



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ

Assistant City Manager for
Community Development

**DEVELOPMENT CONSULTATION PROCEDURE
CERTIFICATE OF COMPLIANCE**

Small Project Review: _____

Large Project Review: _____ _____

1. Applicant: Milton Yu, Peter Quinn Architects
2. Owner: Newmarket
3. Area of Special Planning Concern: H Sq_ C Sq_ BB-1/2_ N. Mass Ave. Parkway__ Other _____
4. Location of Project: 2551 Massachusetts Avenue
5. Base Zoning District: BA-2
- 6 Type of Development:
 - a) New Building: 4 unit townhouse
 - 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)
 - e) Erection of a sign:
 - f) Other alterations facing a street not otherwise excluded:
7. Brief Description of Project: Construction of a four unit townhouse with 4 off street parking spaces accessed from Richard Avenue.
8. Date Complete Materials Submitted: 5/17/17
9. Materials Submitted:
 - a) Written Description: Sheet Z1.0 dated 5/17/17
 - b) Graphic information: site plan cross sections__ floor Plans elevations other _____
10. Date of Development Consultation: May 23, 2017
11. Presentation and Comments: Andy Collins, from Newmarket Properties, presented the proposal consisting of 4 units of townhouses for homeownership. There will be 4 parking spaces accessed from Richard Avenue. The finish will be gray Hardy panel with white accents and black window trim. The Mass Avenue curb will be removed and a sidewalk installed. The developer does not have confirmation that on-street metered parking will be installed in place of the curb cut or if it will be restricted to Cambridge Residents. The underground storage tanks have been removed, the soil has been remediated and sand has been put in place. The construction will be 6 feet below grade, and this will be a wood frame. No solar panels are anticipated during construction.

The ground level will be parking, with trash and bicycle storage. The lighting will be for the driveway and will follow City standards by being restricted to the site.

There was discussion of an Environmental Report filed with the state, and ground watering.

A wrought iron fence is anticipated all around the site. The abutters on Mass Avenue and Richard Avenue will discuss the fencing along the property lines.

The comments from the public are below:

There is concern that any air handlers, on the roof or elsewhere be as quiet as possible and that acoustical screening for noise be used.

During demolition, the site should be baited and monitored.

The neighbors would like to have contact information for any concerns that arise during demolition and construction.

The neighbors would like the contractors and employees to park on the site and not on the residential street.

One neighbor voiced concern that 4 units is too many, there will be adverse impacts, that while this is better than the original proposal, there is environmental pollution still on the site based on an original report. Any discussion with the Traffic, Parking and Transportation Department about the Mass Avenue parking should include the neighbors.

One neighbor does not like the gray color.

