

PLANNING BOARD  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
TUESDAY, JANUARY 10, 2023  
6:30 p.m.  
Remote Meeting  
Cambridge, Massachusetts

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

Community Development Staff  
Iram Farooq, Assistant City Manager  
Jeff Roberts  
Swaathi Joseph



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

\* \* \* \* \*

(6:30 p.m.)

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

CATHERINE PRESTON CONNOLLY: Good evening, and  
welcome to the January 10, 2023 meeting of the Cambridge  
Planning Board. My name is Catherine Preston Connolly, and  
I am the Chair.

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

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

This meeting is being video and audio recorded,

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

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

7 JEFF ROBERTS: Thank you, Catherine. This is Jeff  
8 Roberts, Director of Zoning and Development at CDD. Louis  
9 Bacci, are you present, and is the meeting audible to you?

10 [Pause]

11 JEFF ROBERTS: Lou is absent. H Theodore Cohen,  
12 are you present, and is the meeting audible to you?

13 H THEODORE COHEN: Present, and audible.

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

16 STEVEN A. COHEN: Present, and audible.

17 JEFF ROBERTS: Thank you, Steve. Mary Flynn, are  
18 you present, and is the meeting audible to you?

19 MARY FLYNN: Present, and audible.

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

22 HUGH RUSSELL: Present, and audible.

1           JEFF ROBERTS: Thank you, Hugh. Tom Sieniewicz,  
2 are you present, and is the meeting audible to you?

3           TOM SIENIEWICZ: Present, and audible.

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

6           ASHLEY TAN: Present, and audible.

7           JEFF ROBERTS: Thank you, Ashley. And Catherine  
8 Preston Connolly, please confirm that you're you present,  
9 and is the meeting audible to you?

10          CATHERINE PRESTON CONNOLLY: Present, and audible.

11          JEFF ROBERTS: Thank you, Catherine. So that  
12 appears to be seven Planning Board members present.

13          CATHERINE PRESTON CONNOLLY: Excellent. Thank you  
14 so much. All right.

15                   \* \* \* \* \*

16          (6:35 p.m.)

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

20          CATHERINE PRESTON CONNOLLY: All right. As usual,  
21 we will start with an Update from the Community Development  
22 Department. Please introduce yourself and all Staff present

1 at the meeting.

2 IRAM FAROOQ: Thank you, Chair Connolly. Iram  
3 Farooq, Assistant City Manager for Community Development  
4 Department. And I am joined today -- a smaller than usual  
5 Staff team from CDD. We have from Zoning and Development  
6 Jeff Roberts and Swaathi Joseph from Administration. We  
7 have Khalil Mogassabi.

8 And we are joined by colleagues from the  
9 Department of Public Works, Kathy Watkins and Kara Falise.  
10 And I do want to say that the last time that Kathy Watkins  
11 was here at the Planning Board, she was Acting Commissioner.  
12 And I'm happy to report that she's joining us now as the  
13 City's formal official Commissioner of Public Works.

14 So we are thrilled to have her as a partner.  
15 She's been a great partner on this project and many others -  
16 - well, this project being the one we're going to talk  
17 about.

18 So today's agenda -- that gets us to today's  
19 agenda, and our principal item is a Planning Board hearing  
20 on a zoning petition related to climate change resilience.

21 And this was the work of a -- it comes from the  
22 work of a Working Group that was established by the City

1 Manager, and Ted and Lou both served as Planning Board  
2 representatives on that Board and on that committee. And  
3 this actually after many years is a Planning Board petition,  
4 so you all would have heard our update had agreed to sponsor  
5 it as a Planning Board petition. So it has been reported  
6 back to you at this point.

7 And in terms of other items coming up, I seem to  
8 have suddenly lost my notes, so please bear with me for just  
9 a moment.

10 We have for -- our next meeting will be January 17  
11 and that includes a Special Permit Minor Amendment for  
12 Volpe. And there was a Use Determination for 222 Jacobs  
13 Street at Cambridge Crossing, and a Project Update on 325  
14 Binney.

15 We have, we think, tentative cancellation on  
16 January 24.

17 And the last January meeting is expected to be the  
18 -- will be the thirty-first, at which time we expect to have  
19 a Public Hearing on 75 First Street Parcel E, which is an  
20 amendment to their special permit, as well as Design Review  
21 of Improvements on Lechmere Canal Park. So those are the  
22 items coming up at Planning Board.

1           In terms of City Council, we had a couple of  
2   hearings on zoning petitions last week that the Planning  
3   Board has also heard, but the one upcoming -- there actually  
4   are not a ton of hearings scheduled this weekend and next  
5   week.

6           But I did want to mention that on the eighteenth,  
7   not a Zoning item, but the City Council -- the set of City  
8   Council Committees are hosting a joint hearing on -- to  
9   receive an update on cannabis. And that is January 18, at  
10   1:00.

11          A couple of items from last night's City Council  
12   meeting that the Board might want to know is that after  
13   having received the Net Zero Action Plan five-year update  
14   last year, the Council spent about a year discussing it and  
15   adding some information to it, including smart goals.

16          And so, that work has taken about a year with the  
17   Health and Environment Committee. And that was finalized  
18   and approved last night.

19          And of course, work has continued on the plan in  
20   the interim. So the implementation did not stop. But I  
21   think that is -- Tom was part of that committee, both in the  
22   first iteration and this one. And so, there has been Board



1 member involvement in that work. And I think it is -- we're  
2 very proud of where that has ended up.

3 There are a couple of other things that will  
4 relate to buildings: So as a Stretch Code community, the  
5 state has adopted new Stretch Code, and that came into  
6 effect in January.

7 And also, the state has a provision for a  
8 specialized Stretch Code that would essentially ask new  
9 construction and significant rehab projects to accommodate  
10 for electrification. And that is something that the City  
11 Council has to vote to adopt, and that we forwarded  
12 information -- the state issued guidance on that at the end  
13 of the year, so we forwarded that last night to City  
14 Council. They've expressed interest in adopting it soon,  
15 with a July 1 effective date. But the item -- Council  
16 exercised charter rights. So it will come up for discussion  
17 in two weeks at City Council meeting.

18 So that -- I think Board members will care about  
19 that. And then also related on fossil fuel free items that  
20 we've been discussing, both at Planning Board and at  
21 Council, there is a provision that a state has issued  
22 guidance on at the end of the year that is still in a

1 comment period but should become available in September for  
2 cities to opt into. And that's the fossil-fuel free  
3 emission project.

4 Cambridge is one of the communities that is  
5 eligible. So we had sent up a home rule petition related to  
6 this item that will be under discussion in the community.  
7 We'll be doing some outreach on both those items in the  
8 coming months.

9 Just wanted to use both the opportunity of being  
10 at Planning Board, especially on a climate related issue to  
11 push the message out to broader community here as well. And  
12 I know the Board cares about these matters. So with that, I  
13 will turn it back to you, Chair. Thank you very much.

14 CATHERINE PRESTON CONNOLLY: Okay. Thank you for  
15 those updates.

16 \* \* \* \* \*

17 (6:42 p.m.)

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

21 CATHERINE PRESTON CONNOLLY: The next item on our  
22 agenda is Approval of meeting minutes. The Board has

1 received certified transcripts for the meetings held on  
2 November 22, December 6, and December 13, 2022. Are there  
3 any questions from Board members on any of those  
4 transcripts?

5 [Pause]

6 Hearing none, is there a motion to accept the  
7 transcript as the meeting minutes?

8 STEVEN A. COHEN: Steve so moved.

9 CATHERINE PRESTON CONNOLLY: Is there a second?

10 MARY FLYNN: Mary second.

11 CATHERINE PRESTON CONNOLLY: Roll call vote?

12 JEFF ROBERTS: On that motion, H Theodore Cohen?

13 H THEODORE COHEN: Yes.

14 JEFF ROBERTS: Steve Cohen?

15 STEVEN A. COHEN: Yes.

16 JEFF ROBERTS: Mary Flynn?

17 MARY FLYNN: Yes.

18 JEFF ROBERTS: Hugh Russell?

19 HUGH RUSSELL: Yes.

20 JEFF ROBERTS: Tom Sieniewicz?

21 TOM SIENIEWICZ: Yes.

22 JEFF ROBERTS: Ashley Tan?

1           ASHLEY TAN:  Yes.

2           JEFF ROBERTS:  Catherine Preston Connolly?

3           CATHERINE PRESTON CONNOLLY MARY FLYNN:  Yes.

4           [All vote YES]

5           JEFF ROBERTS:  That's all members voting in favor.

6           CATHERINE PRESTON CONNOLLY:  Okay.  Thank you very much.

7           All right.

8                               \* \* \* \* \*

9           (6:44 p.m.)

10          Sitting Members:  Catherine Preston Connolly, Mary T. Flynn,

11                               Steven A. Cohen, H Theodore Cohen, Hugh

12                               Russell, Tom Sieniewicz, and Ashley Tan

13          CATHERINE PRESTON CONNOLLY:  Then we will move on

14          to a Public Hearing on, as Iram noted, a zoning petition by

15          the Planning Board to amend Articles 2, 5, 19 and 22 of the

16          Cambridge Zoning Ordinance to promote resilience to the

17          projected impacts of climate change.

18          And as usual, we'll start with CDD Staff

19          summarizing why this is before us.  They will then present

20          the petition.  We'll take public comment, and then discuss

21          the petition and whether to transmit a recommendation to

22          City Council.

1           With that, let me hand it over I believe to Jeff.

2           JEFF ROBERTS: Thank you. And let me begin to  
3   Share. Please let me know if you can't see the slide screen  
4   here. Okay. So this is -- Happy New Year first of all, and  
5   happy new zoning petition. This is something that we  
6   discussed with the Planning Board back in November. And  
7   thanks to the Planning Board's action back in November,  
8   we're now discussing this as a Planning Board Zoning  
9   Petition.

10           So to go back and quote the standard script, this  
11   is a new petition. And the Planning Board's action is to  
12   hold a public hearing and to make a recommendation to the  
13   City Council.

14           Because this is a new zoning petition, I'm going  
15   to give it the full presentation treatment. But I'm going  
16   to try to move quickly with some of the in the room, because  
17   I'm going to be covering a lot of the same ground that I  
18   covered back in November.

19           But at the end, I'm going to try to cover a few of  
20   the items that came up in November's discussion and how we  
21   think about them.

22           As a quick introduction, as we'll get into, this

1 is -- and as Iram said, this is the work of a lot of people  
2 over a long period of time. I'll say again that personally  
3 this has really been an exciting and rewarding process to  
4 work on. It really is an example of forward-thinking  
5 planning.

