
18 or the lawyer representing the retailer -- that all buffer
19 zones were honored.

20 I believe there is a stipulation that 1800 feet
21 have to be between two cannabis retail outlets in the City
22 of Cambridge. We measured from one to the one that Ruth was

1 referring to, and it's less than 800 feet. So I just wanted
2 to put that on the record.

3 JEFF ROBERTS: Thank you.

4 ROBERT BIRNBAUM: That's it. You're welcome. So
5 then that is all the hands that were raised. So I will turn
6 it back over to the Chair at this time.

7 CATHERINE PRESTON CONNOLLY: All right. Thank
8 you, Jeff. We will now move from public comment to Board
9 discussion. And of course, additional written comments may
10 be submitted for the record.

11 So let me turn to the Board now and ask if anyone
12 has questions for the project team or Staff, and I would ask
13 if the project team can address the buffer issue that was
14 raised? I know Staff addressed it in the memo, but to the
15 extent we can have that clarified up from, that would be
16 helpful.

17 Hugh, you had questions?

18 HUGH RUSSELL: I'd just like to hear Erik's
19 comments on this case.

20 CATHERINE PRESTON CONNOLLY: Okay. And Tom?

21 TOM SIENIEWICZ: My comments are actually inspired
22 by a close reading of Erik's memo, so I'd like to hear from

1 Erik as well, please, thank you.

2 CATHERINE PRESTON CONNOLLY: All right. So let's
3 start with the applicant on the question of the buffer. And
4 then we will turn to Erik to hear comments from his memo,
5 and which may be followed with additional questions.

6 PHIL SILVERMAN: It's my understanding that the
7 1800-foot buffer is waived for an Economic Empowerment
8 applicant. So I'm sure your team can comment on that on
9 whether I'm right about that, but that's been my
10 understanding.

11 CATHERINE PRESTON CONNOLLY: So just to clarify,
12 it's not that you -- it's not that you meet the 1800 feet,
13 it's that you don't -- it does not apply to an Economic
14 Empowerment applicant?

15 PHIL SILVERMAN: Correct.

16 CATHERINE PRESTON CONNOLLY: Okay. Thank you for
17 that clarification. All right. Erik, let me give the floor
18 to you to share your thoughts. I know you've shared them
19 in writing.

20 Clearly, we've reviewed them, but there's been
21 ongoing conversation, and it would be good to have that --
22 kind of the table set as it were for a discussion about

1 those comments.

2 ERIK THORKILDSEN: Okay, great. Yes, this is Erik
3 Thorkildsen, CDD. Let's see. There are a few differences
4 between the application we reviewed and the presentation.
5 The application talked about stripping the paint from the
6 precast concrete, where it sounds like it's currently
7 talking about really cleaning the paint.

8 I think either would be okay. And I think in
9 either case, the Cambridge Historic Commission should be
10 involved for their expertise.

11 The bike parking, short and long-term are
12 different. In the application, there's a long-term bike
13 parking space inside the building. And the short-term
14 spaces were not really dimensionally clear.

15 So I think the presentation tonight -- well, I
16 know it moved the long-term bike parking out into that bike
17 box at the northern end of the site -- so we would still
18 want to, you know, carefully look at dimensional clearances
19 and so on, and make sure that all seems up to Cambridge
20 standards.

21 Besides these differences, things we noted in the
22 memo: The signage seems a little awkward, just as a kind of

1 component of the street experience. And we suggested that
2 it not be such a bright light; that, you know, there's a
3 sort of variety of other signs on the building, generally
4 darker that seems to look sort of nice with the -- the light
5 kind of buff colored painted precast façade. And so, it
6 might be just good to look at some different ideas for
7 color.

8 And then we also had the idea that it might be
9 worth looking at dividing the sign, instead of having a
10 continuous band across the two bays occupied by the business
11 dividing in the middle, to allow that pilaster to appear and
12 pilaster to continue through.

13 Sort of concerned about basically the breadth of
14 it on the one hand, and also does everything work out in the
15 proper plane? If the signs are in recesses, are they going
16 to need to bow out in front of an intervening plane of pier?
17 Hard to tell without having the existing sign removed. But
18 just fine tuning on that would be good.

19 Mechanical: Some of mechanical -- rooftop
20 mechanical is very close to the northern edge of the roof.
21 It would be great if that could be pushed farther towards
22 the middle of the roof, both because it's right next to that

1 existing very nice, historical building currently used as a
2 -- originally residential but used as office space.

3 Also, the north façade has some interesting
4 brickwork. It's kind of nice facing the front yard of that
5 house, because it was a deep setback. And so, any pointing
6 of that wall or any repairs to bricks should also be
7 overseen by or -- you know -- done in collaboration with the
8 Cambridge Historic Commission, who's very happy to give
9 advice.

10 Let's see: Oh, great to add a tree out in front
11 of the parking lot. As you noted, the City is really
12 supporting additional street trees and shading of pavement.
13 We wondered if it would be possible to add another one on
14 the other side of the driveway. There may be a to light
15 fixture there.

16 But looking at -- and again, we would want to make
17 sure DPW's trees experts and, you know, people interested in
18 utilities and so on are involved in any location of -- of
19 trees.

20 There's also a small planted area in front of the
21 northern band of -- of parking spaces. Not much to write
22 home about, but it could be enhanced by additional low

1 planting. And there could be a similar one in front of the
2 southern band of parking spaces, which would I think enhance
3 the parking lot.

4 Let's see, what else? Oh, then the last point:
5 The entry lobby, because of the big quite nice windows to
6 the existing building in the entry lobby, which is separated
7 from the sales floor by an interior wall, so you can't see
8 in, but the lobby itself will be quite visible to
9 pedestrians going back.

10 And so, some more thought on, you know, the kind
11 of colors, materials, interior design, the lighting and so
12 on of that space would be great.

13 So those were the high points. So let me know if
14 you want to get into any other more detailed topics.

15 Thanks.

16 CATHERINE PRESTON CONNOLLY: Thank you so much for
17 that, Erik. Hugh, Tom, do you have -- or other members of
18 the Board, are there follow-up questions?

19 [Pause]

20 Seeing none, okay. Then let's move to Board
21 discussion of the proposal before us. Who would like to
22 start with their comments on this project?

1 Tom?

2 TOM SIENIEWICZ: I'll start tonight. First off, I
3 would say the point where Erik finished, the vestibule
4 actually is a -- I think a really good solution to this
5 particular retail store. We usually see just a small air
6 lock, and then some ability -- you know, some desperate
7 attempt to screen the interior.

8 And so, having this zone of space between the
9 sidewalk and the actual outlet, which is mandated by state
10 law to be opaque and not visible from the street is actually
11 an opportunity, and a good one, I think, to make this a
12 really good cannabis store.

13 So I do agree with Erik, there should be some
14 consideration of what that interior character is like,
15 because it will be seen from the street.

16 The signage -- I just wanted to put a point of
17 emphasis on that. And I think splitting the signs in two
18 and working with the architecture that's there makes a lot
19 of sense to me.

20 And I find the photo simulation kind of awkward
21 with the white banner pinned up over that center pier. So I
22 think that that would make a big difference in terms of

1 making this place look like it was sensitive to the existing
2 architecture.

3 And then lastly, although I hear the voices and I
4 read the correspondence from the community expressing some
5 concern about the number of the outlets, that's not
6 something that really was within the purview of this Board,
7 because of the application.

8 This is a retail establishment shall, to the
9 greatest extent feasible, utilize biodegradable materials in
10 packaging the food and utensils and other items provided for
11 consumption thereof.

12 And you will agree to, to the greatest extent
13 feasible, utilize biodegradable utensils. If we can find
14 the Special Permit Criteria to be consistent with what the
15 ordinance is asking for, I'm not aware of criteria in there
16 that limits -- gives us the ability to limit the number of
17 stores that cross the city. So that's not an issue for me.

18 CATHERINE PRESTON CONNOLLY: Thank you, Tom. Lou?

19 LOUIS J. BACCI, JR.: Yeah, I guess I just have to
20 agree with Tom and the CDD memo. Anything you can do to --
21 the sign is a little awkward, I do agree. And anything you
22 can do to dress up the rear alley would help, I think, with

1 the residents and so forth right there.

2 And one question, I don't know if I heard it
3 tonight: Is this still going to be appointment only? And
4 if so, I think that's a great idea. And I don't know if
5 there's a time limit on that.

6 But the trees, the CDD memo, I think there's some
7 good work in there. And the vestibule, yeah, it should be -
8 - you know, we don't really usually delve into interiors.
9 But I think it's a good place to have a little more
10 excitement.

11 CATHERINE PRESTON CONNOLLY: Okay. Thank you,
12 Lou. Ted?

13 H THEODORE COHEN: Well, I just want to say that
14 despite the neighbors' concern, I think Tom is correct that
15 we have no control over the number if they comply with the
16 ordinance, but I live near three different cannabis
17 facilities.

18 And things are much different from several years
19 ago, when Brookline had the one and only facility in the
20 area. You never see people lined up. You never see cars
21 lined up. You really have no idea what is going on inside.
22 And you don't see people in and out, you don't see people

1 hanging out on the streets.

2 I think people's concerns just have not lived up
3 to their expectations, that the facilities I've seen are
4 just like any other retail store on a block. I have no
5 problems with this facility being located here.

