



CITY OF CAMBRIDGE  
Community Development Department

DEVELOPMENT CONSULTATION PROCEDURE  
CERTIFICATE OF COMPLIANCE

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Community Development

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Chief of Administration

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Deputy Director  
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Small Project Review: \_\_\_\_\_

Large Project Review: \_\_\_\_\_X\_\_\_\_\_

1. Applicant: United American Veterans, John Repucci c/o James J. Rafferty, Esq
2. Owner: 1 Cedar St., LLC
3. Area of Special Planning Concern: H Sq\_\_ C Sq\_\_ BB-1/2\_\_  
N. Mass Ave. \_X\_ Parkway\_\_ Other\_\_\_\_\_
4. Location of Project: 1 Cedar Street, Cambridge, MA 02140
5. Base Zoning District: Business A-2
6. Type of Development:
  - a. New Building: Yes
  - b. Other new structure: -
  - c. Other exterior alteration increasing gross floor area by 100 square feet or more (1,000 sq ft in the Parkway Overlay District): -
  - d. Construction of five or more parking spaces (ten in the Parkway Overlay District): Yes
  - e. Erection of a sign: -
  - f. Other alterations facing a street not otherwise excluded: -

7. Brief Description of the Project:

Demolish existing structure and construct a 3-story mixed-use building containing 8 dwelling units, a veteran’s club, and 8 off-street parking spaces. The Gross Floor Area for the proposed building is 12,095 SF.

8. Date Completed Materials Submitted: September 9, 2021

9. Materials Submitted:

- a. Written Description: “Zoning Analysis”
- b. Plan Set: “1 Cedar Street Residences, Permit Set 08/11/2021, Rev 1: Design Review 09/08/2021,” prepared by Khalsa Design Inc., 17 Ivaloo Street, Suite 400, Somerville, MA 02143.
- c. Graphic information: site plan \_X\_ cross sections\_X\_ floor plans \_X\_ elevations\_X\_ other\_\_\_\_\_

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10. Date of Development Consultation: September 30, 2021

11. Presentation and Comments:

Attorney James Rafferty, Architect Tanya Carreira from TKG East, and owner John Reppuci presented plans for a new 3-story mixed-use building for the property located at 1 Cedar Street.

**Members of the public and staff asked questions about the following topics:**

- Parking: What parking is contemplated for the veteran's club? What is the plan for right-turn onto Cedar and left turn onto Cameron; is there an impact from that?
  - Applicant response: No dedicated parking for the Veteran's club.
- What is the new traffic pattern on Cedar St and how will construction be managed with increased traffic? Where is the smoking area for the private club in the basement? How does unit #2 work?
  - Applicant response: Will be able to maintain parking/construction demands on-site. No smoking allowed on the property, but people could smoke in the units. Unit #2 has its own private entry from outside – pathway runs parallel to the park out to the street; 2-level unit both on-grade and basement.
- Can more trees be included along the south side of the property line? Is the trash fully enclosed? What will be done for pest management? Second-to-fourth floors and distance from neighboring property; are they projecting?
  - Applicant response: There are no existing trees on the site. In full shadow from the neighboring trees. Low plantings are proposed at the rear of the site. Snow taken off-site for large storms. Fence: 6' high wood fence along south side, rear of site, and rear portion of the north side facing the Linear Path, approximately the front half of the north side is a 42" steel picket fence. Cantilever is 22' from rear lot line. Trash: Small dumpsters and private trash removal.
- Why is this meeting not being audio recorded? Has zoning analysis been reviewed- from BZA hearing may have been additional noncompliance that would need to be adjusted through special permits? Clarify where snow storage is and how it works? What is the impact of the City's streetscape quick-build on turning movements? Are there staging plans for during construction and demolition? Is there a photo of the existing building? Are trees being removed or preserved and are there opportunities for new plantings? Clarify location of fences? Bike parking for visitors? Elaborate on bike path to bike parking? How would trash collection occur? Show the scheme for the roof decks, and confirm they don't need zoning relief? Confirm if green roof ordinance applies here?
  - Applicant response: Quick-build path, unsure. Most of the construction activity will occur on private property. No additional zoning relief is needed. There is visitor bike parking at the entrance

of the site near the walkway. Roof decks are individual; a green roof is included.

- Green circles are shown at the very back of the property; is that snow storage? Could there be some greenery in there as well?
  - Applicant response: The applicant is increasing green area over the existing conditions and there is not much space to add additional trees.
- Pest management?
  - Applicant response: The trash enclosure is fully enclosed. Owners will have some care and finesse for the property and will want to manage rodents. Pest management will be necessary during demolition process. For demo permit, they are required to bait the building several weeks prior to the actual demolition. During construction they have never had a rodent problem because there's nothing to draw them in. They will be on the lookout for it.
- How will they get the western trash dumpster out if there is a car in the adjoining space? (door swings, clearance) Is there a swept path diagram for a trash truck and for cars? What is the area with the X at the east end of the driveway? Can street trees be added on Cedar Street? Are there street trees on Cedar Street? Coordinate with DPW and traffic on any revisions to curb cut. Is there control and screening of lighting in the parking garage using a motion sensor? Concerned about the of the proposed hardie panel system. Piling snow on shrubs sounds detrimental to the shrubs. Most of the snow will need to be trucked out. Will it be sufficiently evident that the entrance to the veterans' club and most of the units will be not in the front, but rather along the side of the building?

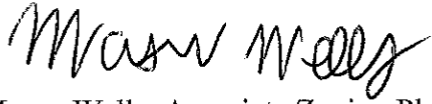
**Comments from the public are below:**

- Liza Paden: Support this residential development as it is designed and presented at the consultation. Appreciate the inclusion of a permeable fence and would want to see it maintained, as it adds to the residential character. Concerned that smokers from the club will go out to the sidewalk or linear park and will leave cigarette butts everywhere.
- Barrett Reinhorn: Helpful and informative meeting. Support Liza's comment about where the smokers will go. Concerned about the trash process and rodent management. Want to advocate for as many mature plantings as possible – would love to see just one mature tree along the backside of the property – can coordinate with the company that manages the alley in the rear.
- Michael Brandon: Meeting format is a bit difficult. Still have questions and some concerns, but nothing required as part of this review process so will not make any additional comment.

The applicant has complied with the requirements of Section 19.40 of the Zoning Ordinance by participating in the Development Consultation Procedure.

Date: 10/08/2021

Community Development Department staff person:

A handwritten signature in black ink, appearing to read "Mason Wells". The signature is written in a cursive, flowing style.

Mason Wells, Associate Zoning Planner