6 This is about imagining a city that's not in  
7 existence today and conditions that aren't in existence  
8 today; it's about planning for conditions that we anticipate  
9 50 plus years from now. So we really are using the best  
10 information we have to think about what that world is going  
11 to be like. And all indications are it's going to be a very  
12 different world than the one we live in now, and we should  
13 be prepared for that.

14 So this work came from a task force. Iram  
15 mentioned this. It was formed in 2018. It was formed after  
16 the city, in 2017, for the first time released the Climate  
17 Change Vulnerability Assessment. That was the first  
18 component of what we now call the "Resilient Cambridge  
19 Plan."

20 And what was really important about that  
21 assessment is that it was the first picture with real kind  
22 of facts and information attached to it, what the city's

1 climate would be like in the year 2070.

2 And [it] particularly focused on two specific  
3 impacts, but kind of part of a larger range of impacts. One  
4 is flooding, and what we would expect to see both in terms  
5 of the flooding created by precipitation across the city, as  
6 well as specifically what might happen through sea-level  
7 rise and storm surge over that period of time.

8 And also, what the impact of increased  
9 temperatures would have on heat in the city, particularly as  
10 we look at what's known as the urban heat island effect,  
11 which can create more significant heat impacts in urban  
12 areas.

13 So that was kind of the kickoff of this process.  
14 And also, in 2017 was when, you know, two members of the  
15 community -- Doug Brown and Mike Nakagawa, who later served  
16 on our task force -- proposed a zoning petition, which was  
17 not adopted, but it was important in urging the City to  
18 start working right away on doing ways to incorporate those  
19 climate projections into our Development Standards in the  
20 Zoning Ordinance. And so, that's what the Task Force was  
21 formed to do.

22 This Task Force brought together stakeholders from

1 across the Cambridge community. Importantly, it included  
2 many of the groups that would be impacted, not just in terms  
3 of the impacts of climate change, but that would be impacted  
4 by any new regulations that would be recommended -- in  
5 particular, the Board affordable housing organizations as  
6 well as other people in the community that are responsible  
7 for development and the use of land.

8           So it brought a range of perspectives to the  
9 table. The work of this group was supported by the  
10 engineers and the landscape architects, who have been  
11 working on some of the other larger climate resilience  
12 initiatives that the City had had underway, including the  
13 Resilient Cambridge Plan, the Urban Forest Master Plan and  
14 some others.

15           And the Task Force met 19 times. There was an  
16 unfortunate seven-month gap during the first wave of the  
17 COVID-19 pandemic. But all those meetings were open to the  
18 public. We got a lot of input, not just from the Task Force  
19 but from others. And the Task Force released its final  
20 report earlier -- early last year.

21           And since that time, we've been working internally  
22 with Staff and with our Law Department, as well as other



1 departments to develop a draft zoning text, which is now the  
2 petition that's before you.

3 This is just a quick reminder: This is one piece  
4 of a larger and integrated set of planning efforts around  
5 climate resilience.

6 Not pictured are the City's other kind of  
7 constellation of efforts to mitigate climate change, the  
8 reduction of greenhouse gas emissions. This is all in  
9 addition to regional efforts collaborating with other cities  
10 and towns and state agencies.

11 And it's also worth noting that the planning has  
12 not stopped in the five years since the Climate Change  
13 Vulnerability Assessment was first released. The Planning  
14 Board knows we've been incorporating this thinking in a very  
15 concrete way into the proposals that have come before the  
16 Planning Board.

17 And we really learned a lot during the time, you  
18 know, since we first started to get that picture about what  
19 it really means and how to shape our planning for the city.

20 And one of the important notes is that this Task  
21 Force was focused on zoning. Zoning is somewhat of an  
22 indirect policy tool. There are other policies that the

1 City has and can implement related to climate and climate  
2 resilience that have to do with things the City can directly  
3 control and directly invest in.

4 Zoning is about putting a set of rules in place  
5 that will encourage property owners and land developers to  
6 make choices that will support the public interest, but  
7 ultimately also will have to be in the interest of those  
8 property interests, so -- those property owners.

9 So if there was one kind of overarching theme to  
10 this Task Force discussion, it would be making sure that  
11 we're setting clear expectations and standards for where we  
12 want to be in the future, but to do that in a way that's not  
13 overly constraining to flexibility and choice.

14 The Task Force came up with a set of eight overall  
15 principles to guide the zoning recommendations. You can  
16 review these in more detail on the report. I won't go  
17 through all of them now. But I would note that these are  
18 the recommended approaches, or that the recommended  
19 approaches that are in the petition are shaped by these  
20 principles.

21 And then in addition to that, there is a set of  
22 land use and development objectives which similarly inform

1 what's in this zoning petition. These play the role of  
2 specifying the outcomes that the recommended zoning would  
3 aim to achieve.

4 So now getting into the petition itself, the  
5 petition has four main parts that are based on the Task  
6 Force's recommendations. The first two parts are creating  
7 new Standards in the Zoning Ordinance for both flood  
8 resilience and heat resilience.

9 As far as we know, these are fairly new  
10 inventions. I sort of hesitate to say that a little bit,  
11 because clearly, we borrowed many ideas from other places.  
12 But as far as we know, no other community has implemented  
13 this particular type of standard in this way. So that is  
14 something we're going to talk about.

15 And then the second two parts of the petition are  
16 adjustments to our current zoning. And one set of  
17 adjustments is meant to try to clear away some of the  
18 potential impediments that might exist in our current zoning  
19 ordinance to achieving the development objectives that were  
20 laid out by the Task Force.

21 And another set is meant to more explicitly  
22 include resilience along with the other factors and

1 components that are part of our development review process.

2 So the Flood Resilience Standards start with what  
3 we're calling Long-Term Flood Elevations. We've abbreviated  
4 that LTFEs because it's hard to write out a bunch of times.

5 These are based on the type of information that  
6 was in that 2017 report. These are climate models that look  
7 at a 50-year time horizon. So we're looking to the year  
8 2070 currently. They're not based on historical occurrences  
9 of flooding, so the real difference between the standards  
10 we're looking at now and the Standards that we currently  
11 have in place and that many other communities have in place  
12 around flooding is that they're not based on FEMA flood  
13 maps, which is -- which is purely historical.

14 These are based on what we've modeled based on the  
15 current and most up to date science on climate change  
16 regionally.

17 There are two different standards for flood  
18 elevation based on the probability that flooding at that  
19 level would occur. And I'll talk a little bit about that,  
20 the 10 percent and the one percent, because there were  
21 questions about that before.

22 And these are elevations that are already made

1 available by the City through the Department of Public  
2 Works. We have something called The Cambridge FloodViewer  
3 online tool.

4 And the new zoning, if adopted, would move those  
5 from kind of Advisory Standards to Regulatory Standards, so  
6 that the Standards for Flood Resilience would be based on  
7 that set of long-term elevations.

8 And those most importantly would be reviewed and  
9 updated periodically as climate models change, as our  
10 understanding changes, as conditions around the city change.

11 You know, one example that I brought up the last  
12 time is that, you know, one of the factors that has a major  
13 impact on storm -- potential for storm surge or sea level  
14 rise is the status of the Amelia Earhart Dam, which is not  
15 in Cambridge; is not something that we have complete control  
16 over.

17 And so, that is one of the factors that has to be reviewed  
18 and updated regularly in order to make sure that we're using  
19 the best projections.

20 Development that is subject to the Flood  
21 Resilience Standards would need to determine what those  
22 long-term flood elevations are. Some sites would not be

1 affected at all by these. So if you found that there was no  
2 applicable flood elevation, then it wouldn't -- you know,  
3 you wouldn't really have to do anything.

4 The way I've learned to make sense of these, the  
5 -- actually I'll talk a little bit more about the 10 percent  
6 and one percent later.

7 I do want -- because sometimes it can be a little  
8 bit difficult -- remind everyone that 10 percent is low --  
9 probability is lower than one percent probability. So one  
10 percent probability is something that's a little bit less  
11 likely to happen over the lifetime of the building.

12 And what the Standards say is that occupiable  
13 parts of a building have to be protected up to the 10  
14 percent probability. "Protection" means that any part of  
15 the building that's not elevated above that would have to  
16 have some kind of like a barrier to prevent, you know,  
17 floodwaters from going into it.

18 And then for habitable parts of the building and  
19 habitable -- you know, so we talked a little bit the last  
20 time about the difference between "occupiable" and  
21 "habitable." These are building code definitions.  
22 "Occupiable" means spaces that are, you know, used for kind

1 of regular human activity, whereas "habitable" spaces are a  
2 little bit more specific. Those refer to residential areas  
3 that are for -- that are for sleeping and bathrooms also can  
4 count as habitable space.

5 So those are areas that could potentially be more  
6 sensitive to flooding, and so, that's why they would be  
7 required to meet the higher standard.

8 And the last thing I'll note, since I'm trying to  
9 go through this sort of quickly is that the -- any portion  
10 of the building that is below that one percent probability  
11 long-term flooding level would need to be designed to be  
12 recoverable, meaning that if there's flooding that occurs,  
13 it would not cause permanent damage to that space.

14 And under this formulation -- under the  
15 formulation of this petition for these Standards, like our  
16 other building and Site Design Standards; in Article 19 for  
17 example, the Planning Board could approve modifications  
18 through a special permit process.

19 And we talked a little bit the last time about  
20 applicability. And I think it might have been a little bit  
21 lost on people. But to try to state it a little bit more  
22 simply, this would parallel the Green Building Review

1 process for the most part. And that applies to developments  
2 that are 25,000 square feet or more.

3 Primarily that's new construction. It could also be  
4 additions, or in some cases rehab projects that involve  
5 change of use might be subject to Green Building Review.

6 And then secondarily -- and this is for projects  
7 that are less than 25,000 square feet -- these would apply  
8 to any new buildings or any substantial addition to a new  
9 building. I'll talk a little bit about how some of that  
10 breaks down.

11 But the idea is to have kind of a blanket  
12 applicability to the Green Building projects, but to also  
13 make sure that there is some way when -- you know, not to  
14 have to have to deal with small-scale rehab projects. But  
15 if there's some significant new construction taking place,  
16 we want to have a way to make sure that that's being -- that  
17 the flood vulnerability is being accommodated in the plans  
18 for that development.

19 And the procedures would -- are laid out in the  
20 petition. They involve submitting plans, elevations. DPW  
21 would do a review process at the first stage and determine  
22 if it meets the Standards.



1 And then at other steps in the process, the same materials  
2 would be submitted, updated as necessary and then checked  
3 off to make sure that it's still in compliance through  
4 construction.

5 So now the Heat Resilience Standards. And the proposal  
6 here in this petition is to use the Green Factor approach.  
7 That was one of the approaches that was suggested in the  
8 Doug Brown Zoning Petition back in 2017. We -- as we looked  
9 at the this, we thought it was an interesting idea.