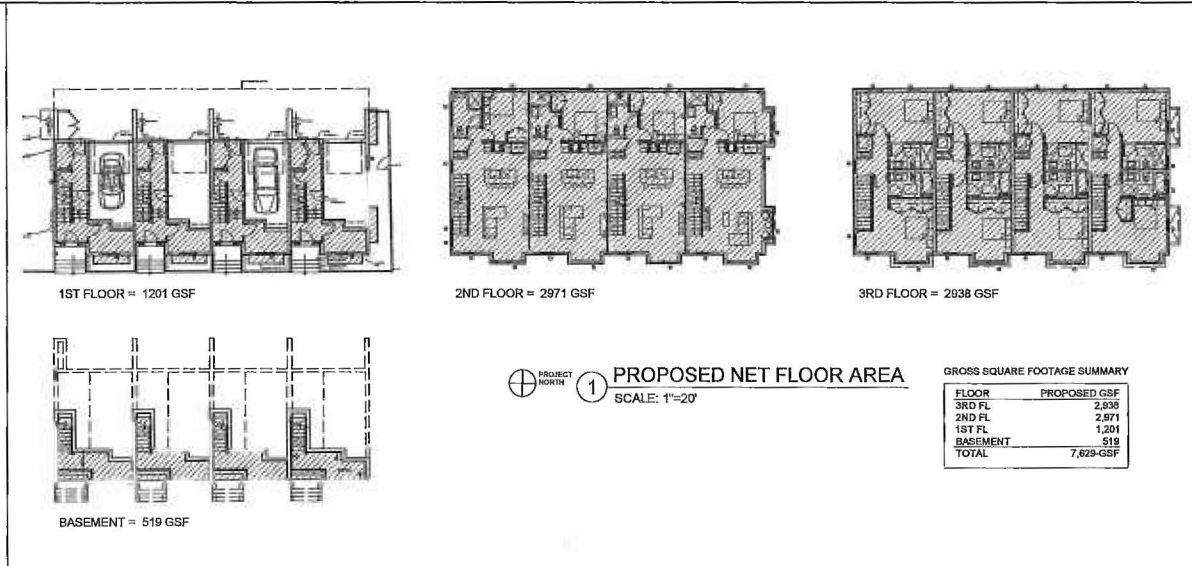
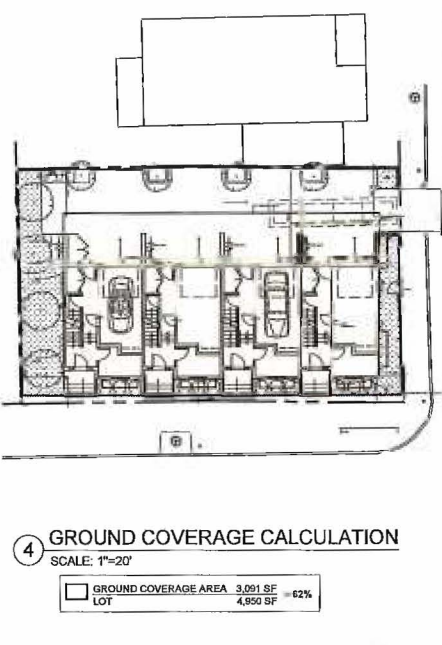
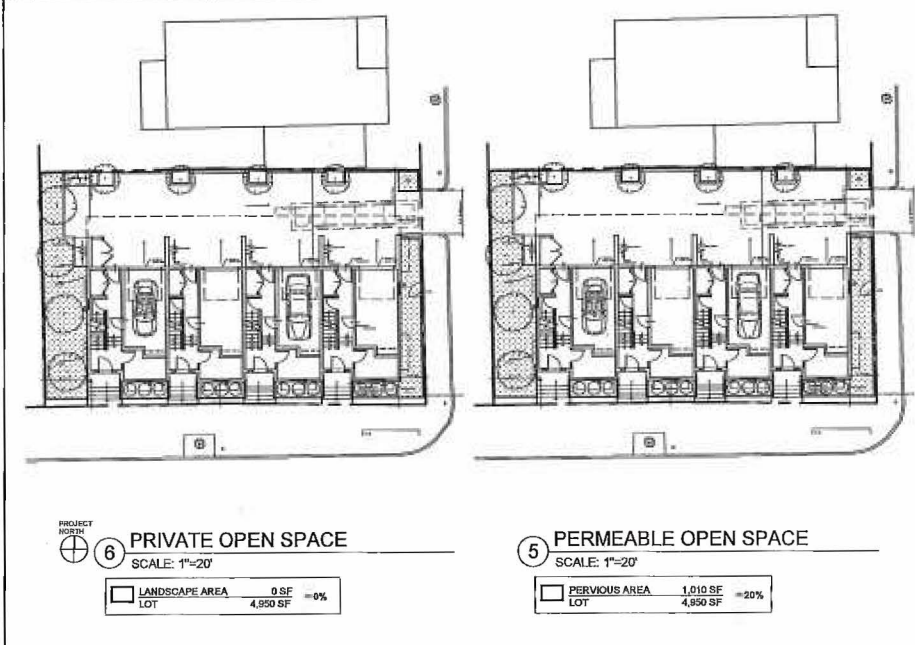
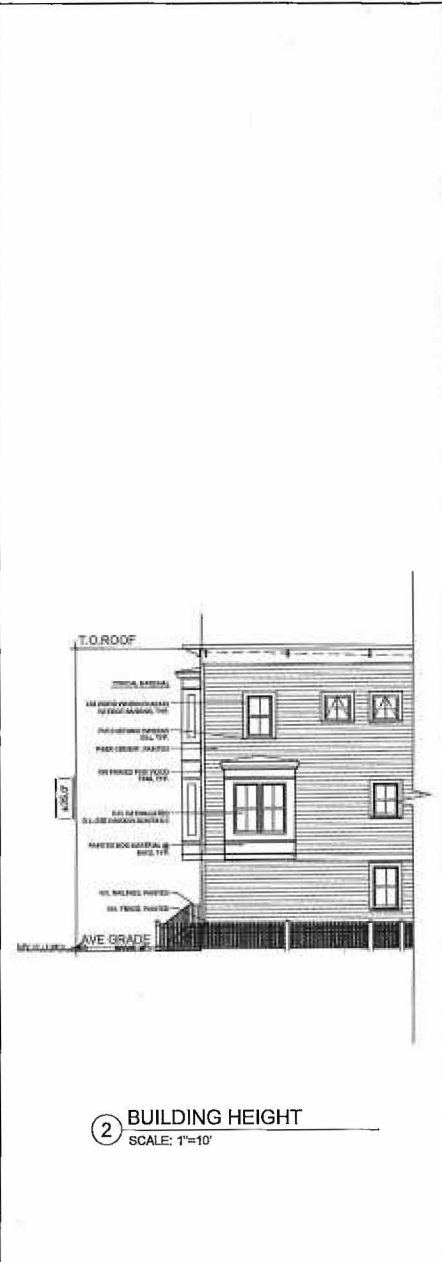