6 If there are too many in this area in Cambridge, I
7 think the market is going to deal with it, and sooner or
8 later some of the facilities will close simply because there
9 aren't enough customers for -- to support them all.

10 I agree with, you know, Staff's concerns and
11 design issues, and I think those are things that Staff and
12 the proponent can work out. Otherwise, I think that the
13 proposal is fine.

14 CATHERINE PRESTON CONNOLLY: Thank you, Ted.
15 Other comments from Board members? Hugh?

16 HUGH RUSSELL: So I'm in basically agreement with
17 everything that's been said. There's one, the issue of
18 delivery from this location was not addressed in the
19 application by the presentation.

20 So I think we should put our normal condition that
21 says, "We're not giving you permission to run a delivery
22 service out of this location."

1 And the -- you know, I think we should convert
2 Erik's concerns into conditions, so that we can follow up on
3 that. I don't see huge and expensive things, it's just we
4 can do a little bit better, and so, we want to.

5 CATHERINE PRESTON CONNOLLY: Okay. Thank you,
6 Hugh. I think Hugh's comment, as well as Lou's about the
7 appointment-only makes me want to turn back to the applicant
8 with a question, both about those as conditions and about
9 the Traffic and Parking memo conditions and be sure that the
10 applicant is amenable to those being incorporated as
11 conditions into the special permit.

12 PHIL SILVERMAN: And if these are the standard
13 conditions in Cambridge, we have no intent to deviate from
14 any of those.

15 CATHERINE PRESTON CONNOLLY: Okay. All right.
16 And I did note in the Traffic and Parking memo the condition
17 is as it has been a standard, that there is an initial
18 operations plan worked out with Traffic and Parking and the
19 Police Department, and that that gets monitored by them over
20 time. And the Traffic and Parking approved plan may include
21 six months' appointment only to manage that.

22 But it has been the case with our other, more

1 recent experience with these sites, as Ted commented -- that
2 has been, as we have gotten more of these locations
3 throughout the state, that's sometimes needed, it's
4 something not, but it is something we entrust to the
5 Operations plan to work out.

6 Okay. Any -- sounds like Erik, as usual, has done
7 an excellent job of identifying ways that the design could
8 be made better. But that fundamentally, this is a retail
9 storefront that is being reused for a retail purpose.

10 And we just want to make sure it fits in and
11 respects the building as best it can, and it enhances the
12 neighborhood. Sounds like it has the potential to do.

13 And then I will just go through the findings this
14 Board does need to make on the special permit and make sure
15 because, you know, it's been a couple months since we saw
16 one of theses. So let's -- we'll refresh our memory and
17 make sure that we are -- everyone is comfortable making the
18 requiring findings.

19 That it is located in one of the allowed zoning
20 districts, which for an Economic Empowerment applicant or a
21 qualifying social equity program includes the BA-1 district.

22 It's located in a permanent building.

1 It's not within 1800 feet of another cannabis
2 retail store.

3 And last it is designated by the Cannabis Control
4 Commission as an Economic Empowerment applicant or as a
5 qualifying social equity program.

6 It's not within 300 feet of an existing public or
7 private K-12 school or 300 feet of a public children's
8 playground, public youth athletic field or public youth
9 recreation facility unless the Planning Board finds that
10 such it is sufficiently buffered.

11 And that no packaging or repackaging of cannabis
12 products will occur on-site.

13 The site provides -- site design provides
14 convenient, safe and secure access and egress for clients
15 and employees arriving to and leaving from the site, using
16 all modes of transportation.

17 Location and design of the cannabis use will not
18 detract from the sense of activity, with opaque and
19 welcoming facades at ground floor.

20 The loading, refuse and service areas are designed
21 to be secure and shielded from abutting uses.

22 The building and site design are compatible with

1 other buildings in the area, and to mitigate any negative
2 aesthetic impacts that might result from the required
3 security measures and restrictions on visibility into the
4 building's interior.

5 And one thing we do always need to remind
6 recreational -- excuse me -- adult-use cannabis stores to
7 affirm: The facility will provide programs to assist
8 qualifying patients in obtaining services under the
9 Massachusetts Medical Use of Marijuana Program.

10 Where you are an adult-use program, we certainly
11 understand that you are not yourselves providing medical-use
12 marijuana, but it is a requirement of the special permit of
13 the hospital you help any qualifying patient identify where
14 they could receive medical-use marijuana. Is that a
15 condition you are affirming that you are happy to meet?

16 PHIL SILVERMAN: It is.

17 CATHERINE PRESTON CONNOLLY: Thank you. All right
18 with -- does any Board member have any concerns or questions
19 about making any of the other findings?

20 [Pause]

21 No. And we, of course always make -- also have to
22 make the General Special Permit Criteria findings. Does

1 anyone have any concerns about this? Seeing none.

2 All right. Then with that -- and we have already
3 confirmed with the applicant that we will be incorporating
4 both the recommendations of the CDD and the Traffic and
5 Parking memos into the applicant -- into the permit as
6 conditions.

7 And per Hugh's suggestion and the applicant's
8 acceptance, we will be also conditioning this as a non-
9 delivery location. Should you in the future decide you want
10 to deliver from this location, that would require an
11 amendment of the special permit.

12 All right. With all of that, any -- Staff,
13 anything I missed?

14 JEFF ROBERTS: This is Jeff. I can't think of
15 anything. I think you covered all the conditions and
16 everything that we -- that we suggested in the memos. I
17 don't know if Erik had anything specific, based on any of
18 the discussion. So it sounds like everything is --

19 ERIK THORKILDSEN: No.

20 JEFF ROBERTS: -- covered in the memo, so good.

21 ERIK THORKILDSEN: Sounds good to me.

22 CATHERINE PRESTON CONNOLLY: Terrific. All right.

1 Then is there a motion to grant the requested special
2 permits with those conditions, based on the Board's finding
3 that the applicable special permit criteria have been met?

4 STEVEN A. COHEN: So moved.

5 CATHERINE PRESTON CONNOLLY: Is there a second?

6 LOUIS J. BACCI, JR.: Second.

7 CATHERINE PRESTON CONNOLLY: Roll call vote,
8 please?

9 JEFF ROBERTS: On that motion, Louis Bacci?

10 LOUIS J. BACCI, JR.: Yes.

11 JEFF ROBERTS: Ted Cohen?

12 H THEODORE COHEN: Yes.

13 JEFF ROBERTS: Steve Cohen?

14 STEVEN A. COHEN: Yes.

15 JEFF ROBERTS: Hugh Russell?

16 HUGH RUSSELL: Yes.

17 JEFF ROBERTS: Tom Sieniewicz?

18 TOM SIENIEWICZ: Yes.

19 JEFF ROBERTS: Ashley Tan?

20 ASHLEY TAN: Yes.

21 JEFF ROBERTS: Catherine Preston Connolly?

22 CATHERINE PRESTON CONNOLLY: Yes.

1 [All vote YES]

2 JEFF ROBERTS: That's all members voting in favor
3 of granting the special permit.

4 CATHERINE PRESTON CONNOLLY: All right. Thank you
5 very much.

6 PHIL SILVERMAN: Thanks, everyone.

7 CATHERINE PRESTON CONNOLLY: Great. All right.

8 * * * * *

9 (7:17 p.m.)

10 Sitting Members: Catherine Preston Connolly, Louis J.

11 Bacci, Jr., Steven A. Cohen, Theodore

12 Cohen, Hugh Russell, and Tom Sieniewicz

13 CATHERINE PRESTON CONNOLLY: Then we can move on
14 to the next item on our agenda, which is a requested Minor
15 Amendment for PB Case 175, a previously approved Planned
16 Unit Development special permit at 1 Leighton Street. And
17 as usual, we'll start with an Update from CDD Staff, then
18 get a presentation from the applicant.

19 As this is a General Business item, not a public
20 hearing, the Board may choose to take comments from the
21 public before deliberating. And then, regardless, the Board
22 will discuss the case.

1 So with that, Jeff, let me hand it over to you for the
2 update on where we are procedurally with this case.

3 JEFF ROBERTS: Thank you. So this is a building
4 that's part of a PUD special permit that was granted back in
5 2002. It's been amended a few times, as recently as 2015.

6 So this is a PUD that contains multiple
7 residential buildings. All the buildings have been
8 completed. This proposal includes several alterations to
9 the largest of the residential buildings within the PUD.

10 And the Board's action is to find whether the
11 proposed alterations can be approved as a Minor Amendment,
12 and if so, to grant that amendment subject to any conditions
13 or limitations that the Board may find appropriate to make
14 sure that it is a Minor Amendment.

15 So there are criteria in the zoning ordinance that
16 are applicable to making the finding of a Minor Amendment.
17 Those are included in the CDD Staff memo, along with
18 comments on the proposal. And Staff that have been involved
19 in this review are present to answer any questions. Thanks.

20 CATHERINE PRESTON CONNOLLY: Thank you, Jeff. All
21 right. And I believe Brian Killinger is going to get kick
22 things off for the applicant, is that correct?

1 BRIAN KILLINGER: That's correct. Good evening.
2 Is my sound working? I just want to make sure. I didn't
3 check it.

4 CATHERINE PRESTON CONNOLLY: Yes, yes.

5 BRIAN KILLINGER: Okay.

6 CATHERINE PRESTON CONNOLLY: No --

7 BRIAN KILLINGER: Excellent.

8 CATHERINE PRESTON CONNOLLY: -- your sound is
9 working fine, if you could introduce your project team and
10 begin.

11 BRIAN KILLINGER: Absolutely. So thanks a lot for
12 hearing us tonight. My name is Brian Killinger. I'm a
13 representative of the ownership Leighton & Glassworks, LLC.
14 We acquired the community at 1 Leighton Street in June of
15 2021.