10 And we thought it was particularly well-suited to  
11 dealing with mitigating urban heat island effect. As far as  
12 we know, there aren't any standards that other communities  
13 have that specifically are focused on mitigating urban heat  
14 island impacts. We know that communities are trying to  
15 incorporate a lot of these types of measures into their  
16 cities in order to do that.

17 And our consultants for this process put really a  
18 lot of work into developing a scheme that assigns different  
19 weighting factors to different site design features that  
20 based on the research that the City and our environmental  
21 consultants have done have a demonstrable impact on reducing  
22 heat in a particular area.

1           And so, that's -- and those include tree canopies  
2   -- particularly preserving existing mature trees, planting  
3   new trees where they can be planted, incorporating green  
4   roofs, incorporating shrub and lawn plantings at the ground  
5   level as opposed to, you know, not having plantings.

6           And then, you know, where there are places where  
7   there does need to be paving on a site to make sure that  
8   that paving -- that those areas are shaded; in fact, not  
9   only for paved areas but for, you know, other parts of --  
10   areas around the building are shaded, and that the paving  
11   that is used is -- has a high solar reflectivity.

12           And it gets a little bit technical to explain it,  
13   but the way that the Standard works is that you put all  
14   these different site features together and you use them to  
15   calculate a score, which is called the "Cool Score."

16           The target is to reach a Cool Score of 1.0. And  
17   what a 1.0 means is that the cool area, which is that  
18   weighted average of all the measures that are being used on  
19   the site, is greater than or equal to the Cool Target.

20           And the Cool Target is either the open space  
21   requirement in the Zoning District or is 20 percent, if the  
22   requirement is less than 20 percent. So there's a 20

1 percent kind of floor where every development would have to  
2 use that as their target.

3           There might be instances where this -- because  
4 like I said Green Building Review sometimes applies. So  
5 this is going to -- I'm kind of jumping around a little bit,  
6 but the applicability for these Standards would have more or  
7 less the same as for Flood Resilience. But because in some  
8 cases Green Building Requirements apply to rehab projects,  
9 so buildings being rehabbed for a change of use might be  
10 subject to Green Building Review.

11           There is a kind of a provision in here to say that  
12 if there's no increase in the footprint of a building, if  
13 you're just kind of working with an existing building in an  
14 existing site, rather than having to meet the cool -- meet  
15 the Cool Score of 1.0, which might be impossible to meet, if  
16 the site -- if the building and site are, you know, non-  
17 conforming in some ways, then the Standard is you have to  
18 make sure that the Cool Score is not reduced from the  
19 existing condition.

20           So an example of this might be if you're doing  
21 this type of rehab project and you're proposing to add  
22 parking on the site, and you're paving some part of the site

1 that wasn't previously paved, you might need to do  
2 additional tree planting or other Cool measure to offset  
3 that change in the landscape plan.

4 And I already mentioned that the applicability  
5 will be basically same as what I said before.

6 And the review process would involve also  
7 submitting a package of plans for review. This time it  
8 would be reviewed by CDD. We've developed a score sheet,  
9 which is provided.

10 If you look at our website for this, you can see a  
11 draft version of the Score Sheet. That would be something  
12 that the City would provide that a developer or their  
13 architect or their landscape designer could fill in with  
14 information that would be taken from the plans.

15 And like the Flood Resilience, you would have an  
16 initial submission, and then as it goes through the  
17 development process, you would make revised submissions and  
18 Staff would have to certify that the requirements are still  
19 being met.

20 So now shifting quickly to the next part of the  
21 zoning, which I'll go through a little more quickly, there  
22 are provisions in the Zoning that might make it difficult to

1 incorporate some of these measure that we're trying to  
2 incorporate, and this set of zoning changes is trying to  
3 make adjustments to remove those impediments.

4 So examples would be shade canopies where those  
5 count in your setback calculations and your gross floor area  
6 calculations. And we're proposing to change that.

7 This petition would also make things like elevated  
8 stairs and ramps exempt from some dimensional limitations.  
9 It would allow building height to be adjusted if there is a  
10 flood risk that -- and a building were elevated to try to  
11 mitigate that flood risk, then there would be a compensating  
12 increase in the height limit to be able to do that. I'll  
13 talk a little bit about that, because that came up as a  
14 question.

15 Green roofs are an area where right now we have  
16 provisions for green roofs in the Zoning, but we find that  
17 often they're not getting built -- at least not electively,  
18 we have requirements that put them in place in some cases.

19 But in order to provide some more encouragement,  
20 this petition proposes adjusting some standards that are  
21 currently somewhat of an impediment.

22 And for usable basements, it's a little bit of a

1 -- this petition proposes a little bit of a give and take  
2 where right now basement area is exempt without any -- and  
3 only in certain cases, and without any review for flood  
4 resilience.

5 And this petition would make those basements  
6 exempt in all cases, but with a requirement for a flood  
7 resilient design.

8 Those of you who looked closely at the zoning  
9 language would know that -- would see that we've also kind  
10 of moved some things around to try to create a little bit of  
11 a clear and more consistent Article 5, which we hope will be  
12 somewhat helpful.

13 And the final piece of the petition is adding some  
14 both submission requirements in Article 19 for projects that  
15 have to come to the Planning Board for a Project Review  
16 special permit, as well as some additional objectives that  
17 would be in place to guide both the City through our Design  
18 process internally as well as guide applicants and guide the  
19 Planning Board in making determinations about projects and  
20 their conformance with our Urban Design Objectives overall.

21 So, you know, again, these are -- this is a  
22 petition that incorporates recommendations that have

1 forward-thinking and forward-looking Standards. They are  
2 meant to provide not just -- not just narrowly focus on  
3 flooding and heat, but also provide co benefits to encourage  
4 things that are going to also help mitigate climate change  
5 through greenhouse gas reductions to help, you know, improve  
6 other aspects of our general environmental well-being.

7 And it's meant to be adaptable. So it's meant to  
8 be something that can be kept up with over time and  
9 adjustments can be made if we find that that's appropriate.

10 It sits alongside other regulations. Every time  
11 we talk about this, there is often -- someone will bring up  
12 the issue of, "Well, what about -- well, what about the  
13 City's sewer system, what about our stormwater, what about  
14 our infrastructure? How can we -- you know, how are we  
15 dealing with that?" We do deal with that in other ways.

16 There are Standards and Regulations that are  
17 applied to stormwater and sewer. And since Kathy is here,  
18 she can, you know, fill in any detail needed on that.

19 And this is meant to complement other Zoning  
20 Regulations we already have in place, and which I've already  
21 talked about -- the Green Building requirements, the Green  
22 Roof requirements.

1           Permeable area is another thing that came up.  
2       That is something that's sort of well-embedded in our zoning  
3       requirements now. And so, this is meant to complement that  
4       by having additional measures dealing with these specific  
5       climate impacts.

6           And we do expect to be looking at this on a  
7       regular basis and, you know, periodically looking at how  
8       effective these Standards are, recommending changes as well  
9       as just keeping up with the latest science and the latest  
10      understanding of what our climate change future looks like.

11          So I want to take a second just to talk about the  
12      discussion that we had the last time. There was -- it was  
13      an interesting discussion.

14          A lot of things came up that we would look at, as  
15      well as in the written comments that we received, both from  
16      the public and from Planning Board members and from members  
17      of the Climate Resilience Zoning Task Force. And many of  
18      those were really clarifications -- things that people  
19      thought were really important.

20          And we were able to cover I think most of the  
21      written comments that we received, as well as the discussion  
22      at the November meeting in the revised draft.



1           So we can -- we can look more at some of these  
2 changes, we can talk more about them, we can certainly get  
3 more written comments if -- if either members of the Board  
4 or members of the public or the Task Force have additional  
5 written comments they wanted to send to us, we can continue  
6 to look at some of these text changes.

7           We've already got -- I've already gotten at least  
8 one that I'm still looking at. So -- so there is the  
9 potential for some more revision.

10           There were also some more substantive points that  
11 came up the last time, which I thought were a little more  
12 interesting. And I didn't want to just blow past them. I  
13 wanted to take a second to at least try to give a little bit  
14 more understanding of where we were coming from on some of  
15 these substantive points.

16           There are some points that -- so I'm going to try  
17 to cover some of these. Some of these, they're also just  
18 kind of questions or I think just general points for  
19 discussion among the Board. So there were some questions  
20 around green roofs and, you know, some of these changes that  
21 we're proposing to make green roofs a little bit easier.

22           And there were questions about, "Well, is there a

1 concern about could that potentially create more activity on  
2 the rooftops? Could it generate sort of more noise or more  
3 nuisance?"

4           You know, we're trying to consider the tradeoffs  
5 here, and we can certainly talk about it a little bit more.  
6 As I mentioned before, one of the things that we've learned  
7 is that the regulations that we currently have, which in  
8 some cases are meant to prevent that kind of noise and  
9 nuisance, can also be a discouragement from people to  
10 actually build the green roofs.

11           So -- so we're, you know, we're trying to kind of  
12 weigh those things together, and we can always, you know,  
13 make some additional adjustments based on feedback.

14           And then another point that I thought was  
15 interesting -- I think maybe Hugh brought this up -- is, you  
16 know, how do you deal with changes over time? Like, when  
17 you have something like a Cool Score and you review what  
18 someone designs the landscape plan, how do you know that  
19 that's not all going to change and it's -- you know.

20           And that's -- honestly, it's an ongoing concern.  
21 I think anytime we have standards around landscaping, it's a  
22 concern and whenever we have conditions around landscaping

1 as part of a larger Planning Board case, that's always  
2 something that comes up needing enforcement, especially for  
3 something like landscaping. It's never perfect. We think  
4 it's pretty good. And we think it often is, you know, not  
5 that -- you know, we often do find ways to catch when things  
6 are not being done the way they're supposed to be done. We  
7 have a very active citizenry in Cambridge that, you know,  
8 keeps an eye on things, especially some of our larger  
9 development projects, and can let us know.

10 So, you know, we -- so it's -- I just wanted to  
11 note there that it's -- you know, we can't promise that  
12 everything is going to be perfect, but I think that just by  
13 having a standard like that where we, you know, where we are  
14 looking at what the landscape design is, we're giving people  
15 feedback and we're -- you know, we're telling people what  
16 the standards are, and we're making sure that they're at  
17 least initially meeting a particular standard, I think  
18 that's -- that's sort of better than not starting with that  
19 standard, even if -- you know, the enforcement of that  
20 standard might not always be 100 percent.

21 There was a question about how many projects we  
22 think would be subject to this. So I did a little bit of

1 digging into the City's database -- in both our Green  
2 Buildings database and also tried to look at some of the  
3 building permit data that we have.