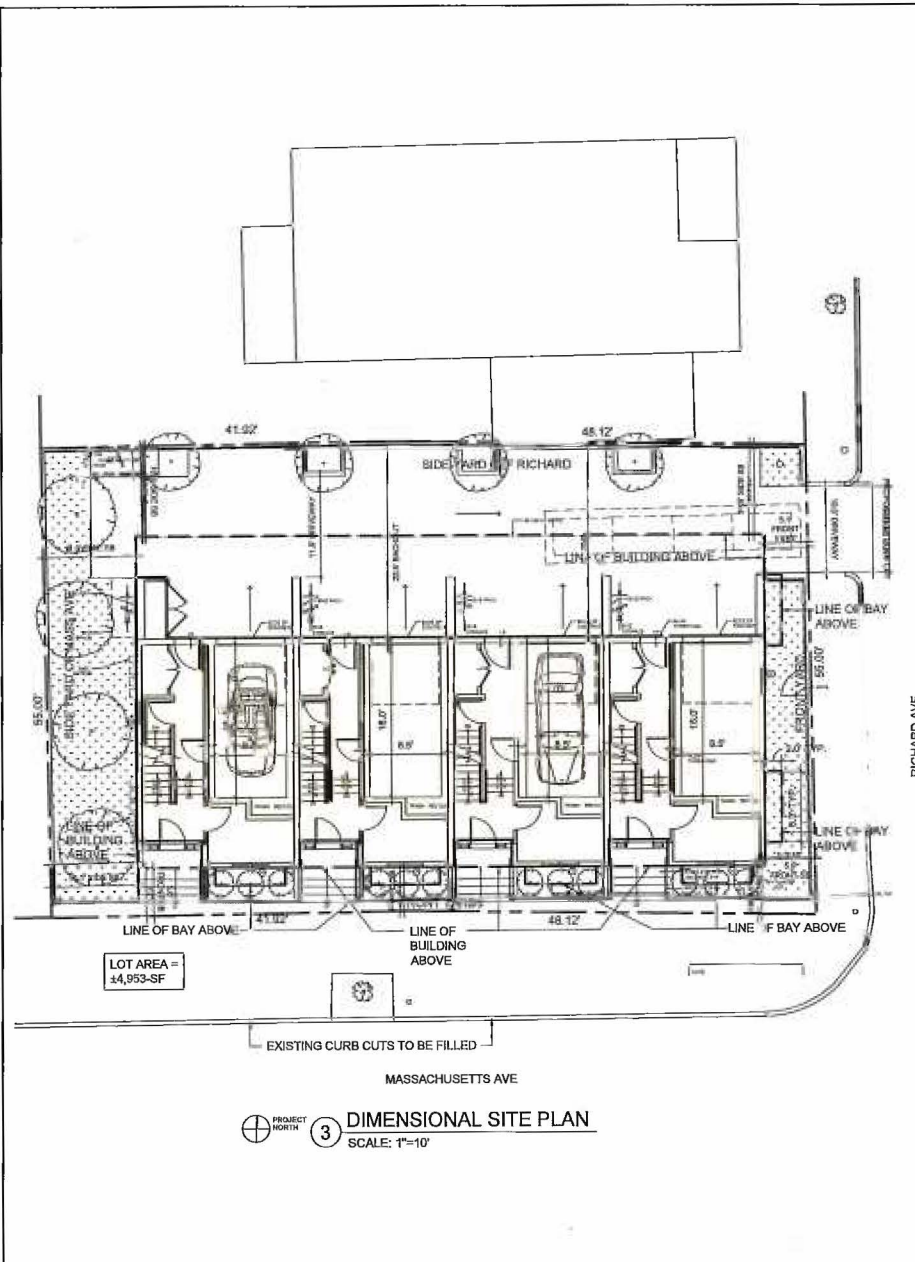
The noise of the condensers is of concern as is the snow removal operation. The sidewalks were not cleared during recent storms.