16 And we're looking to -- as part of this submission
17 -- obviously enhance the exteriors, which we think will
18 benefit East Cambridge more broadly and specifically all the
19 fantastic development going on around Cambridge Crossing
20 where this asset is located.

21 With us tonight we have representatives from our
22 Design and Architecture partner, Arrowstreet. We have

1 members of Stoss, who's our landscape designer; Lam Partners
2 is our lighting consult, as well as Counsel Jim Ward from
3 Nutter, McClennen & Fish who's been helping us with the
4 zoning process.

5 I have to introduce Joe Demshar on our team, who's
6 been kind of leading the broader plan in execution of this
7 project, who will actually be the one walking you through
8 some of the details.

9 JOE DEMSHAR: Yes, hello. Can you please turn to
10 Slide 3, please? Great. Thanks. I am very happy to be
11 here. And we're excited about this project. And actually,
12 I'm sorry, can I have Slide 4? I apologize.

13 So my role tonight will be to present a general
14 overview of the project, and then we have several slides
15 that talk about specific requirements that we have met. And
16 I just want to, you know, bring all those to everyone's
17 attention about the project.

18 So right now we show the first-floor plan on the
19 screen. And although there's -- a lot of the work is
20 interior renovation of the existing building, there are two
21 components within the floor plan on the first floor that do
22 -- that are of interest to the Planning Board, I believe,

1 and I will discuss those.

2 But the overall scope of the project is to
3 renovate all of the resident amenities on the first floor,
4 and then all of the resident amenities on Floor 2, all the
5 resident corridors in the building.

6 And then we're taking one market-rate unit offline
7 on the twenty-first floor. We're changing that into a
8 skyline lounge. And we're improving the -- sort of a
9 rooftop terrace on the twenty-first floor.

10 Then, besides the interventions on the interior of
11 the building, we are redesigning the entire entrance
12 forecourt to the building which is on Leighton Street.

13 And I think if you can proceed to the next slide,
14 please? Thank you.

15 So these two drawings it just shows the
16 improvement on Floor 2. There is an exterior courtyard in
17 the -- sort of the central area of the second floor. It is
18 surrounded by all of the built structure, and then the
19 elevated MBTA right of way on the sort of plan south as
20 you're looking at the plan. So basically our changes to
21 that second-level podium courtyard are not really visible
22 from any public way.

1 Very similar to the twenty-first-floor
2 redevelopment of the rooftop deck, there is -- it is --
3 we're changing the existing. It's a 42" painted steel pipe
4 railing along the south elevation.

5 And as you cross the bridge from downtown Boston
6 on the McGrath Highway, right when you're at the Museum of
7 Science, you can look up and you can probably barely see the
8 imperceptible change. But we're changing the painted metal
9 rail to a -- it's a clear, tempered glass rail that will be
10 five-foot in height.

11 We do have a photograph and a rendering later on,
12 that basically showed that.

13 Please go next slide, please?

14 So there's some detail about the landscape plan
15 here. Excuse me -- so along Leighton Street, what's
16 existing there is a very sort of formal grand entrance to a
17 large canopy and a revolving door, sort of right in between
18 the two arrows that are shown.

19 Then, below that, the existing landscape plan at
20 the courtyard, there's a large, paved brick area right along
21 the building and a pretty significant area of natural turf.
22 There is a fence along the property boundary, and yellow

1 short metal -- metal fence along the property boundary,
2 along Leighton Street that basically sort of restricts
3 pedestrian access into the courtyard itself, into the entry
4 forecourt itself.

5 The two perspectives on the left and the red
6 arrows that are superimposed on the plan basically show the
7 views into the courtyard from the exterior, or from the
8 sidewalk along Leighton Street.

9 What we've done with this plan is we've tried to
10 make it a very sort of pedestrian-friendly environment where
11 the routes that are defined to be generally the direction
12 that you would walk across the courtyard -- if you're coming
13 from Cambridge Crossing and you want to travel south on the
14 McGrath Highway if you're walking in Boston, a healthy
15 person -- you would basically cross diagonally across the
16 courtyard. Then there is a sidewalk that would lead you to
17 the pedestrian pathway under the MBTA.

18 Similarly, if you're coming from the west, it's a
19 -- more of a curved pathway that leads into the -- into the
20 without doors that enter the building.

21 We do have two doors in the courtyard. The one is
22 the entrance where the residents, which is directly in front

1 of the lower arrow -- of the lower red arrow. Then we have
2 a separate Prospect entrance for people who are coming to
3 the site to look at the apartments to see if they may be
4 interested in a home in this building. And that is slightly
5 toward the plan south of the main door.

6 Next slide, please?

7 Just some statistics about the project: We have -
8 - the scope of our renovation actually reduced the net gross
9 floor area, or the gross floor area by 87 square feet.

10 We did add some square footage by adding exterior
11 canopies that are over three feet in depth, so that's
12 considered gross floor area. But we did add a significant
13 number of long-term bicycle storage parking spaces within
14 the building. And that square footage is actually taken
15 away from the gross floor area.

16 So the net -- the net result is a reduction in
17 gross floor area. There's an underground parking structure
18 underneath the entire site. We're making no changes there.
19 There's 434 spaces currently provided, and the requirement
20 is for 424 spaces. So we're -- so we're not adding or
21 reducing the number of spaces.

22 We are, however, in 10 of the spaces we're going

1 to add EV charging stations.

2 Next slide, please?

3 Similarly, with the bicycle parking, we have
4 increased the number of total bicycle spaces from 228 to
5 312. There is bicycle parking on the first, the top level
6 of the parking garage, which we don't show a plan of that,
7 but there are 214 spaces there today. We're reducing that
8 to 188, because we're incorporating a pet spa in part of the
9 top level of the garage.

10 And we're also adding a bicycle repair station.
11 So that -- the actual repair station, it's a tabletop.
12 There are some tools, air compressor, different things like
13 that. So that took away I think like six spaces on that
14 side.

15 But then on the first level, we've taken a large
16 sort of storage area, and we've added 80 parking -- or long-
17 term bicycle spaces there. That is the enlarged plan on the
18 left. And it shows where it is in the building with the
19 blue circulation route.

20 So from that space inside, you can head plan north
21 to the -- to what is called, "the Glassworks Street." And
22 from there you can go underneath the bridge that takes you

1 over to Charlestown and hit the bicycle trails there. Or
2 you can come plan south out to the pedestrian bicycle way
3 under the MBTA.

4 Next slide, please?

5 So once again, to talk about the landscaping in
6 more detail is this plan. The plan on the left shows the
7 existing configuration. And I spoke earlier about the grand
8 formal entry to the revolving door on the top of the plan on
9 the left.

10 And then there's a landscape feature in the sort
11 of top one-third of the existing plan. And a large, large
12 turf area to the south of that.

13 There is a paved courtyard, which is indicated in
14 sort of a blue slate material here that is between the grass
15 area and the building itself. I could see where some people
16 would like to hang out there when the weather is amenable.
17 However, it is -- by the way it's located and separated --
18 it is basically space for the residents of the building and
19 not really a comfortable space for the public.

20 What we've done on the right is we've developed a
21 sort of route, these routes of pedestrian access. We made
22 the site very permeable. And the sort of brown,

1 rectilinear, heavier lines along a lot of the planting areas
2 are actually wooden benches where everyone is welcome to
3 sit.

4 There's also areas of tables and chairs if you
5 look at plan north. There's a small section right below the
6 white area, which is one of the wings of our building. And
7 then beyond that to the right, there are some more similar
8 tables and chairs there.

9 So we provide -- what this plan does is provide a
10 lot of sort of different areas for pedestrians to wander in
11 and relax for -- you know, for a short time, have a cup of
12 coffee maybe.

13 We are -- and we'll talk about it later, but we're
14 relocating the current Boston Convenience from what would be
15 sort of the lower right-hand area of our building to the top
16 left.

17 So we're taking it out from underneath the MBTA
18 elderly right of way, and we're moving it to a more
19 prominent location that I think serves the neighborhood much
20 better and sort of focused toward all the new development
21 that's going on over in Cambridge Crossing.

22 Just some highlights: We think it is very

1 pedestrian-friendly and permeable. Provides informal,
2 casual gathering. There's bench seating along all the
3 paths, outdoor furnishings throughout.

4 You'll see when we get to the Cool Factor Score
5 that there's the inclusion of a lot of party-appropriate
6 plantings. All trees over 4" caliper have been saved, and
7 we've added 29 new trees. And the exterior of the site,
8 actually we've added 30 more bicycle spaces than are
9 currently provided.

10 The next slide, please?

11 This just shows -- and it just shows the
12 comparison between the photographs on the top and the
13 renderings along the lower half of the slide.

14 And both the photographs on the top and the
15 rendering on the bottom, each vertical column attempts to
16 sort of render the same general area. And so, we think that
17 our -- our particular site is very permeable and inviting to
18 pedestrians.