4           Some of this information is a little bit  
5 imperfect. Sometimes there's things like duplicate records  
6 that can be hard to sort of deal with. But in terms of  
7 Green Building projects, we tend to get about eight to 12  
8 that kind of churn through a year in terms of the number of  
9 buildings that we get.

10           As you can see, it tends to be a lot of  
11 development -- you know, one to two million square feet.  
12 That's -- and we talked about this with the Task Force too.  
13 You know, there's -- you know, when it comes to new  
14 development in the city, a huge proportion of the new  
15 development is taking place within, you know, a relatively  
16 small number of the buildings.

17           You know, while the city as it exists today is  
18 very dispersed and there's lots of small buildings around  
19 the city, when it comes to new development just by square  
20 footage, a lot of that's happening in these larger projects.  
21 So we are really covering a lot of ground with Green  
22 Building Review.

1           On the other new construction -- so projects that  
2   are less than 25,000 square feet, you know, the number of  
3   permits goes up -- you know, certainly was up before COVID  
4   and then went down, and then is kind of back up and  
5   normalized again.

6           And I would say that most of these probably, or  
7   just a little over half of these kinds of new construction  
8   permits are for one or two-family dwellings.

9           So again, on kind of both sides of things, there's  
10   a lot that's being covered through the Green Building  
11   Review, but there is also a lot of opportunity to make sure  
12   we're incorporating resilience into new -- you know, one-  
13   and two-family dwellings that are kind of scattered  
14   throughout the city, even though those are probably making  
15   -- you know, if you look at it just by the numbers, those  
16   are probably a pretty small percentage of the total growth  
17   in housing we're seeing in the city. It is, you know, a  
18   segment of our housing that would really benefit if it's  
19   resilient.

20           So that's just one kind of question I just wanted  
21   to illuminate a little bit.

22           There was a question of what's the difference

1 between the 10 percent probability and 1 percent  
2 probability. This has come up a few times. So most people  
3 will look at the FloodViewer and say, "Well, it really  
4 doesn't look like there's much difference. There's maybe,  
5 like, six inches or so between, you know, the 10 percent and  
6 the one percent probability, so what's -- you know, why  
7 don't we just use, you know, pick one or use one or the  
8 other?"

9 And I think that aside from looking at that,  
10 looking at the actual -- you know, height in elevation, you  
11 know, we spent some time looking at what the probabilities  
12 actually mean. And this chart I think is very -- it's like  
13 evocative. This is just a math chart, really.

14 And what it points out is that when you take an  
15 annual probability and play it over the life of a building,  
16 which is certainly -- we imagine -- will be at least 30  
17 years; probably, you know, more than 30 years, the  
18 difference between the 10 percent probability and the one  
19 percent is 10 percent is something that it's probably going  
20 to happen.

21 Like, it's very likely that this -- you know, if  
22 the probabilities are right, you know, then that degree of

1 flooding is very likely to happen at some point over the  
2 life of the building.

3           The one percent probability, there's also, you  
4 know, some significant likelihood. But it's not -- it's  
5 certainly not, you know, it's not more than half, not more  
6 than 50/50 and, you know, it's significant enough to be  
7 noticeable but it's -- but it's also an area where if you go  
8 back to some of the principles of this task force, we wanted  
9 to make sure that we're balancing, you know, where we put  
10 Standards, where we think it's really important to have a  
11 Standard that has to be backed, and where we want to allow  
12 some flexibility to property owners.

13           So I think that's one area where, you know,  
14 certainly a property owner or a builder could build to the  
15 one percent probability. And we want to make it absolutely  
16 possible for them to do that through this zoning if they  
17 want to protect to that one percent probability.

18           But we think that there's -- there is some room to  
19 be flexible in that area, except when it comes to the  
20 habitable spaces and areas of the building that are  
21 significantly vulnerable like building systems and  
22 electrical shutoffs and things that could really cause a

1 significant problem if, if they were -- if that flooding  
2 were to occur.

3 Why? In terms of the height compensation, so we  
4 talked about how you can adjust the height but not more than  
5 four feet. There's nothing really magical about four feet,  
6 except that in our zoning that's -- four feet above grade is  
7 kind of the standard that we use to distinguish between  
8 what's, you know, kind of what's a basement and what's a  
9 story above grade.

10 So the purpose of this is to allow for some  
11 flexibility in height, but not to let -- not to change the  
12 zoning so that it would let additional stories be built onto  
13 a building.

14 So that's why that four-foot standard is set.  
15 It's kind of meant to align with the other kind of height  
16 and story-based standards that we have in the Zoning  
17 Ordinance.

18 Whoops. And then -- I think this is the last one;  
19 yeah -- then the last one, which I think is, it's one of the  
20 more important questions, is -- I think Mary asked this --  
21 you know, how does this affect or how does it interact with  
22 the Affordable Housing Overlay?



1           This is a question that came up several times in  
2     the Climate Resilience Zoning process. It also came up in  
3     the Affordable Housing Overlay process. If you remember,  
4     the AHO process was adopted while this Climate Resilience  
5     process was going on, and the Planning Board and the Council  
6     sort of talked about how those things fit together.

7           There was a desire expressed at the time that our  
8     Climate Resilience -- like our Green Building Requirements,  
9     the Climate Resilience Standards would become part of the --  
10    you know, development that's coming under the Affordable  
11    Housing Overlay.

12          So a couple ways of addressing this question: One  
13    is that affordable housing was a really important  
14    consideration in this process. Affordable housing providers  
15    were part of this process, and there was significant effort  
16    made to make sure that those concerns that they raised were  
17    listened to and were addressed, and that the group -- you  
18    know, worked together to try to -- to try to find solutions.

19          Another way to look at it is that most of our  
20    affordable housing in Cambridge is highly sustainable, and  
21    for good reason.

22          You know, the development of affordable housing is

1 something that is usually a long-term investment, both in  
2 the community and -- you know, both community-wise in terms  
3 of housing people, but also in terms of -- you know, in  
4 terms of the actual investment.

5 So these are things that, you know, when  
6 affordable housing providers build buildings, they want to  
7 make sure that those buildings are going to stand the test  
8 of time.

9 Most of our housing -- affordable housing -- is  
10 highly sustainable. And some of the examples that we can  
11 look at, you know, these are both kind of in the Alewife  
12 area: The Finch Cambridge Project, which was not under the  
13 Affordable Housing Overlay, it was a comprehensive permit  
14 project. But it was -- it was completed.

15 52 New Street is a project that was recently  
16 reviewed by the Planning Board. Both of these do  
17 incorporate the Flood Resilience Standards that were are --  
18 that are recommended here.

19 So we do have evidence from recent projects and  
20 even from recent projects in more flood prone areas that  
21 these standards can be achieved. And we don't have any  
22 specific reason to believe that these Standards can't be met

1 with affordable housing developments.

2 That said, in a sense, you know, the Affordable  
3 Housing Overlay is based around the idea that additional  
4 regulations can always have unintended consequences in  
5 specific situations.

6 And the Affordable Housing Overlay is intended to  
7 be flexible enough to allow as-of-right development. So  
8 this is something that we expect, you know, the Council is  
9 going to need to consider the policy tradeoffs here.

10 And there's going to need to be some thinking  
11 around what level of regulatory flexibility is needed, if I  
12 is needed, to ensure that projects under the Affordable  
13 Housing Overlay can continue to proceed as-of-right.

14 So that is just a little bit of insight into the  
15 discussion that the Board members had. Look forward to any  
16 more. This is where the process stands.

17 The Board's hearing is tonight. The Ordinance  
18 Committee is going to be Thursday, January 26. I think  
19 that's at noon. I think that will be a hybrid meeting for  
20 anyone that wants to attend either in person or remotely.

21 Now is the period where we can consider any kind  
22 of refinements to the petition or amendments to the

1 petition.

2 An example that we thought of, you know, before  
3 this hearing -- and this process is moving along kind of  
4 quickly -- is that we'll have to think about implementation.  
5 You know, if this is adopted, when it's adopted.

6 A lot of it is based upon Standards and  
7 Regulations that will ultimately need to be promulgated.  
8 And so, before adoption, we'll need to have some  
9 recommendations for how the new Standards would get phased  
10 in if the Council is in favor of adoption.

11 And if they are in favor of adoption, the City  
12 Council could adopt this by April 27.

13 So that is the presentation. And I'm happy to put  
14 slides back up at any time if the Board wants to look at  
15 them, and to answer any questions at the appropriate time.  
16 Thank you.

17 CATHERINE PRESTON CONNOLLY: Thanks, Jeff. So  
18 what we'll do now is go to public comment, and then come  
19 back for Board questions and discussion.

20 So for public comment, any members of the public  
21 who wish to speak should now click the button that says,  
22 "Raise hand." And if you're 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 no written communication on this case, but written  
4 communications received after 5:00 p.m. yesterday will be  
5 entered into the record.

6 I'll ask Staff will unmute speakers one at a time.  
7 You begin by saying your name and address, and Staff will  
8 confirm that we can hear you, and after that you'll have up  
9 to three minutes to speak before I ask you to wrap up.

10 JEFF ROBERTS: So looking at the list there are a  
11 couple hands raised. I'll ask everyone, as I always od, to  
12 raise your hand now if you expect to speak, so it gives us  
13 and the Board a good sense of how many speakers to expect.  
14 The first speaker is Patrick Barrett. You can begin with  
15 your name and address.

16 PATRICK BARRETT: Hello. My name is Patrick  
17 Barrett, 41 Pleasant Street. I just wanted to ask a few  
18 questions to the Board and just say that for the most part I  
19 think a lot of this is reasonable stuff. Currently  
20 designing a building based on this new zoning is expecting,  
21 you know, the majority of it to pass.

22 The questions that I have really revolve around

1 ADA compliance in commercial districts. You know, because  
2 we're elevating buildings in flood zones, you're going to  
3 have to deal with ramping. You're going to have to deal  
4 with some of those -- dealing with those elevations to try  
5 to mitigate. I'm hoping that there could be something in  
6 the language. I think, you know, for a special permit  
7 review we have some flexibility.

8 But, you know, a lot of this is -- especially on  
9 narrow lots -- you know, look at Central Square in  
10 particular or East Cambridge where you have smaller  
11 properties that might be affected by this, it's going to be  
12 very complicated to build anything new in the commercial  
13 districts that require multiple uses at grade. And now  
14 we're going to have to sort of figure out how we ramp into  
15 them, how we enter the buildings.

16 The other portion is more nuanced -- and I think  
17 if that asked Jeff about this a while ago -- is the Green  
18 Score. I'm hoping that there's some flexibility.