Overall, there is support for the proposal with attention to the construction noise, operation and parking use and concern about the abutters' fencing and condenser noises.

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

Date: 6/15/17

Community Development Department staff person: Elizabeth M. Peden



Peter Quinn Architects LLC
14 October 2016

**2551 Mass Ave - Proposed 4-Unit Residential Development
Bus-A2 Base Zoning Table**

	Existing Conditions	Proposed Conditions	Ordinance Requirements/Allowed		
Lot Area	±4,950-SF	±4,950-SF No Change	None	<i>Complies</i>	
Total Gross Floor Area	1,008-SF	7,629-SF	1.75 X 4,950-SF = 8,663 -SF (max.)	<i>Complies</i>	
Gross Floor Area to Lot Area Ratio (FAR)	0.20	1.54	1.75 (max.)	<i>Complies</i>	
Lot Area for Each Dwelling Unit	N/A	1,237-SF	600-SF/Dwelling Unit (min.)	<i>Complies</i>	
Size of Lot	Width	90.04'	90.04' No Change	None	<i>Complies</i>
	Depth	55.0'	55.0' No Change	N/A	<i>Complies</i>
Setbacks in Feet (See 3/Z1.0)	Front (Mass)	18.7'+/-	5.1'	5' min.	<i>Complies</i>
	Front (Richard)	53.1'+/-	5.1'	5' min.	<i>Complies</i>
	Side (Off Mass)	3.9'+/-	10.1'	10' min.	<i>Complies</i>
	Side (Off Richard)	2.3'+/-	10.6'	10' min.	<i>Complies</i>
Size of Building	Height	12'+/-	35'	35' max. within 50' of Res B lot line per §5.33.k. See 3/Z1.0	<i>Complies</i>
Dwelling Units	N/A	4	8 @ 1 per 600-SF	<i>Complies</i>	
Car Parking Spaces	Undelineated	4	1/dwelling unit = 4	<i>Complies</i>	
Bicycle Parking Spaces	0	5	1/d.u. Long-term + 0.1/d.u. Short-term = 5	<i>Complies</i>	
Ratio of Usable Open Space to Lot Area	0% total	0-SF private open space + 1,010-SF permeable open space=1,010-SF total (20%)	None	<i>Complies</i>	
Area and % of req'd with width >15.0'		0	None	<i>Complies</i>	
Area and % of req'd with width < 15.0' (Permeable)		1,010-SF permeable open space provided.	N/A	<i>Complies</i>	

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

PROJECT
REDEVELOPMENT OF 2551 MASS AVE.

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140
PREPARED FOR
NEWMARKET PROPERTIES LLC

7 MORRISON RD.
WEST WAKEFIELD, MA 01880
DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE	DATE
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY ASH	REVIEWED BY MN

Z1.0



SEAL

CONSULTANT

PROJECT
REDEVELOPMENT
OF 2551 MASS AVE.