19 Next slide, please?

20 So the tree hierarchy plan is shown on the right.
21 And it does -- it's pretty hard to see in the documents that
22 were presented to Staff. They had the ability to dig into

1 it in more detail. But this basically validates on the last
2 slide when I said we're adding 29 new trees, and it does
3 have a listing of all of the more hardy, appropriate plants
4 if the chart on the right.

5 One thing I do want to talk about too is the soil
6 permeability. We have reduced -- we have slightly more
7 hardscape than tur or than planting area than the existing
8 proposal.

9 However, I wanted to point out that the entire
10 site is built over a parking structure. So there's really
11 no difference between permeability or impermeability that
12 any water that penetrates through this sort of top of the
13 parking deck needs to be conducted to floor drains and
14 enters the stormwater system.

15 So there is no -- the existing building has no
16 capacity to sort of absorb rainfall or water and return it
17 back into the earth in a more sustainable way.

18 So what we have done is -- even though we've
19 reduced the amount of planting area slightly, we have taken
20 sort of a large sort of -- you know, traditional grass turf
21 area. and we removed that, which is, you know, slightly
22 less appropriate in my opinion. And we have replaced that

1 with more hardier, more appropriate plantings. And --
2 excuse me -- we do have our landscape architect. So after,
3 if you -- if anyone -- if any Board member or anybody has
4 any questions, they're certainly available to discuss this
5 in more detail.

6 Next slide, please?

7 Okay, the retail relocation. We're very excited
8 about this, actually. And I talked about it briefly before,
9 but if you look at plan right, it shows the location of the
10 current Boston Convenience Store on the lower right. And
11 we're moving it to the upper left of our floor plan. And
12 the areas are basically enlarged on the left side of the
13 drawing.

14 But it has increased the size from I think about
15 1900 square feet to a little -- slightly over 3000 square
16 feet. We believe that gives the opportunity to, you know,
17 provide a wider offering to the neighborhood.

18 We're working very closely with the current owners
19 of Boston Convenience. They are the retailer who will move.
20 And we're working very closely with them to help curate what
21 the offering may be. And it'll have, you know, more fresh
22 produce, more fresh fruits and things like that.

1 But it's still -- the whole intent is that it will
2 remain classified as a convenience store. So we believe it
3 has a much more appropriate focus to the neighborhood and to
4 Cambridge Crossing. No change of use, negligible traffic
5 impact, and increase in size enables a wider offering.

6 And so, that's what we're doing with the retail.
7 And next slide, please?

8 And here's -- there was a requirement for -- it
9 showed up on the dimensional plan. Actually, no, I'm sorry,
10 I'll retract that but there was reference in the original
11 approvals to provide a community-use space.

12 There is an existing room in the building that's
13 called, "The Cambridge Room." It's just a large, open
14 meeting room that was in the sort of the main portion of the
15 building.

16 We made the decision to sort of share that space.
17 So in the daytime, we would like to use it as a prospect
18 lounge for our leasing office.

19 If you look at the -- so the areas that are
20 highlighted in ochre yellow, in the smaller plan to the
21 right, and the larger sort of enlarged plan to the left,
22 that was the original sort of public use space.

1 And if you look at the plan on the upper left, we
2 basically turned, we basically enlarged it, turned it into
3 what we would use as a leasing lobby during the daytime.

4 But it is a great large, wide-open space that
5 could be used by any public group that wanted to. And it is
6 -- and we also have a -- have a nearby catering kitchen
7 area, as well as restrooms very close, which would have been
8 the same restrooms that would have been used in the past.

9 And we will dedicate a storage area in the back of
10 the building -- in the sort of the back of the house area of
11 the building to store tables and chairs that are more
12 appropriate for -- if a public meeting would occur there.

13 And so, we've increased the actual size of the
14 useable space for a public meeting by 307 square feet. The
15 entrance is in the same location as it always was. However,
16 to our knowledge, that room has never actually been used in
17 the life of the building.

18 We spoke to Avalon about it, and now since it's
19 been under our control for 18 months or slightly longer,
20 there's been no request about the space and no use of the
21 space.

22 But we will -- we'd be very happy to continue to

1 offer the space. And we will have all the accommodations
2 necessary if someone does want to use the space.

3 We did reach out to the East Cambridge Planning
4 Team and the Association of Cambridge Neighborhoods. I saw
5 in the Meeting Minutes of the ECPT that they did -- there
6 was some concern that a lot of these previously approved
7 public spaces, or public use spaces, were being taken our
8 own buildings or no longer available.

9 We didn't respond back to them, saying that that's
10 not the case here, we're not taking it away. And so, it is
11 there for their use in the future whenever they want.

12 Next slide, please?

13 This is actually pretty important, because as we
14 took over the property, we realized that there was a lot of
15 traffic congestion on Leighton Street. A lot of UPS, a lot
16 of Amazon, a lot of Federal Express trucks. Because both
17 (sic) A the North Point is on the left side, the north side
18 of Leighton Street. And their main entrance is on Leighton
19 Street. And we're on the south side of Leighton Street.
20 And then there's a lot of activity there.

21 What we've done is we've relocated the package
22 storage and the mailroom so that there's a very convenient,

1 direct path through the back of the house from our loading
2 dock so the package deliveries can be routed to that
3 location, and that all packages can be brought in from the
4 loading dock through the back of the building. So we hope
5 that we're going to, you know, address some of the
6 congestion on Leighton Street.

7 In my experience, for the other multifamily,
8 you're -- you can easily train your UPS and your Federal
9 Express drivers. It's usually the same driver on the same
10 route during the week. So it's pretty easy to, you know, to
11 suggest to them that they actually use this back route.

12 When they do -- when there are other drivers, if
13 they come to the front to the concierge desk, the policy
14 will be to refuse acceptance and basically teach them all to
15 take the packages in the back.

16 Next slide, please?

17 The two photographs on the lower left, they look
18 the same. But one of them actually is a rendering of the
19 proposed glass rail at the top of the building where we have
20 the twenty-first-floor exterior terrace.

21 And the existing metal rail is a -- is a
22 photograph of the building on the left. The other --

1 actually I'll back up for a moment.

2 So I think what this entire slide is trying to
3 indicate is that our interventions to the actual exterior
4 skin of the building are very, very minor. And we -- you
5 know, we hope that no one has any issues or thinks that
6 we're doing anything to the exterior of the building that
7 should raise any concern.

8 So the twenty-first floor we've talked about. The
9 other thing is just at the entrance forecourt, whereas the
10 former building, the photo on the top, it had a large,
11 extending canopy over a revolving door.

12 And then we have -- and on the bottom photograph
13 we have removed the large canopy and the revolving door. We
14 replaced that with just a storefront or a window well
15 system. That's -- the red arrow on the left points to that.

16 And then the two new entrances that we have
17 created on sort of the -- I guess the western portion of
18 that wall -- would be our new resident entrance and the new
19 prospect entrance. And we've created a range, or we've
20 created a canopy over the top. And there will be some
21 signage along the top for that to identify the building.

22 But once again, I think the interventions to the

1 exterior of the façade are very, very minor.

2 Next slide, please?

3 And the only other sort of -- the only other
4 intervention we're making on the exterior is where we are
5 adding the retail, moving Boston Convenience to this more
6 prominent neighborhood-focused location, there is a great
7 issue that we have to include an accessible ramp. And we
8 are providing a canopy protection over the entrance door.

9 And so, that is -- so the existing plan is shown
10 on the left. The proposed plan is shown in the middle
11 drawing, and a prospective of the new canopy and entrance is
12 shown on the right.

13 Next slide, please?

14 We are replacing much of the exterior lighting
15 with new LED lighting. We do have Lam -- Justin from Lam
16 Associates here on the call, if anybody has any technical
17 questions, you're certainly welcome to ask him later on
18 after the presentation has ended.

19 Well, we're replacing all exterior lighting with
20 LED. Most of the exterior replacements are one for one
21 replacement. And I think everything on this particular
22 sheet shows existing one to one replacements. All the

1 lighting -- the lighting at the crown, it is tunable, so
2 that we can modulate the brightness and the temperature of
3 the light itself.

4 And then if we go to the next slide, please?

5 We are adding three spotlights, or exterior
6 lighting -- two over the Leighton Street Plaza, and one over
7 Glassworks. They're 25 feet above grade, and they both
8 shine down just to add a little bit more light and security
9 in those areas.

10 And then the entrance canopy that I talked about
11 that is our new canopy that spans over the resident entrance
12 and the Prospect entrance, there's a rendering of it on the
13 left -- on the upper left hand on the right-hand drawing.
14 You can see where we have the words, "elevate" over part of
15 that canopy. They will be illuminated lettering, like shown
16 at the lower left.

17 We do have some vertical lighting at the -- at the
18 vertical components on either side of the doors leading into
19 both entrances. And then over -- there is a downlight in
20 the canopy itself that is shown on the lower right.

21 And the next slide?

22 And then this shows the exterior lighting that

1 we're proposing. The -- the night view on the right shows
2 that we are underlighting all of the exterior bench areas.
3 And those are the long, linear lights that are shown.

4 We have three or four trees where we have added
5 some uplights to the trees. So you can see those on the
6 plan as well.

7 And then the -- on the plan at the right, there is
8 some lighting in that second-floor podium area that is not
9 really visible to the general public.

10 Next slide, please?

11 And I am completed with my part of the
12 presentation, so I want to thank everybody for having to sit
13 through a lot of technical details, actually. And I -- but
14 we wanted to make sure that everybody had a good overview of
15 the extent of the project. So with that, I'm going to turn
16 it over to James Ward, our land use Counsel, and let him
17 summarize the zoning compliance.