19 Because a lot of the times -- especially, again I  
20 go back and really thinking about how these -- how this  
21 interacts with the business districts, where there isn't a  
22 requirement for open space or where aren't trees. And we're

1     planting -- oftentimes we're asked to plant trees on city  
2     property. So that could also be included in our Green  
3     Score.

4             You know, I'm thinking about my particular  
5     project, but there's lots of projects I think that could  
6     come about in Central Square where we'll be asked to modify  
7     sidewalks, asked to plant trees, and typically those would  
8     not be included in how I understand the Green Score to be.  
9     And I'm hoping that there can be some flexibility added for  
10    that.

11            Thank you. That's it.

12            JEFF ROBERTS: Thank you. And the next speaker is  
13     Heather Hoffman.

14            HEATHER HOFFMAN: Hello. Heather Hoffman, 213  
15     Hurley Street. And I want to thank Patrick, who talked to  
16     me some about this and about problems that he sees. And I'd  
17     like to just expand a little bit on what he said.

18            I was very pleased to hear Jeff talking about all  
19     of the other elements that go into making a building  
20     actually happen as a 3D thing on the ground besides Zoning.  
21     I have come to realize how many people think that you do the  
22     zoning and then everything else --

1                   [Beep]

2                   -- is magical. Sorry. Smoke alarm; my husband's  
3                   cooking.

4                   And so besides that, I thought of something. Jeff  
5                   mentioned the Building Code, but I thought of something that  
6                   has been raised in other conversations I've had with people  
7                   recently. And that's the existence of solar panels. I'm  
8                   sure that we encourage them, but they do not work terribly  
9                   well if you block out the sun.

10                  So have we thought about how this will all work in  
11                  with solar panels? To the extent that any of the Standards  
12                  end up requiring different dimensions of buildings, I  
13                  remember that a -- that special zoning was passed for the  
14                  Constellation Center because -- not for energy efficiency,  
15                  but for keeping sound out of the different theaters from the  
16                  other theaters. They were allowed to count how big their  
17                  building was by a different standard.

18                  If for example we have super insulation of some  
19                  sort and that makes the material different than the square  
20                  footage of a building, depending on how you count it, is  
21                  that the kind of thing that this would have anything to do  
22                  with?



1           And I'm glad to hear Patrick mention trees on City  
2     property. Just in general, I hope that we can agree with  
3     the City Council that trees are essential infrastructure and  
4     make sure that any standards that are adopted here truly  
5     provide not just room for but encouragement for trees and  
6     other greenery, including green roofs and other such things.  
7     So thank you very much.

8           JEFF ROBERTS: Thank you. That is -- oh, there is  
9     one more speaker. And that is Mike Nakagawa.

10          MIKE NAKAGAWA: Hi. Can you hear me?

11          JEFF ROBERTS: Yes.

12          MIKE NAKAGAWA: I was hoping that -- Doug is --  
13     Brown is having trouble joining, and I was going to have him  
14     go first.

15                 But speaking on behalf of the coauthors of the  
16     Climate Safety Petition, which kind of kicked off this  
17     process for Doug and I with the help of a few others and  
18     supported by many of the residents, I just want to thank you  
19     the Planning Board for taking this on as a Planning Board  
20     zoning petition.

21                 I had a couple of quick points. I didn't quite  
22     get the applicability. The Affordable Housing Overlay was

1 addressed, but I do recall from the previous meeting of the  
2 Planning Board that the Board didn't want to deny resilience  
3 -- climate resilience for the affordable housing residents.  
4 And I just wanted to make sure that's still the case.

5 In terms of the 10 percent versus one percent  
6 discussion, just want to point out that builders often buy a  
7 property and sell it to the new owners, who are stuck with  
8 whatever the builders decided to get away with, presuming  
9 that the City Guidelines would protect them.

10 Just want you to consider that if you want -- if  
11 you thought a one in four chance that your habitable areas  
12 would get flooded if that is really considered low risk.

13 But overall, I just want to say Doug and I think  
14 that this should have gone far, but for now let's just get  
15 something on the books. It's five years after our original  
16 proposal. And since then, many projects have been completed  
17 in that time frame. And we thank you for your support in  
18 getting this done quickly. Thank you.

19 JEFF ROBERTS: Thank you. And we have one more  
20 speaker. That's Marilee Meyer.

21 MARILEE MEYER: Hi. Marilee Meyer, 10 Dana  
22 Street. And I'm actually new and rather a layman to this --

1 to this topic. But I'm wondering, in your slide  
2 presentation, you showed the effect of the Green Score with  
3 trees in the front yard, the more trees, the higher the  
4 score kind of thing.

5 And you also stated that this is to be integrated  
6 with other zoning, so there will be some nuance and kind of  
7 checks and balances between all the different plans that are  
8 floating around.

9 This is a hypothetical; may not be fair. But if  
10 this petition was implemented before Jefferson Park plans in  
11 tearing down the 11 buildings and getting rid of the 114  
12 trees or whatever it was/is, would this plan have -- would  
13 that plan have been treated differently with the trees and  
14 tearing down trees, or are -- is it a blanket kind of,  
15 "Well, if we take a mature tree, we can always put in two  
16 saplings"? I mean, would this -- would this plan have  
17 affected Jefferson Park?

18 And I have one more question that's kind of  
19 related, if I can just jump into it.

20 And if this is a resilience zoning, is it  
21 citywide, or is it -- does it just apply to the flood zones  
22 itself?

1           If this is a more lenient zoning for the  
2 floodplains, can a developer use the same kind of leniency  
3 on high ground and inland, where there would be a chance of  
4 less flooding?

5           Could they look for a quicker way of doing things  
6 using this, when it doesn't really apply to where they're  
7 building? Do you understand my question?

8           JEFF ROBERTS: We'll get to -- I think we'll avoid  
9 discussion about this until we get to the Planning Board.

10          MARILEE MEYER: Okay.

11          JEFF ROBERTS: Thank you for your comments. Is  
12 there any more --

13          MARILEE MEYER: Thank you.

14          JEFF ROBERTS: -- that you want to say? Okay.

15          MARILEE MEYER: No, I'm fine. Thank you, Jeff.

16          JEFF ROBERTS: Thank you. So that is all the  
17 speakers. And so, we can go back to the Board.

18          CATHERINE PRESTON CONNOLLY: Okay. Thank you,  
19 Jeff.

20                 So now we will move from public comment to Board  
21 discussion. As usual, if we can do the hearing, there will  
22 be other opportunities for public comment. And as with any

1 zoning petition, there is -- as Jeff noted -- a public  
2 hearing before City Council as well.

3 So let's start with questions for City Staff. Do  
4 Board members have questions for Staff?

5 [Pause]

6 Seeing no questions. Oh. Hugh?

7 HUGH RUSSELL: I just want to know if -- in a way  
8 I'd sort of like a take on it from Commissioner Watkins.  
9 And because the Staff bears a great deal of responsibility  
10 for implementing this, and does she -- where does she stand?  
11 Does she have reservations? Does she -- is she going to  
12 say, "Well, I can do this; I'm going to need some more  
13 Staff"? You know, it's not an isolated thing. This is past  
14 the Zoning thing.

15 KATHY WATKINS: Thanks, Hugh. Great question. So  
16 what I would say is that particularly on the flood  
17 resilience side, which is I think probably where the  
18 heaviest burden sort of falls on the Public Works group,  
19 we've really been implementing this over the last number of  
20 years.

21 And so, we've been working with developers,  
22 walking them through the FloodViewer, really sort of

1 strongarming people into doing what we're now talking about  
2 incorporating into Zoning.

3 So in some ways it's probably less work than what  
4 we've been doing, because it's more clear to developers, and  
5 people can sort of know what to expect.

6 So I would say, again, like, the conversations  
7 we've had people have been much more positive and responsive  
8 about incorporating the Flood Resilience measures that we're  
9 talking about. And so, we're actually really excited to see  
10 this be fully adopted and be sort of very clear what the  
11 expectations and requirements are.

12 CATHERINE PRESTON CONNOLLY: Great. Steve?

13 [Pause]

14 Steve, you're muted.

15 STEVEN A. COHEN: There we go, sorry. Certainly,  
16 my understanding is everything that we're talking about and  
17 all of the changes that we're discussing are primarily about  
18 new construction and certain substantial changes of  
19 buildings. And that's very important in value. But of  
20 course, the vast majority of buildings in this city exist  
21 already. And so, even if this is passed and it's very  
22 positive, it's only going to impact a very small portion of

1 the buildings in the city.

2 And so I'm assuming that that is my understanding  
3 correctly, is there any possibility, any approach, any legal  
4 approach that could be taken that is being discussed at all,  
5 that would affect existing buildings?

6 CATHERINE PRESTON CONNOLLY: Jeff, you want to  
7 take that?

8 JEFF ROBERTS: I'll take it. And maybe I'll --

9 CATHERINE PRESTON CONNOLLY: Or Iram?

10 JEFF ROBERTS: -- and maybe I'll pass it to Iram  
11 too. Because I think that it goes to -- you know, one of  
12 the things I mentioned in this presentation. Really, Zoning  
13 is a particular kind of, you know, legal regulation that we  
14 have that can regulate land use and can set development  
15 standards for new land use. It does have, you know,  
16 protections based into it and, you know, we're kind of  
17 putting protections in sort of a different context than  
18 flood protection.

19 But, you know, buildings -- you know, they --  
20 there isn't a way through zoning to say that a new existing  
21 building that was, you know, legal at the time it was built  
22 has to be changed or modified in some way. So that kind of

1 speaks to this being part of a larger effort that the City  
2 is undertaking that involves a lot of different components.

3 I would say before passing it over to Iram, it was  
4 -- we did kind of look at that, but you kind of put it as a  
5 statement, but kind of a question of, like, "Well, how does  
6 the city break down in terms of new construction versus  
7 existing buildings?"

8 And we do find that, like, the -- the balance is  
9 sort of interesting in that, you know, certainly by number  
10 of buildings the majority of buildings in the city are, you  
11 know, older buildings built before sort of 1930 or  
12 something.

13 But, you know, as you look at just the square  
14 footage and you look at the number of units and housing  
15 where people live, like a lot of that is really tipping more  
16 towards, you know, newer construction.

17 And so there really is a lot of opportunity to  
18 make a difference through, you know, Standards for new  
19 development -- and, you know, more than it might seem if you  
20 just kind of look around a neighborhood that's -- you know,  
21 that's older.

22 So maybe we can talk a little bit more about the



1 kind of larger City efforts.

2 IRAM FAROOQ: Yeah. Thank you, Jeff. And through  
3 you, Chair, so it's -- you know, this particular effort sits  
4 within a microcosm of other efforts under the Resilient  
5 Cambridge rubric.

6 And so, Resilient Cambridge is a plan that has  
7 multiple sections. It deals with buildings. It deals with  
8 infrastructure. It deals with community and people. So all  
9 of those aspects need to be addressed. I mean, if we -- and  
10 there are a host of recommendations around each one of  
11 those.

12 So it's interesting when you asked the question,  
13 Steve, which I think is actually a really, really important  
14 question. But you zoomed out from, you know, new buildings  
15 to older buildings.

16 But in the course of the Task Force discussions,  
17 we -- as -- the more we talked, we ended up at, you know,  
18 "But what about people? Oh, but what about City parks and  
19 roadways?"

20 And so I just wanted to zoom out really, to say  
21 that we actually have action items under each of those  
22 umbrellas that we are already in process of implementing.

1 But it's going to be a long-term effort.

2 And between us and the Department of Public Works  
3 and Public Health Department, we were the three partners,  
4 but it also extends into other departments.

5 For existing buildings, I do think that we're --  
6 we feel that we are going to need to come up with additional  
7 solutions, because while there are -- you know, with new  
8 buildings there often is a lifetime of let's say 50 years or  
9 so. A lot of developers are building now for that time  
10 frame.

11 So you could imagine that buildings that were  
12 built 15,20 years ago are now ripe for retrofit of some  
13 sort. And we might these them in the next few years.

14 But -- but there are -- I live in a 110-year-old  
15 building. And we have a lot of buildings like mine that  
16 exist in the City of Cambridge that probably will outlast  
17 folks like me. And so, we do need to think about what are  
18 those measures.

19 And I don't know if Kathy will want to say this --  
20 to get into this a little more, so I'll give her -- I'll  
21 turn it over to her when I'm done.

22 But DPW has already started putting out some

1 guidance for folks who are in -- particular in smaller  
2 buildings -- for, measures that one could take, that  
3 homeowners and others can take to retrofit their buildings  
4 each time they are making any kind of change.

5 But I also think that we as the city are going to  
6 need to do some -- some thinking about how we can support in  
7 even a bigger way both through education and also supporting  
8 -- financially supporting folks in doing so those kinds of  
9 retrofits.

10 Because right now, you know, like at some point in  
11 the next 10, 20,30 years, these things are going to become  
12 more profoundly impactful on people, particularly -- not  
13 throughout the city, but particularly in districts that are  
14 really prone to flooding. But the heat impacts actually are  
15 perhaps easier to deal with. But I will give -- turn it  
16 over to Kathy if she has additional questions.

17 KATHY WATKINS: Yeah. I would just say really  
18 briefly like, you know, the same kind of coordination that  
19 we do with, you know, developers are coming in -- you know,  
20 one of the -- really the goals behind the FloodViewer was to  
21 make the information as accessible as possible, so that we  
22 could sort of try to encourage people to have some

1 conversations and thoughts, you know, about existing  
2 buildings as well.

3 And so, it's certainly -- you know, a service we  
4 provide in terms of talking through (sic) people what the  
5 options are.

6 And then I think there's also, you know,  
7 additional new products that are coming on the market in  
8 terms of -- and this goes a little bit to I think Patrick's  
9 question about, you know, what do you do for a building  
10 where you don't want to elevate it because you're trying to  
11 make accessibility?

12 And so, I think, you know, there's additional new  
13 products coming in in terms of how do you protect buildings.

14 And so, I think it is definitely an evolution of  
15 things to come.

16 STEVEN A. COHEN: Yeah, if I could just follow up  
17 with a comment. I and many people in the city live in a  
18 building which is 100-150 years old. Nevertheless, my 150-  
19 year-old building has to go up to code in many respects, in  
20 safety and other elements.

21 And you could make the analogy with all sorts of  
22 other buildings, existing buildings, just as they have to

1 bring up to code and safety in many respects, you could at  
2 least in principle make certain arguments with respect to  
3 these issues that we're discussing today.

4 At least in principle, there isn't a difference  
5 between that -- you know, where it's safety. It's a  
6 different kind of safety, but it is still a long-term safety  
7 issue for the City.

8 And just one more comment about that, and that is  
9 that, you know, if we are going to possibly motivate older  
10 buildings to upgrade and address these issues that we're  
11 discussing, there are ways that the City could give them  
12 certain, you know, ways of making it more accommodating  
13 financially or otherwise -- perhaps through their taxes or  
14 otherwise.

15 So again, you know, if we were motivated to  
16 important not only just the existing buildings, I mean new  
17 buildings, but also existing buildings, if we were so  
18 motivated, I think there are ways that we could move forward  
19 a little bit there and motivate people to improve.

20 Long-term, you know, that's what we want to  
21 achieve, not just the very, very, very small proportion of  
22 buildings that are new. That's a very small proportion of

1     our city.

2             CATHERINE PRESTON CONNOLLY: Thanks, Steve. I  
3     think what I heard Staff say this evening is that there's no  
4     one who disagrees with what you're saying about wanting to  
5     motivate all kinds of building owners and people throughout  
6     the city to do these things, and that Zoning is just one of  
7     the tools that we do that through that.

8             And it is a tool that is best designed to address  
9     buildings at the moment that they are undergoing major  
10    renovation and/or development.

11            But there are, as you noted, you know, building  
12    code requirements apply to buildings throughout their life,  
13    not just when they have to be evaluated for Zoning. So it's  
14    great to hear that the City is taking a comprehensive  
15    approach to really approaching all of the ways that this can  
16    be addressed.

17            And this zoning petition being put forward by the  
18    Planning Board is just one of those ways. So really  
19    approach that from everybody.

20            Ted, let's go to you next.

21            [Pause]

22            Ted, you're muted.

1 H THEODORE COHEN: I'm sorry.

2 CATHERINE PRESTON CONNOLLY: Okay.

3 H THEODORE COHEN: Jumping into the conversation  
4 as one of the members on the Task Force, you know we went  
5 through 19 meetings and had all these discussions about how  
6 far zoning could go, what we could do through Zoning, what  
7 could, what couldn't be done and what had to be done through  
8 other processes. And also, you know, there were  
9 stakeholders from all parts of Cambridge.

10 And, you know, to a certain extent, this zoning  
11 proposal is filled with compromises. There are some people  
12 who would say, you know, housing is the most important thing  
13 we can do in the city, and there should be no restrictions  
14 that would impact on housing.

15 And there were other people who would say, you  
16 know, the most important thing is the tree canopy, and we  
17 should not allow anything that impacts on the tree canopy.

18 So there were compromises all along. Some people  
19 think this doesn't go far enough. Some people think it goes  
20 too far. But this was what the Committee -- the Task Force  
21 thought was doable right now. It was not an attempt to  
22 require every single and two-family homeowner right now to

1     raise their house four feet.

2             And so, the idea was that new construction could  
3     address these things right away, and similarly that  
4     alterations to existing properties that reached a certain  
5     standard would be required to meet these Standards right  
6     now.

7             You know, I think, Mike Nakagawa, you know, had it  
8     correct. Maybe this doesn't go as far as we want to go and  
9     as far as we'll need to go in 50 years from now.

10            But this is something we think we can do right  
11     now, and that it's important to do something right now and  
12     to get the city moving along in zoning and in other aspects  
13     to -- you know, make it continue to be a livable city  
14     dealing with the issues of flooding and heating that we know  
15     are going to come.

16            And so, you know, the questions are great. But I  
17     just want to remind people over a lengthy period of time, we  
18     were discussing these -- you know, we have two large  
19     universities that have historic buildings; they have to be  
20     dealt with. We have lots of other historic buildings that  
21     have to be dealt with. And so, you know, I think the Task  
22     Force felt that, you know, this is something we can do right



1 now and ought to do right now.

2 And, you know, maybe it's just a first step. And  
3 maybe in five years there will be new things we can do.  
4 Maybe in 10 years there will be further things we can do.  
5 But it's, I think, incumbent upon the City to take at least  
6 this first step right now and get things in place for at  
7 least the new development and for major renovations and  
8 alterations.

9 CATHERINE PRESTON CONNOLLY: Thanks, Ted.  
10 Appreciate the comment. We've clearly segued directly into  
11 comments now. So I see Tom has his hand up. But other  
12 folks who want to kind of get in line to add their thoughts  
13 should feel free as well. Also, obviously questions to  
14 Staff still welcome. But we want to just pull the  
15 discussion right into the group here.

16 TOM SIENIEWICZ: Great.

17 CATHERINE PRESTON CONNOLLY: Go ahead, Tom.

18 TOM SIENIEWICZ: Well, Thank you, Madam Chair.  
19 And I sensed exactly what you just summarized in Ted's  
20 comments, which were very well put, and I really appreciate  
21 the perspective that he gave us on how the language was  
22 borne.

1           Just quick-- so very, very quickly, here's where  
2 I'm feeling about it: Excited about imagining what the  
3 architecture and materials of recoverable spaces look like.  
4 I have some experience with my institutional users that  
5 fortifying their buildings against the inevitable sea level  
6 rise and climate change by necessity, because they're health  
7 care institutions. And so, we're deep into it as design  
8 teams on how to resist rising waters.

9           But the whole base of the buildings may change, or  
10 lower levels of the buildings may change in terms of their  
11 materials. And I hope it's not all concrete block, although  
12 I've made some good buildings out of concrete blocks.

13           Secondly, it's wonderful to see trees rationally  
14 codified within the Zoning Ordinance finally. And I think  
15 we'll start here. But I can sense that protecting trees and  
16 protecting the canopy in, I think, a very rational and  
17 creative way might spread to other areas of the Code. But  
18 this is really, really great to have that section.

19           Thirdly, as I mentioned, the work has been  
20 incredibly careful and systematic and thoughtful, both with  
21 the committee, but also, I sense that there was somebody  
22 working on this zoning language that had some experience

1 with it before.

2 And it's wonderful to see a lot petition that  
3 comes to us almost fully -- fully formed. In reading it, it  
4 was very hard to pick it apart and find any areas where I  
5 could improve on it.

6 And I guess lastly, where Jeff Roberts started, I  
7 also feel the pride in a planning effort that is leading the  
8 region and maybe the nation in terms of thinking about an  
9 inevitable changing world and its climate and the forces on  
10 the built environment. And I think that's spectacular.

11 And I very much appreciate it's not only us and  
12 CDD, but as Commissioner Watkins said, this is a perspective  
13 she's been bringing to petitioners as the current state of  
14 the art, and very much appreciates that the Zoning Ordinance  
15 is following her wisdom.

16 So that's where I am. I'm delighted to push this  
17 forward with a very positive recommendation as it stands.

18 CATHERINE PRESTON CONNOLLY: Thank you, Tom.  
19 Further comments from Board members? Ashley?

20 ASHLEY TAN: Thank you. I think last time reading  
21 it, as Tom said, it felt already 99 percent there. There's  
22 minor changes that can be tweaked.