18 JAMES WARD: Hi. Can you hear me?

19 CATHERINE PRESTON CONNOLLY: We can.

20 JAMES WARD: Okay. Hi. Jim Ward. As Brian said
21 at the beginning, I'm a partner in the Land Use group in
22 Nutter, McClennen & Fish in Boston.

1 At the very beginning, Mr. Roberts indicated that
2 there were prior amendments to this PUD. And the PUD
3 actually covers not just our building, but the adjacent
4 buildings. And so, there were two early ones. One was just
5 an extension, one was a subdivision of the property, those
6 are both minor.

7 Then there were three Major Amendments, which I
8 think when you see the scope of what the Board considered MA
9 then, versus what we're doing here now, I -- we believe that
10 this falls into the minor. In 2010, there was a major
11 amendment where they reduced parking and created shared
12 parking for the then office building proposed.

13 In 2011, they converted the office from a 62,000
14 square feet office building to make it residential. And
15 then 2015, they reduced the gross floor area, dwelling
16 units, height of the building of the newly converted office
17 to residential building.

18 So that in our mind fits more into the major
19 modification versus our changes really don't alter the
20 concept of the PUD here. It's a residential building.

21 We haven't -- when you see the dimensional form,
22 which is fairly hard to read, but you see it, there's really

1 no changes to anything in the building, other than fixing
2 the courtyard, moving the convenience store, those kinds of
3 things and just making the building I think more efficient,
4 more friendly to the neighborhood, and just kind of sprucing
5 it up after the number of years that it's been there.

6 So there's no change to the density, FAR, land
7 use, height, any of the provisions, the open space. I think
8 our view is we've made it more enticing for the
9 neighborhood.

10 And so, we think that in the end we hope that you
11 believe that it's just a minor change to the existing PUD
12 and approve it accordingly with -- we've read the conditions
13 of the Staff. You know, we don't really have any problem
14 with it, with them.

15 And as they can tell you, we've been working
16 diligently or I think months at this point, honing the
17 presentation, asking questions, changing things as required.
18 And I think that the proposed conditions would just continue
19 that to make it a better project.

20 And with that I will say thank you and goodnight
21 and wait for questions.

22 CATHERINE PRESTON CONNOLLY: Okay. I think I got

1 the signal there that that concluded the presentation
2 officially?

3 JAMES WARD: I think so, yes.

4 CATHERINE PRESTON CONNOLLY: Okay. Thank you.
5 Appreciate that. All right. Let's see if there are
6 questions from Board members for the applicant or regarding
7 the written materials from the memo from CDD Staff. Any
8 questions? Oop, Tom.

9 TOM SIENIEWICZ: Just a question of fact. Thank
10 you for pointing out that you're adding 29 new trees. I
11 would like to know how many of the existing trees you're
12 saving? I couldn't discern that from the plan.

13 JASON WARD: I will ask our landscape architect,
14 Alysoun or Joon, if you can respond to that?

15 ALYSOUN WRIGHT: Yeah, let us maybe pull up the --
16 are we able to pull up drawings, or --

17 JOON KIM: I mean, we are retaining pretty much
18 every tree over four inches in caliper size. And then we
19 are adding substantial amount of new canopy trees.

20 TOM SIENIEWICZ: So adding 29, retaining anything
21 above 4", so how many are you demolishing?

22 JOON KIM: One, two, three, four, five --

1 ALYSOUN WRIGHT: Ten.

2 JOON KIM: Ten?

3 ALYSOUN WRIGHT: For the first floor.

4 JOON KIM: Yeah, ten on the first floor.

5 TOM SIENIEWICZ: I'm only concerned about the ones
6 on the first floor, because they're in the public realm.
7 Thank you.

8 JOON KIM: Okay.

9 CATHERINE PRESTON CONNOLLY: Great. Hugh?

10 HUGH RUSSELL: I was just going to offer my count.
11 I had looked pretty hard to find out which trees were
12 missing. I found that there were also about 10 trees in the
13 front courtyard that are being removed, and some
14 replacements.

15 CATHERINE PRESTON CONNOLLY: Always good to get
16 confirmation that Staff -- that our -- the eagle eyes on our
17 Board find the same thing that the applicant intended. So
18 thank you for checking that, Hugh.

19 Other questions?

20 Lou?

21 LOUIS J. BACCI, JR.: Did anyone consider backs
22 when some of the benches on this entryway? After a short

1 time, a bench without a back doesn't get very comfortable if
2 you expect to have some people from these -- this retail
3 hanging out a little bit. And maybe that was the idea, but.

4 And also some lower plantings would be nice,
5 especially some flowering stuff, add some color. Because
6 we've got a lot of gray and tan in this area. I don't know
7 if that was thought of.

8 JOE DEMSHAR: I will let Landscape again respond
9 to that. But in regard to providing some backs on the
10 benches, as we -- you know, if we work with Staff to resolve
11 any of the conditions that were recommended, we're
12 absolutely happy to work with them and to implement some
13 minor changes like that.

14 I do want to point out we do have some tables and
15 chairs that are spread -- you know, dispersed throughout the
16 landscape area that the chairs would have backs on them.

17 But if it makes sense to add some backs to some of
18 the benches, I mean, we're certainly happy to provide that.

19 LOUIS J. BACCI, JR.: Thank you.

20 JOE DEMSHAR: Yeah. And then Alysoun or Joon,
21 you do have a lot of planting materials and -- on the list.
22 So can you respond is there any seasonal color changes or

1 anything that would sort of enhance the space in the way?

2 JOON KIM: Yes. The short answer is yes, in both
3 trees and ground covers. We're introducing a lot of
4 different, diverse type of grass ground covers that could,
5 you know, support habitat creation and kind of pollination.
6 So instead of having, like, you know, homogeneous plant
7 materials, right now a majority of the green space is lawn,
8 but we are introducing a lot of diverse plant materials that
9 can, you, support a more sustainable environment.

10 ALYSOUN WRIGHT: Maybe specific to different pops
11 of color that would appear. So we're introducing Black-eyed
12 Susans, so nice pops of yellow in that area, New England
13 astor and Gladiator flowering onion, so some kind of purples
14 and those kinds of tones.

15 That would be interspersed with some of the kind
16 of different tonalities of those ornamental grasses that
17 we're introducing as well.

18 LOUIS J. BACCI, JR.: Because that would help. I
19 didn't notice any flowering plants on your list here, that's
20 why I was concerned. But anything you can do to add some
21 color would help.

22 ALYSOUN WRIGHT: Yeah, and maybe to clarify in

1 some of those areas, so -- and the kind of those planting
2 polygons, most of those will kind of be interspersed with
3 both ornamental grasses and those ground covers that would
4 have those kind of color pops.

5 JOE DEMSHAR: Alysoun, if I'm correct the -- most
6 of the flowering items you mentioned, they're listed under
7 the ground cover at the upper right of the list?

8 ALYSOUN WRIGHT: Correct.

9 JOE DEMSHAR: Okay, okay.

10 ALYSOUN WRIGHT: Great.

11 LOUIS J. BACCI, JR.: You know, we seem to get
12 very heavy on grass plants, and it doesn't add a lot. It
13 adds a lot of texture but doesn't add a lot of color. So
14 anything you can do to beef up the color and color changes
15 over the year would help.

16 JOE DEMSHAR: Absolutely.

17 CATHERINE PRESTON CONNOLLY: Tom?

18 TOM SIENIEWICZ: Another question for the
19 applicant: The very good memo from Staff indicates that
20 they were concerned about the compromise of the continuity
21 of the sidewalk along Leighton Street in the public realm,
22 and there was a blurring between -- or an appropriation of

1 that public space by the private space, so no definition of,
2 like, what's actually in the public record, versus what's in
3 the plaza. I'm wondering how the landscape architect might
4 react to that criticism.

5 JOON KIM: Yeah, the intent behind the current
6 proposal is to create -- kind of transforming this private
7 courtyard into more public ground or permeable open space
8 for both the tenants and public alike.

9 But we are still maintaining a minimum six feet of
10 continuous sidewalk along the Leighton Street. But we
11 wanted to instead of having a fenced, softscape area and
12 kind of like grand, monumental, paved surface, we wanted to
13 integrate both hard and soft with intent, creating small and
14 large sociable spaces.

15 And that space could be animated with both
16 stationery benches as well as mobile furnishing that could
17 accommodate different uses and different density and
18 different needs of the occupants.

19 ALYSOUN WRIGHT: And maybe just to follow-up with
20 some of the comments, I think some of the intention of the
21 different standing or positioning of the polygons is kind of
22 intended to flare and invite people into the space, as well

1 as the directionality of that paving surface that kind of
2 draws people in to different orientations through the site,
3 rather than just having it be kind of divided and feel
4 separated, where we're continuing the extension of that
5 paving material onto that public right of way to have that
6 feel like continuity through that space, hopefully with the
7 intention of drawing people within the site and creating an
8 active, vibrant space through there.

9 JOE DEMSHAR: Yeah. I'd like to add that there
10 was never any intention of sort of trying to make a
11 demarcation between public realm and the space controlled by
12 the building. I think the intention all along was to sort
13 of eliminate any demarcation between the two.