1           And one thing that I was slightly concerned last  
2 time was this useable or occupiable green roof variant. I  
3 think with the changes this time around, you know, making  
4 sure there's a maintenance plan, further defining what can  
5 be in a green roof area, I think there's -- at least has  
6 satisfied my concerns.

7           And yeah. So that's all I have.

8           CATHERINE PRESTON CONNOLLY: It is interesting  
9 commenting on a petition that we ourselves have put forward  
10 for consideration. It's perfect. I wouldn't change a  
11 thing. Mary, can we get your comments next?

12          MARY FLYNN: Sure. So I really don't have much to  
13 add, if anything. You know, I think my colleagues have done  
14 a very good job of expressing the importance of moving  
15 forward.

16          You know, it's -- it doesn't include everything,  
17 but, you know, again as Ted said, you make compromises and  
18 you start somewhere and over time, you know, I think, you  
19 know, in some cases we're going to be forced to adjust,  
20 whether we like to or not. So I think this is the place to  
21 start and I do understand Steve's perspective.

22          I worry, you know, in particular about older homes

1 with basement apartments that might be in areas that are,  
2 you know, particularly vulnerable.

3 You know, I think with those, then, you get the  
4 tradeoff. If it's a small property and the owner is trying  
5 to get some income to help, you know, maybe stabilize his  
6 own -- his or her own situation, they may not be able to  
7 afford to the improvement.

8 So, you know, the question is what do you do? Not  
9 have the housing? Or it -- so it's complicated. So I think  
10 over time, you know, we'll continue to struggle with those  
11 issues and hopefully come up with some creative solutions.

12 So I'm 100 percent in favor of the -- of the  
13 petition. I think it should be a very positive  
14 recommendation. I think my colleagues have done a very good  
15 job of articulating all the reasons why. So I'm not going  
16 to go on any further. Thank you.

17 CATHERINE PRESTON CONNOLLY: All right. Thank  
18 you, Mary. Hugh?

19 HUGH RUSSELL: I think this is a model of how to  
20 approach legislation and changing. And I -- in the previous  
21 plan that came to us, I really felt we put together a  
22 tremendously good team on the Review Committee, on the

1 people who actually developed it, and as one of my  
2 colleagues pointed out, the language of the petition is, you  
3 know, incredibly thoughtfully crafted over something that is  
4 particularly complicated.

5 So I'm all on board to forward it to the Council  
6 with the most glowing recommendation we can give it.

7 CATHERINE PRESTON CONNOLLY: Excellent. All  
8 right. Well, I hear a lot of consensus around forwarding  
9 that positive recommendation.

10 Are there any suggestions or changes that we want  
11 to include in that recommendation? I think we had most of  
12 our suggestions for changes addressed by Staff in between  
13 when they presented a draft to us and what it was forwarded  
14 to the Council.

15 But if anyone feels strongly that there are other  
16 things that we need to note, this would be the time to do  
17 it. Otherwise, we could just forward a glowing  
18 recommendation.

19 Okay, hearing no suggestions for changes, which is  
20 awesome -- always good to hear -- then is there a motion  
21 that we recommend the petition be adopted?

22 STEVEN A. COHEN: Steve so moved. Glowing

1 recommendation.

2 CATHERINE PRESTON CONNOLLY: [Laughter] Excellent.  
3 Is there a second?

4 TOM SIENIEWICZ: Second.

5 CATHERINE PRESTON CONNOLLY: Roll call vote?

6 JEFF ROBERTS: On that motion, Ted Cohen?

7 H THEODORE COHEN: Most definitely.

8 JEFF ROBERTS: Make that a yes?

9 STEVEN A. COHEN: Yes.

10 JEFF ROBERTS: Steven Cohen?

11 STEVEN A. COHEN: Yes.

12 JEFF ROBERTS: Mary Flynn?

13 MARY FLYNN: Yes.

14 JEFF ROBERTS: Hugh Russell?

15 HUGH RUSSELL: Yes.

16 JEFF ROBERTS: Tom Sieniewicz?

17 TOM SIENIEWICZ: Yes.

18 JEFF ROBERTS: Ashley Tan?

19 ASHLEY TAN: Yes.

20 JEFF ROBERTS: And Catherine Preston Connolly?

21 CATHERINE PRESTON CONNOLLY: Yes.

22 [All vote YES]

1           JEFF ROBERTS: That is all members voting in  
2 favor. And thank you.

3 CATHERINE PRESTON CONNOLLY: All right. Thank you all very  
4 much. And thank you to the Staff and Committee members, all  
5 the volunteers, everyone who worked on this. It has been a  
6 long haul to get here, but it is an excellent kind of first  
7 legislative step, so thank you all.

8                               \* \* \* \* \*

9 (8:01 p.m.)

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

13 CATHERINE PRESTON CONNOLLY: All right. We can  
14 then move on to the next item on our agenda, which is a  
15 review of a BZA case to be heard on January 12. This is a  
16 matter of General Business. And our action is to decide  
17 whether or not to make any recommendations to the BZA on  
18 this case.

19           One of the Board members asked to discuss BZA No.  
20 203056, which seeks dimensional relief to convert an office  
21 space to a residential dwelling at 358 Broadway.  
22 So Mike Witt, a representative of -- the property owner,



1       excuse me -- is present.

2       Do Board members have any questions for the representative  
3       or for CDD Staff?

4               HUGH RUSSELL:   Um--

5               CATHERINE PRESTON CONNOLLY:   Hugh, go ahead.

6               HUGH RUSSELL:   So I was the one who asked this be  
7       brought forward.  And it's really very simple.  It's a  
8       small, nonconforming building.  It has mixed-use in it, and  
9       the goal is to create a -- on the second floor, part of the  
10      second floor into a residential space.

11              This is just the sort of thing that shouldn't even  
12      require Zoning Board action.  I think we just want to  
13      endorse it to let the Zoning Board know that we the Planning  
14      Board feel this is a very positive step and it is part of  
15      what -- part of the solution to get more housing in the  
16      city.

17              CATHERINE PRESTON CONNOLLY:   Okay.  Other Board  
18      member comments or questions on that proposal from Hugh that  
19      we make a positive recommendation to endorse this second-  
20      floor convention?  Mary?

21              MARY FLYNN:   I concur with Hugh.  I think it makes  
22      a lot of sense that we go on record, because it is -- it is

1 a positive move and, you know, it doesn't add great numbers  
2 to the housing stock, but every little bit helps so. A unit  
3 is a unit, so.

4 CATHERINE PRESTON CONNOLLY: Okay.

5 MARY FLYNN: Let's make -- drive the point home.

6 CATHERINE PRESTON CONNOLLY: All right. Are there  
7 any Board members with objections to making that positive  
8 recommendation?

9 Seeing none, are there -- is there a motion to  
10 forward a positive recommendation to the BZA on this matter?

11 JEFF ROBERTS: So move.

12 CATHERINE PRESTON CONNOLLY: [Laughter] Hugh moves.

13 STEVEN A. COHEN: Second.

14 CATHERINE PRESTON CONNOLLY: Steve seconds. A  
15 roll call vote?

16 JEFF ROBERTS: On that motion, Ted Cohen?

17 H THEODORE COHEN: Yes.

18 JEFF ROBERTS: Steve Cohen?

19 STEVEN A. COHEN: Yes.

20 JEFF ROBERTS: Mary Flynn?

21 MARY FLYNN: Yes.

22 JEFF ROBERTS: Hugh Russell?

1           HUGH RUSSELL:  Yes.

2           JEFF ROBERTS:  Tom Sieniewicz?

3           TOM SIENIEWICZ:  Yes.

4           JEFF ROBERTS:  Ashley Tan?

5           ASHLEY TAN:  Yes.

6           JEFF ROBERTS:  Catherine Preston Connolly?

7           CATHERINE PRESTON CONNOLLY:  Yes.

8           [All vote YES]

9           JEFF ROBERTS:  That's all members voting in favor.

10          CATHERINE PRESTON CONNOLLY:  Excellent.  All  
11 right.

12                           \* \* \* \* \*

13   (8:01 p.m.)

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

17          CATHERINE PRESTON CONNOLLY:  We'll move on to our  
18 next agenda item, which is the annual election of Planning  
19 Board Chair.  The Chair serves a term of one year.  I will  
20 open the floor to nominations and start by my -- taking my  
21 Chair's prerogative here to nominate Mary Flynn as the next  
22 Planning Board Chair.  Are there other nominations?

1           STEVEN A. COHEN: I would nominate the existing  
2 Chair. Is she interested, or is she out of it?

3           MARY FLYNN: So Mary and I obviously have had a  
4 conversation about this.

5           STEVEN A. COHEN: I see. You've already made it  
6 call. I --

7           CATHERINE PRESTON CONNOLLY: Well --

8           MARY FLYNN: I tried, Steve.

9           STEVEN A. COHEN: I hold back my recommendation.

10          CATHERINE PRESTON CONNOLLY: [Laughter]. I would  
11 not nominate Mary had I not consulted with her and confirmed  
12 her willingness to serve ahead of time. So.

13          STEVEN A. COHEN: I thought you were just being  
14 polite.

15          CATHERINE PRESTON CONNOLLY: [Laughter].

16          MARY FLYNN: Believe me, I tried to persuade her  
17 to continue on, because she does an excellent job. However  
18 --

19          STEVEN A. COHEN: We've seen you from time to time  
20 and you've done an excellent job as well. And you will be  
21 in the year to come.

22          CATHERINE PRESTON CONNOLLY: All right. If there

1 are no other nominees, is there a motion to close  
2 nominations?

3 H THEODORE COHEN: So moved.

4 CATHERINE PRESTON CONNOLLY: Is there a second

5 STEVEN A. COHEN: Second.

6 CATHERINE PRESTON CONNOLLY: Roll call vote?

7 JEFF ROBERTS: On that motion, Ted Cohen?

8 H THEODORE COHEN: Yes.

9 JEFF ROBERTS: Steve Cohen?

10 STEVEN A. COHEN: Yes.

11 JEFF ROBERTS: Mary Flynn?

12 MARY FLYNN: Yes.

13 JEFF ROBERTS: Hugh Russell?

14 HUGH RUSSELL: Yes.

15 JEFF ROBERTS: Tom Sieniewicz?

16 TOM SIENIEWICZ: Yes.

17 JEFF ROBERTS: Ashley Tan?

18 ASHLEY TAN: Yeah.

19 JEFF ROBERTS: Catherine Preston Connolly?

20 CATHERINE PRESTON CONNOLLY: Yes.

21 [All vote YES]

22 JEFF ROBERTS: That's all seven members voting in

1 favor of I believe it's to close nominations.