14 I think what Stoss has done, I mean, they've
15 maintained the six-foot sidewalk width, but then have
16 created a number of openings that sort of flare out and
17 invite the public in.

18 But as I said earlier, I mean, we're certainly
19 willing to work with Erik and Staff. And, you know, if it
20 makes to widen the sidewalk from six feet to eight feet, we
21 can pull them back slightly. We could reorient some of the
22 amorphous shapes, although I -- you know, personally we

1 worked with Stoss on this project for a long time, and we
2 like exactly what is happening in there.

3 But, you know, we'll put backs on some of the
4 benches if need be. We can widen the sidewalk. We can sit
5 down and have a brief charette and look at if there's areas
6 we can make more intervention, then we're very happy to do
7 that.

8 But we love the plan. So, you know, I just want
9 to -- I just want to put that out there that we -- we love
10 the plan very much.

11 TOM SIENIEWICZ: Madam Chair, I don't want to get
12 out of the usual rhythm of the hearing. I know that
13 potentially there's public comment and it's not the time for
14 discussion, it's rather the time for questions. So I can
15 pick up this thread in the discussion section.

16 CATHERINE PRESTON CONNOLLY: Okay. Thanks, Tom.
17 As Tom rightly noted, this would be the point in our process
18 here where if we wanted to take public comment on this
19 matter of General Business, we can.

20 We do have a number of attendees with us this
21 evening who have patiently waited through the first item to
22 be heard on this matter. So unless there's objection from

1 the Board, I would suggest that we do invite public comment
2 at this time.

3 Hearing none, all right, then the Board will take
4 public comment. Any members of the public who wish to speak
5 should now click the button that says, "Raise hand." And if
6 you're calling in by phone, you can raise your hand by
7 pressing *9.

8 And as of 5:00 p.m. yesterday, the Board had not
9 received a written communication on this case, but written
10 communications received after 5:00 p.m. yesterday will be
11 entered into the record.

12 We'll now ask Staff to unmute speakers one at a
13 time. You should begin by saying your name and address, and
14 Staff will confirm that we can hear you. And after that,
15 then you'll have up to three minutes to speak before I ask
16 you to wrap up.

17 JEFF ROBERTS: Thank you. So we have some
18 speakers. The first is Charles Hinds, who will be followed
19 by Heather Hoffman. So Charles Hinds, you can go ahead.

20 CHARLES HINDS: Hi. My name is Charles Hinds. I
21 live at 207 Charles Street in East Cambridge. I'm the
22 current President of the East Cambridge Planning Team, and

1 I'm here to speak on their behalf.

2 Mr. Demshar did contact us and offered to present;
3 we just didn't have time on our agenda. We're very busy, as
4 the Planning Board's busy. We have all these projects that
5 come through.

6 But I just wanted to say something. I just want
7 to make sure that we don't lose this. We lost the Kendall
8 Crossing, our meeting room that we had to a leasing office.
9 It wasn't recorded properly, and it was a room we used a
10 lot. And in fact, the space that's talked about here, we
11 didn't realize we had that. It just got lost in the
12 corporate memory. It was 11 years ago.

13 But we -- we submitted a smaller letter, I'll just
14 read it.

15 "The ECP Board reviewed plans to convert the
16 neighborhood venue at 1 Leighton Street to a space for
17 community events, as well as waiting lounge for the
18 building's leasing office, as described in PB-175, Amendment
19 5, narrative on page 9 in the floor plan shown in Exhibit G.

20 "The Board has no objection to the new design,
21 subject to a few conditions. The building Staff will be
22 responsible for setting the room up for community meetings

1 and back to the leasing lounge afterwards. That's due to
2 the relocation of the seating area. Before it was in the
3 room, but now it's a ways away.

4 "The kitchenette and the leasing office will be
5 available for community use, as the existing one is being
6 removed. There's no restriction -- I guess reasonable
7 restriction of ours. The room can be used as a community
8 venue. Because right now, there's no restrictions on it.
9 So if somebody wanted to do something, you know, Saturday
10 afternoon or -- I mean, that could be worked out.

11 "And use of the room could be free of charge.
12 We've got a community room at EF, but we have to pay \$180
13 for a cleaning fee to use it, and we don't use that room.

14 Personally, I like the fact that you're saving
15 trees over four inches, and I would suggest that when you
16 replace these new trees, put new trees in, do higher caliper
17 trees, so it's not so drastic. You know, we don't want to
18 wait 28 years to have a canopy there.

19 I think that's it. Okay. Well, thank you.

20 JEFF ROBERTS: Thank you. The next speaker is
21 Heather Hoffman.

22 HEATHER HOFFMAN: Hello. Heather Hoffman, 213

1 Hurley Street. I wanted to start with a question. To whom
2 did you send the ACN notice? The Association of Cambridge
3 Neighborhoods? Because --

4 JOE DEMSHAR: So --

5 HEATHER HOFFMAN: I'm the Treasurer. I never
6 heard about it.

7 JOE DEMSHAR: Okay.

8 HEATHER HOFFMAN: So to whom did you send it?

9 JOE DEMSHAR: If you give me a moment, I can try
10 to find out --

11 HEATHER HOFFMAN: Sure.

12 JOE DEMSHAR: -- who I did send it to. So just
13 bear with me momentarily.

14 HEATHER HOFFMAN: I mean, I heard about it through
15 the East Cambridge Planning Team, but I was just curious if
16 someone has outdated information that -- that's a good thing
17 for me to know.

18 And while you're looking for that, I will continue
19 on, because my time is continuing. The City is, I think, in
20 the process of adopting signage for privately-owned public
21 space.

22 And so, I suspect that if you actively marked the

1 space that you want to be open to the public, that way, once
2 there are such signs, and even if you put up some signs now,
3 that might increase the number of people who actually use
4 it.

5 I agree with Mr. Bacci that more color is a fine
6 thing. And also with Chuck Hinds about larger trees. And
7 in fact if you can find something to do with the trees that
8 you remove, that does not involve immediately turning them
9 into sawdust and mulch, and thereby getting -- you know,
10 releasing all the carbon they so kindly captured for us over
11 their lives, that would be a great thing.

12 And I hope that your lighting will be for safety
13 reasons primarily, and it will not be bright. That's
14 actually disrupting wildlife, disrupting plants. It is
15 creating environmental problems when people spread too much
16 light around.

17 JOE DEMSHAR: Understand.

18 HEATHER HOFFMAN: And then finally on the
19 community room, perhaps it would be helpful if you did some
20 more explicit outreach to say that it's available. In fact,
21 CDD can and should have a listing of spaces like this, so
22 that they'll get used and -- and also developers who are

1 providing them will feel as though they provided them for a
2 reason, as opposed to just ornament.

3 So do you have the ACN answer?

4 JOE DEMSHAR: Yes, I do.

5 JEFF ROBERTS: I'm sorry, Joe, can we just for the
6 sake of everyone -- I'm sorry I didn't kind of let this go
7 on -- it's typically in public comment, you know, just go
8 through the public comment and then go back to the Planning
9 Board.

10 I think if there's a dialogue here about something
11 not related to the Planning Board review, I encourage you to
12 exchange information and maybe follow up on that later.

13 But I want to kind of continue on. I know this
14 is -- it seems like this might be the last speaker, but I
15 want to check to see if anybody else is -- is here who would
16 like to speak. If so, they could push the, "Raise hand"
17 button or push *9 if you're connected by phone.

18 JEFF ROBERTS: Okay. I don't see anyone else.
19 I'm going to ask, do you have any -- Heather, do you, were
20 the -- did that conclude your comments or, because there was
21 a couple seconds that we were fumbling with that.

22 Did you have anything more to say, and I would

1 ask, you know, for the sake of the Board to follow up
2 separately if you want to talk about where the notice went?

3 HEATHER HOFFMAN: Well no, I didn't have anything
4 more. I would say that because they listed that
5 specifically as their outreach, that perhaps the Board cares
6 that the outreach actually went to somebody. And that's why
7 I raised it. So --

8 JEFF ROBERTS: Okay. I --

9 HEATHER HOFFMAN: -- in the event that the Board
10 has no interest and just wants the statement that they made
11 the outreach, then fine, that is the Board's choice.

12 Thanks.

13 JEFF ROBERTS: Okay. Thank you. Sorry about that
14 confusion on procedure. So I'll turn it back over to the
15 Chair at this point.

16 CATHERINE PRESTON CONNOLLY: All right. Thank you
17 very much, appreciate that, Jeff.

18 So now we will turn to Board discussion. Tom,
19 since you tabled your thoughts earlier, I'm going to have
20 you kick things off, because you we were all ready to go
21 into discussion even before we heard from the public. So
22 let me turn to you first.

1 TOM SIENIEWICZ: Yeah, it's maybe a simple
2 question, but a complicated one. And I really would
3 appreciate the wisdom of my fellow Board members. And I
4 think it goes to the heart of why we're here.

5 Well, first of all, I would say this appears to be
6 a Minor Amendment, in my opinion, just to put the
7 petitioners at rest.

8 The only issues I have are really in the details
9 of the landscape. Because that's where the modifications to
10 the -- to the scheme affect the public realm and the City
11 most directly.

12 Yes, there's some issues around the lighting that
13 are absolutely appropriate to discuss, but here's the issue:
14 And it was prompted by the thought coming out of the memo,
15 suggesting that there was a compromise in the continuity of
16 the sidewalk, which is the public realm.

17 And if you look at the plan, geometrically, it
18 does look that way, and then also graphically, the paving
19 extends simply from the Plaza onto the sidewalk. And
20 landscape architects and the owner were explaining why they
21 did that.

22 And I just wonder if that's right. You know,

1 shouldn't the public realm, the public right of way, be the
2 public right of way? And the private space publicly
3 accessible, be private space? And there are very different
4 rules of behavior that actually occur on those two -- in
5 those two zones, in my opinion.

6 If you are on City -- if you are in City space,
7 there are things that you can do and maybe things that you
8 could not do if you were in the Plaza. And the private
9 property owner, for instance, would be in their -- within
10 their rights to not allow assembly and gathering that was,
11 you know, contrary to the enjoyment of their land, right?
12 But the gathering could happen freely on the sidewalk.

13 So I think a proper demarcation of some kind
14 between the two spaces and continuity respective of the
15 public lands is in the interest of the citizens of Cambridge
16 and makes for a better city. But that's one Planning Board
17 member. There may be others here tonight that feel
18 otherwise.

19 CATHERINE PRESTON CONNOLLY: All right. Thank
20 you, Tom. Hugh?

21 HUGH RUSSELL: So I'm going to -- I have a number
22 of small points. The big -- I think the big comment is this

1 is a minor amendment. They're making a number of
2 improvements to the building, and I think they're being
3 quite thoughtful, and yet there are things that I'm not -- I
4 think could be better, things were brought up, the last
5 point that Tom brought up about the material of the public
6 sidewalk along Leighton Street.

7 So one thing about this -- I'm going to talk
8 mostly about the space -- the front space. It faces
9 northwest. There's a 20-some-odd story building on the
10 south side of it.

11 This is not going to be very sunny, which maybe
12 with climate change is great, but -- and so, I think you'll
13 need to designate places where annuals can be planted, and
14 annual flowers, because that's the way to get color and
15 interest, and there are some obvious places, to me. There
16 are some very shallow planting beds either side of the
17 entrance, you know, and that's just like it's a no-brainer.
18 You want to make that look really friendly and classy.

19 Possibly along the sidewalk of Leighton Street,
20 there are two sort of major islands that might be considered
21 for this kind of a planting application.

22 Now, the trees -- I want to advocate very strongly

1 for three of the trees. They're the three spruce trees that
2 are up against the new location of the convenience store.
3 And I think you have -- like so for one, and they're very --
4 they're beautiful. They're sculpted, they're substantial.
5 I'd be surprised if they were less than four inches at
6 breast height. But I don't know.

7 And they're much nicer than what you're proposing
8 to do. You have to consider that this is a convenience
9 store that has three walls of windows on it. It's like
10 saying, "Where are the freezers going to go?" where are the
11 shawls (sic) going to go?"

12 It seems to be very likely that that wall of the
13 convenience store, which is opposite the entry, is going to
14 end up being blocking up the windows. So you might as well
15 leave those beautiful trees there that do that job much more
16 nicely.

17 I go back and forth -- there's a -- as you walk
18 into the entry on the new plan, there's an intersecting
19 diagonal path that I think -- in some ways, I like it
20 because it -- it's sort of inviting. And it's sort of
21 annoying to have to walk around a hard corner if you're
22 going that direction. But there's an existing tree right in

1 the middle of it. And so, I don't know.

2 The -- I think what I would say is that you ought
3 to push in a little bit on the paved areas, so that the
4 total amount of green space is not significantly reduced.
5 And I would say the present reduction is significant. So
6 that's my -- maybe it's not reduced at all.

7 One thing I'm looking at is the three islands to
8 the right side of the pathway into the entrance, one is a
9 sort of vague shortcut which somebody -- I don't know who --
10 maybe those three islands could be united with a different
11 kind of walking surface between them; a different color or
12 maybe a different, maybe it's a wooden, you know, ePay
13 Pathway. Something that puts it more in the softer mode
14 than the harder mode.

15 And, you know, I'd like you to save or relocate
16 most of the trees, but -- that would be my goal.

17 In terms of benches, I think we should have a
18 condition that at least 50 percent of the benches shown on
19 the site plan available to the public have backs on them.
20 Well, that's the amount of backs that I think make sense.

21 I don't see any place -- any safe place where are
22 person who perhaps lives in the building is taking a walk

1 with their kid and can -- can let their kid loose. I don't
2 see -- I don't think probably that can happen safely there.
3 Maybe in the three -- three island thing, you could think
4 about that. I don't think there are a tremendous number of
5 kids in the building. But there are kids around everywhere.

6 Now, so two other points: The, if you take your
7 bike in from the -- sort of the loading dock area to the new
8 bike room, I counted five sets of doors along that route.
9 And some of them had to do with, you know, there's an egress
10 stair that comes out, has the exit, et cetera: I think
11 those doors should all have operators on it.

12 So if you're riding your bicycle, you can just [on
13 the wall when you get close to the door and not have to try
14 to -- the court is pretty narrow. You're -- if there's
15 anybody else there, it's also going to be kind of messy.

16 So I -- you know, and the project that has an
17 Annual Gross Income of, you know, between \$10- and \$20
18 million dollars, I think you can afford five more door
19 openers.

20 And on the lighting, the catenary lighting, I'd
21 say you want to start no brighter than what's up there, and
22 then adjust down from that.

1 The building's kind of spectacular from the
2 subway. And I don't think the ground lighting really is as
3 visible. It may be from some of the residential buildings
4 around.

5 I think you should think a little bit more about
6 that. I don't mind the spectacular crown of this building.
7 This celebrates North Point, it celebrates the City.

8 So those are my comments. And, you know, I -- I
9 think my comments could all be handled with Staff Review,
10 because I think the Staff is aware of these and there's, you
11 know, bringing up in different language some of the same
12 issues I've brought up.

13 CATHERINE PRESTON CONNOLLY: Okay. Thank you,
14 Hugh. Ted?

15 H THEODORE COHEN: I agree that it's a Minor
16 Amendment, and that most of the issues can be worked out
17 with Staff. I will say following up on Hugh's comments that
18 I think the crown lighting is the best aspect of this
19 building; that it is really quite spectacular, and it really
20 makes the entrance to Cambridge a -- really a ceremonial
21 existence.

22 And so, I can understand the desire to have it on

1 to be able to be turned down or turned up, and to be
2 controlled, but I think it really is something that needs to
3 remain as part of the building and -- because I think it is
4 really a celebration of the building and of the area.

5 CATHERINE PRESTON CONNOLLY: Okay. Thank you.
6 Lou?

7 LOUIS J. BACCI, JR.: Yeah. I'd like to comment
8 on Tom's point. I think there should be some demarcation of
9 the public and private spaces here. There's always a
10 problem with this with the young people especially in the
11 area being able to tell when they were being chased away
12 from someone's property or their own.

13 I mean, a simple strip of pavers that are a
14 different color would make it work; just some way to tell
15 what the difference was.

16 The crown lighting: I think it should be somewhat
17 reduced in intensity. It's pretty bright most of the time.
18 With new lighting, that may be an issue. So I would just be
19 very careful about that. And I think also this is something
20 for continued review.

21 CATHERINE PRESTON CONNOLLY: All right.

22 LOUIS J. BACCI, JR.: I do agree that it's a Minor

1 Amendment.

2 CATHERINE PRESTON CONNOLLY: -- interrupt, Lou --
3 just to clarify, for continued review by Staff or by the
4 Board?

5 LOUIS J. BACCI, JR.: By Staff. Correct.

6 CATHERINE PRESTON CONNOLLY: Thank you. Again,
7 benches: They need backs, as many as you can get in there.
8 It's just not comfortable to sit for very long on a bench
9 without a back. Also helps with the skateboarders.

10 Other than that, I think you've done a good job at
11 retaining most of the trees that you can.

12 And to Hugh's point about those three planters at
13 the -- I guess the south side of this plaza, some work could
14 be done there to either consolidate them, make two larger or
15 something. It just doesn't -- doesn't seem to work as well
16 as it should. A little bit of work in that area would seem
17 to come a long way.

18 But as for the rest, I think you've done a great
19 job, and keep on keeping on. Great. Thank you.

20 CATHERINE PRESTON CONNOLLY: Thanks, Lou. All
21 right. So Tom, did you have something further you wanted to
22 add?

1 TOM SIENIEWICZ: Yeah. I'm sorry --

2 CATHERINE PRESTON CONNOLLY: That's quite okay.

3 TOM SIENIEWICZ: In my emotion around public and
4 private space, I just wanted to emphasize I couldn't agree
5 more with my fellow Board members about the spruce trees
6 that you see in the photographs. I think they're gorgeous.
7 I think they're beautiful. And I think given the
8 orientation of this building and the lack of light, it would
9 take a long time to get something that substantial back.

10 And I would very much encourage the landscape to
11 be altered to save those trees if they can. So.

12 CATHERINE PRESTON CONNOLLY: All right. Thank
13 you, Tom. So I'm hearing from the Board that folks are
14 comfortable finding that this is a Minor Amendment, and that
15 in general, there is support for the overall changes that
16 the applicant has proposed, subject to continuing Design
17 Review with Staff, and in particular looking to save those
18 three trees that Hugh specifically pointed out.

19 That Staff Review of the crown lighting to make
20 sure it's both achieves the kind of celebratory aspect that
21 is -- is why you have such crown lighting, but also isn't
22 intrusive into the neighborhood is appropriate.