2 CATHERINE PRESTON CONNOLLY: Correct. So now we  
3 have a roll call vote to elect Mary Flynn as Planning Board  
4 Chair for a term of one year. Jeff, do you want to do the  
5 roll call on that?

6 JEFF ROBERTS: Yes. I will do the roll call on  
7 that. So this is on electing Mary Flynn as Chair for the  
8 next year.

9 CATHERINE PRESTON CONNOLLY: Yep.

10 JEFF ROBERTS: Ted Cohen?

11 H THEODORE COHEN: Yes, indeed.

12 JEFF ROBERTS: Steven Cohen?

13 STEVEN A. COHEN: Yes.

14 JEFF ROBERTS: Mary Flynn?

15 MARY FLYNN: Yes.

16 JEFF ROBERTS: Hugh Russell?

17 HUGH RUSSELL: Yes, gladly.

18 JEFF ROBERTS: Tom Sieniewicz?

19 TOM SIENIEWICZ: Yes.

20 JEFF ROBERTS: Ashley Tan?

21 ASHLEY TAN: Yes.

22 JEFF ROBERTS: Catherine Preston Connolly?

1           CATHERINE PRESTON CONNOLLY: Yes.

2           [All vote YES]

3           JEFF ROBERTS: So that's all members voting in  
4 favor, and Mary's elected Chair.

5           CATHERINE PRESTON CONNOLLY: All right.

6           JEFF ROBERTS: Beginning the next -- I believe  
7 beginning the next meeting.

8           CATHERINE PRESTON CONNOLLY: That is customary for  
9 certain. So I get to do one last act here, then we'll  
10 accept nominations for Vice Chair to serve a term of one  
11 year.

12          CATHERINE PRESTON CONNOLLY: Mary?

13          MARY FLYNN: Well, I'm not willing to let you give  
14 up all responsibility for Chairing these meetings. I am  
15 going to nominate Catherine Preston Connolly as Vice Chair.

16          CATHERINE PRESTON CONNOLLY: You know, these are  
17 the deals you have to make sometimes to get someone to take  
18 on the role. So -- I would accept that nomination.

19          STEVEN A. COHEN: This is how deals are made.

20          CATHERINE PRESTON CONNOLLY: Are there any other  
21 nominations? Anyone want to, you know, step into the Vice  
22 Chair role, so that -- you know, Mary doesn't need me?

1 [Pause]

2 Then is there a motion to close nominations?

3 MARY FLYNN: So moved.

4 STEVEN A. COHEN: Second.

5 CATHERINE PRESTON CONNOLLY: Roll call vote on  
6 closing nominations.

7 JEFF ROBERTS: On that motion, Ted Cohen?

8 H THEODORE COHEN: Yes.

9 JEFF ROBERTS: Steve Cohen?

10 STEVEN A. COHEN: Yes.

11 JEFF ROBERTS: Mary Flynn?

12 MARY FLYNN: Yes.

13 JEFF ROBERTS: Hugh Russell?

14 HUGH RUSSELL: Yes.

15 JEFF ROBERTS: Tom Sieniewicz?

16 TOM SIENIEWICZ: Yes.

17 JEFF ROBERTS: Ashley Tan?

18 ASHLEY TAN: Yeah.

19 JEFF ROBERTS: Catherine Preston Connolly?

20 CATHERINE PRESTON CONNOLLY: Yes.

21 [All vote YES]

22 JEFF ROBERTS: So that's all members voting in



1 favor and nominations are closed.

2 CATHERINE PRESTON CONNOLLY: All right. And then  
3 we'll do a roll call vote to elect myself, Catherine Preston  
4 Connolly, as Vice Chair for a one-year term.

5 JEFF ROBERTS: On the election, Ted Cohen?

6 H THEODORE COHEN: Yes.

7 JEFF ROBERTS: Steve Cohen?

8 STEVEN A. COHEN: Yes.

9 JEFF ROBERTS: Mary Flynn?

10 MARY FLYNN: Yes.

11 JEFF ROBERTS: Hugh Russell?

12 HUGH RUSSELL: Yes; also gladly.

13 JEFF ROBERTS: Tom Sieniewicz?

14 TOM SIENIEWICZ: Yes.

15 JEFF ROBERTS: Ashley Tan?

16 ASHLEY TAN: Yes.

17 JEFF ROBERTS: Catherine Preston Connolly?

18 CATHERINE PRESTON CONNOLLY: Yes.

19 [All vote YES]

20 JEFF ROBERTS: So that's all members voting in  
21 favor of electing Catherine Preston Connolly Vice Chair.

22 STEVEN A. COHEN: This was much better than, you

1 know, the vote for the speaker of the -- you know, of that.

2 CATHERINE PRESTON CONNOLLY: We did discuss  
3 drawing it out for the drama, but --

4 STEVEN A. COHEN: Yeah, exactly.

5 CATHERINE PRESTON CONNOLLY: -- people might  
6 prefer having some of their evening back instead.

7 STEVEN A. COHEN: We could have done this for a  
8 week.

9 CATHERINE PRESTON CONNOLLY: All right. Well,  
10 that concludes the business on our agenda tonight. Any  
11 additional comments from Staff?

12 JEFF ROBERTS: I don't have anything more. Iram,  
13 I see, maybe has something more to add?

14 IRAM FAROOQ: I just wanted to say a huge thank  
15 you, because the Resilience Zoning work has taken -- you  
16 know, has been shepherded by Staff for such a long time, and  
17 not just the people in the room right now.

18 And so, just a lot of appreciation for the Board  
19 and your openness to seeing, stepping into a -- you know,  
20 what is going to be interesting new territory and both for  
21 Staff as well as for the Planning Board as you -- as you all  
22 were viewing applications that come in under this zoning,

1 assuming that it's adopted by City Council.

2 So we are delighted to be moving, you know, for --  
3 to be one step closer to that. And really appreciate the  
4 Board's support in all of this. And also wanted to echo the  
5 word of thanks from the Board to Jeff for always doing such  
6 an incredible job on --

7 H THEODORE COHEN: Yes.

8 CATHERINE PRESTON CONNOLLY: Hear, hear.

9 IRAM FAROOQ: -- thank you.

10 CATHERINE PRESTON CONNOLLY: Excellent. Thank  
11 you, Iram.

12 JEFF ROBERTS: I actually do have one thing to  
13 add. I sort have thought maybe Iram was going to say it,  
14 but I thank Iram for that. I wanted to also just  
15 congratulate Mary on the election. So it will be a great  
16 year.

17 I need to thank Catherine for the years that  
18 you've spent in the Chair role. It's really been a  
19 remarkable run. We've been through quite a lot and we've  
20 seen a lot of changes in the Planning Board format. And,  
21 you know, from -- I think on behalf of all the Staff, I  
22 don't think -- I don't know how we would have gotten through

1     it.  So -- so thank you so much and we really appreciate it.

2             IRAM FAROOQ:  Yes.  Thank you.

3             CATHERINE PRESTON CONNOLLY:  It's been my honor to  
4     serve.

5             STEVEN A. COHEN:  How many -- how many years was  
6     it, Mary?  I mean --

7             MARY FLYNN:  So far none, Steve.

8             COLLECTIVE:  [Laughter]

9             STEVEN A. COHEN:  Will you last as many years?

10            MARY FLYNN:  Well, time will tell.  You never  
11     know.

12            CATHERINE PRESTON CONNOLLY:  It's one year at a  
13     time.

14            MARY FLYNN:  One year at a time.  Who knows?  I  
15     may decide to travel the world or something.

16            CATHERINE PRESTON CONNOLLY:  Well --

17            MARY FLYNN:  We'll see.

18            CATHERINE PRESTON CONNOLLY:  I see both Ted and  
19     Mary have their hands up to say something before we adjourn.  
20     So ted, let me turn it to you?

21            H THEODORE COHEN:  Well, I just wanted to applaud  
22     and thank you, Catherine, for the tremendous job you have

1     done as Chair in this incredibly difficult time period. You  
2     know, I can't imagine what it has been like to deal with  
3     this in the pandemic and doing it through Zoom and herding  
4     all of us at all times.

5             So I just wanted to go on record to, you know, to  
6     thank you because you've done a phenomenal job.

7             CATHERINE PRESTON CONNOLLY: Oh, well.

8             STEVEN A. COHEN: Hear, hear. I think we'll agree  
9     with that.

10            MARY FLYNN: Yes.

11            CATHERINE PRESTON CONNOLLY: Well, as all of you  
12     have noted with regard to the Petition, we have an amazing  
13     Staff. And as I, you know, experience each week anew when  
14     I'm going through the helpful notes and scripts that they  
15     prepare for me, I could not have done this without their  
16     professionalism. And it's been a great partnership.

17            And, you know, as I told my husband when I let him  
18     know that I was no longer going to be Chair, it's like, "No,  
19     you're not going to have to start seeing me on Tuesday  
20     nights, I'm still going to be on the Board."

21            COLLECTIVE: [Laughter]

22            CATHERINE PRESTON CONNOLLY: You know? It's --

1 I'm not going anywhere. I'm looking forward, frankly, to  
2 being in a different role on the Board most of the time, and  
3 to being able to step in when Mary needs a break from  
4 chairing, as all Chairs do from time to time.

5 So Mary, should I let you have the last word here  
6 tonight?

7 MARY FLYNN: Sure. Yes. Well, I again want to  
8 thank you for -- for a great job for the last I don't know  
9 how many, three or four years? I mean, it really has been  
10 difficult with COVID and all.

11 But I also want to thank you for agreeing to stay  
12 on as Vice Chair because, you know, I think your expertise  
13 is going to be very helpful to me as I take this on.

14 And my thanks to my fellow Board members for your  
15 votes of support. I'm very happy that we only did it in one  
16 ballot, even though I too thought that perhaps a little  
17 competition would be nice. But nonetheless, it's nice to be  
18 efficient. So thank you all very much. I appreciate it and  
19 look forward to the next year.

20 CATHERINE PRESTON CONNOLLY: Awesome. All right.  
21 And then with that, we are adjourned. Have a good night,  
22 everyone.

1                   MARY FLYNN: Goodnight, all.

2                   COLLECTIVE: Goodnight.

3       [8:15 p.m. End of proceedings.]

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## E R R A T A   S H E E T

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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date



## CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

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

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

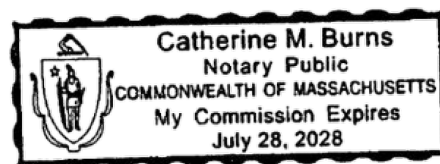
In witness whereof, I have hereunto set my hand this 31st day of January, 2023.



Notary Public

My commission expires:

July 28, 2028



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