1 The one thing I haven't heard Board members
2 comment on that I -- it came up in public comment that I
3 think is worth us weighing in on is availability of the
4 community room as a shared space for use with the -- with
5 the leasing office.

6 How do Board members feel about that shared space?
7 There was some suggestion that as long as it was
8 appropriately staffed and prepared for community use, that
9 could work. But I do agree with the folks from the public
10 who commented that it would be a shame to lose this space
11 and -- rather than take this opportunity to make it more
12 useable and accessible.

13 Any other thoughts?

14 TOM SIENIEWICZ: Madam Chair, at least from my
15 reading of the documents, it appeared that the space is
16 being enlarged, and the proponent was offering it to the
17 public. I don't want to speak for them, but it seems like
18 we had concurrence.

19 And you're right, the records show that it's our
20 expectation that they make good on the original special
21 permit promise that there is a publicly accessible meeting
22 space in the base of the building.

1 CATHERINE PRESTON CONNOLLY: So -- and just, I
2 thought the comment about charging for such space -- setup
3 and cleanup -- was worth noting. Yeah, I see your hand
4 there, Mr. Ward. So can you comment on that aspect of
5 things?

6 JAMES WARD: I didn't know how to raise my hand,
7 like, mechanically, so I apologize.

8 CATHERINE PRESTON CONNOLLY: That's okay.

9 JAMES WARD: Yes, I -- in our actual narrative of
10 our application --

11 CATHERINE PRESTON CONNOLLY: Yep.

12 JAMES WARD: -- we basically say we welcome the
13 preschedule use free of charge, and that we are offering to
14 proactively have the management team proactively reach out
15 to the neighborhood groups, because it appears that that
16 never really happened before.

17 And I -- I mean, I won't speak for Joe, but I
18 think that the four conditions that the East Cambridge
19 Planning Team Chairman said, I think that's exactly how
20 we're planning on sort of programming that space.

21 CATHERINE PRESTON CONNOLLY: Okay. Thank you for
22 clarifying that. This Board certainly has enough documents

1 that some of the details in the narrative -- I know I lose
2 track of them. So it's helpful to have them -- those points
3 that have been brought up as sensitive areas reaffirmed. So
4 --

5 JAMES WARD: No, that's fair. And that's why I
6 pointed it out.

7 CATHERINE PRESTON CONNOLLY: Appreciate that. No,
8 that's good. And also explains why none of my fellow Board
9 members felt the need to weigh in on it, because your
10 application already reflects that. So I appreciate that.
11 And I apologize for not having that front of mind during
12 this discussion.

13 JAMES WARD: I had to look back -- I had to go
14 back and look myself. So I think --

15 COLLECTIVE: [Laughter]

16 CATHERINE PRESTON CONNOLLY: I feel a little
17 better, then.

18 JAMES WARD: Yes.

19 CATHERINE PRESTON CONNOLLY: All right. Good. I
20 appreciate folks indulging my poor memory, then. All right.
21 So then we've got a Minor Amendment, we've talked about the
22 conditions that we'd like to see ongoing Staff Review. Let

1 me turn to Staff and see if there is anything we have not
2 hit upon that we should?

3 JEFF ROBERTS: I'm just going to turn it over to
4 Erik, just to make sure all the Design comments make sense
5 to you. I've been keeping a list, I'm sure you've been
6 keeping a list, and is there anything that still needs
7 clarification on your part?

8 ERIK THORKILDSEN: No, I thought the comments were
9 really good and picked up on some things I didn't think of,
10 and also paralleled some of the things that I did.

11 One thought, and maybe Adam can clarify this:
12 there -- the application talks about a Bluebikes station in
13 the southeastern edge of the site in an easement that --
14 that is on the property, but it's -- from what we
15 understand, we're not allowed to put a Bluebikes station
16 there.

17 And I'm not sure where else one could put it. So
18 if it's a requirement, and it ended up in the forecourt on
19 the west side of the building, it would potentially change
20 the design of the forecourt.

21 I'm not sure exactly how you do it, there are
22 probably different options. But I just wanted to recognize

1 that as a potential reason why maybe things would have to be
2 changed, and would we want to bring it back if there was a
3 significant change to the courtyard or not, or could we just
4 work it out amongst ourselves?

5 CATHERINE PRESTON CONNOLLY: So I'm not sure if
6 Adam --

7 HUGH RUSSELL: If I can answer?

8 CATHERINE PRESTON CONNOLLY: Yeah.

9 HUGH RUSSELL: I think they've got a lot of
10 credibility. They do bring things back to us when they
11 reach some threshold of uncertainty. So the system works,
12 so I'm not worried about it.

13 ERIK THORKILDSEN: Okay.

14 CATHERINE PRESTON CONNOLLY: Yeah. I would say
15 if, you know, as is the case with all of the plans that we
16 refer for continuing Design Review, if you think that the
17 plans have been so altered that they no longer reflect what
18 the Board believes to have been approved, you should bring
19 them back to us. So --

20 ERIK THORKILDSEN: Okay.

21 CATHERINE PRESTON CONNOLLY: If the forecourt
22 changes substantially, such that it no longer is satisfying

1 the objectives that have been outlined here tonight, we
2 would expect at that time to see it. Okay?

3 ERIK THORKILDSEN: Okay, thanks.

4 CATHERINE PRESTON CONNOLLY: Okay. Good! All
5 right. Then we -- I believe we need to do two motions on
6 this, right, Jeff? One to find its Minor Amendment, and one
7 to decide if we are granting that Minor Amendment?

8 JEFF ROBERTS: Yes. I believe you may be able to
9 do both at once. So if you find that it's a Minor
10 Amendment, then it's -- it's -- sort of assume that it's
11 granted. I think you could make a motion that it is a --
12 that it's found to be -- to meet the criteria for a Minor
13 Amendment. You can -- we can review the criteria, if you
14 would like us to do that.

15 And then at the same motion, to say that it's --
16 you know, approved as a Minor Amendment, subject to the --

17 CATHERINE PRESTON CONNOLLY: Condition.

18 JEFF ROBERTS: -- to the conditions that were
19 discussed and described in the Staff memo.

20 CATHERINE PRESTON CONNOLLY: Okay, so just -- so
21 for the record, then, just as we do with others, the
22 condition for something being found to be a Minor Amendment

1 is that changes -- Minor Amendments are changes which do not
2 alter the concept of the PUD in terms of density, floor area
3 ratio, land usage, height, provision of open space, or the
4 physical relationship of the elements of the development.

5 Minor Amendments shall include but not be limited
6 to: small changes in the location of buildings, open space,
7 parking or realignment of minor streets. So that gives
8 everyone an idea of the scope of things that can be Minor
9 Amendments.

10 So with that in mind, is there a motion to find
11 that the project is in fact a Minor Amendment and to grant
12 the requested Minor Amendment, subject to the conditions
13 discussed here tonight and in the CDD memo?

14 STEVEN A. COHEN: So moved.

15 CATHERINE PRESTON CONNOLLY: All right. Is there
16 a second?

17 H THEODORE COHEN: Second.

18 CATHERINE PRESTON CONNOLLY: Ted seconds. Roll
19 call vote, please?

20 JEFF ROBERTS: So on that motion, Louis Bacci?

21 LOUIS J. BACCI, JR.: Yes.

22 JEFF ROBERTS: Ted Cohen?

1 H THEODORE COHEN: Yes.

2 JEFF ROBERTS: Steve Cohen?

3 STEVEN A. COHEN: Yes.

4 JEFF ROBERTS: Hugh Russell?

5 HUGH RUSSELL: Yes.

6 JEFF ROBERTS: Tom Sieniewicz?

7 TOM SIENIEWICZ: Yes.

8 JEFF ROBERTS: Ashley Tan is absent. And

9 Catherine Preston Connolly?

10 CATHERINE PRESTON CONNOLLY: Yes.

11 [All vote YES]

12 JEFF ROBERTS: So that is six members voting in
13 favor.

14 CATHERINE PRESTON CONNOLLY: Okay.

15 JEFF ROBERTS: So that's adequate to grant a Minor
16 Amendment.

17 CATHERINE PRESTON CONNOLLY: Thank you very much.
18 Okay. And thank you to the applicant team. Appreciate you
19 being here tonight.

20 JAMES WARD: Thank you.

21 JOE DEMSHAR: We appreciate your time. Very much.

22 JAMES WARD: Thank you very much.

1 CATHERINE PRESTON CONNOLLY: All right. That
2 concludes the business on our agenda. Any additional
3 comments from Staff?

4 JEFF ROBERTS: There's -- as I said, no meeting
5 next week. Have a happy Valentine's Day.

6 CATHERINE PRESTON CONNOLLY: All right.

7 COLLECTIVE: Thank you.

8 CATHERINE PRESTON CONNOLLY: Then, with that the
9 meeting is adjourned. Thank you all.

10 COLLECTIVE: Thank you.

11 (8:38 p.m. End of proceedings.)

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E R R A T A S H E E T

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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.

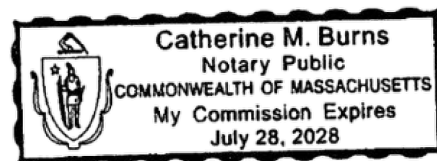
In witness whereof, I have hereunto set my hand this
28th day of February, 2022.



Notary Public

My commission expires:

July 28, 2028



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