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR
NEWMARKET
PROPERTIES LLC

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

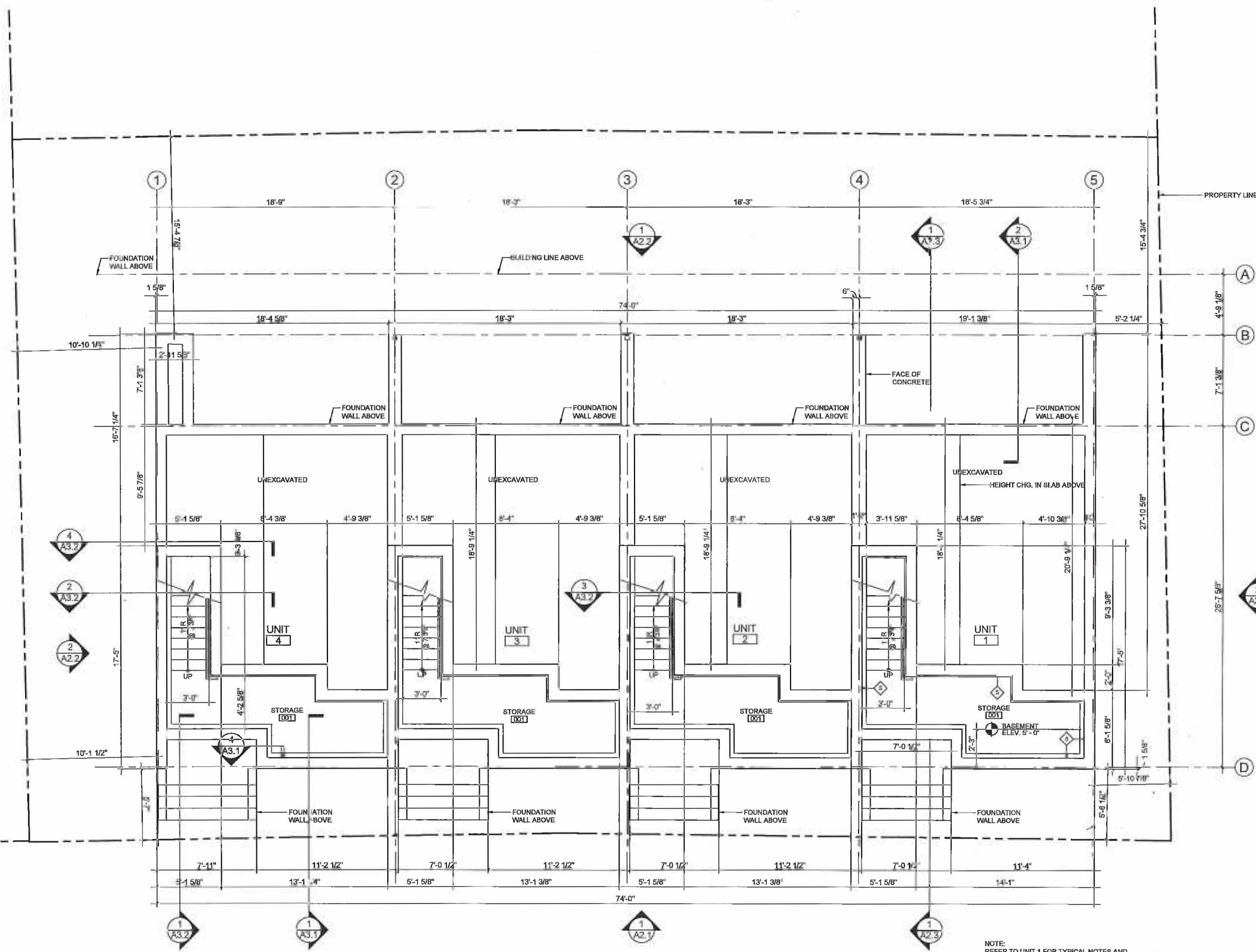
DRAWING TITLE
BASEMENT FLOOR
PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
PROGRESS	11 APR 12017
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY WFD	REVIEWED BY MN

SHEET

A1.0



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO UNIT 1 FOR TYPICAL NOTES AND
KEYS NOT SHOWN AT OTHER UNITS.

NOTE:
CCB DATUM GRADE RECONCILIATION
ALL CALLED OUT ELEVATIONS ON ARCH. &
STRUCT. SHEETS REQUIRE 11.66' TO BE ADDED
TO THEM TO RECONCILE WITH GRADES ON
CIVIL DRAWINGS C1.0, C2.0, C3.0, C3.1

SEAL

CONSULTANT

PROJECT
REDEVELOPMENT
OF 2551 MASS AVE.

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140
PREPARED FOR
NEWMARKET
PROPERTIES LLC

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

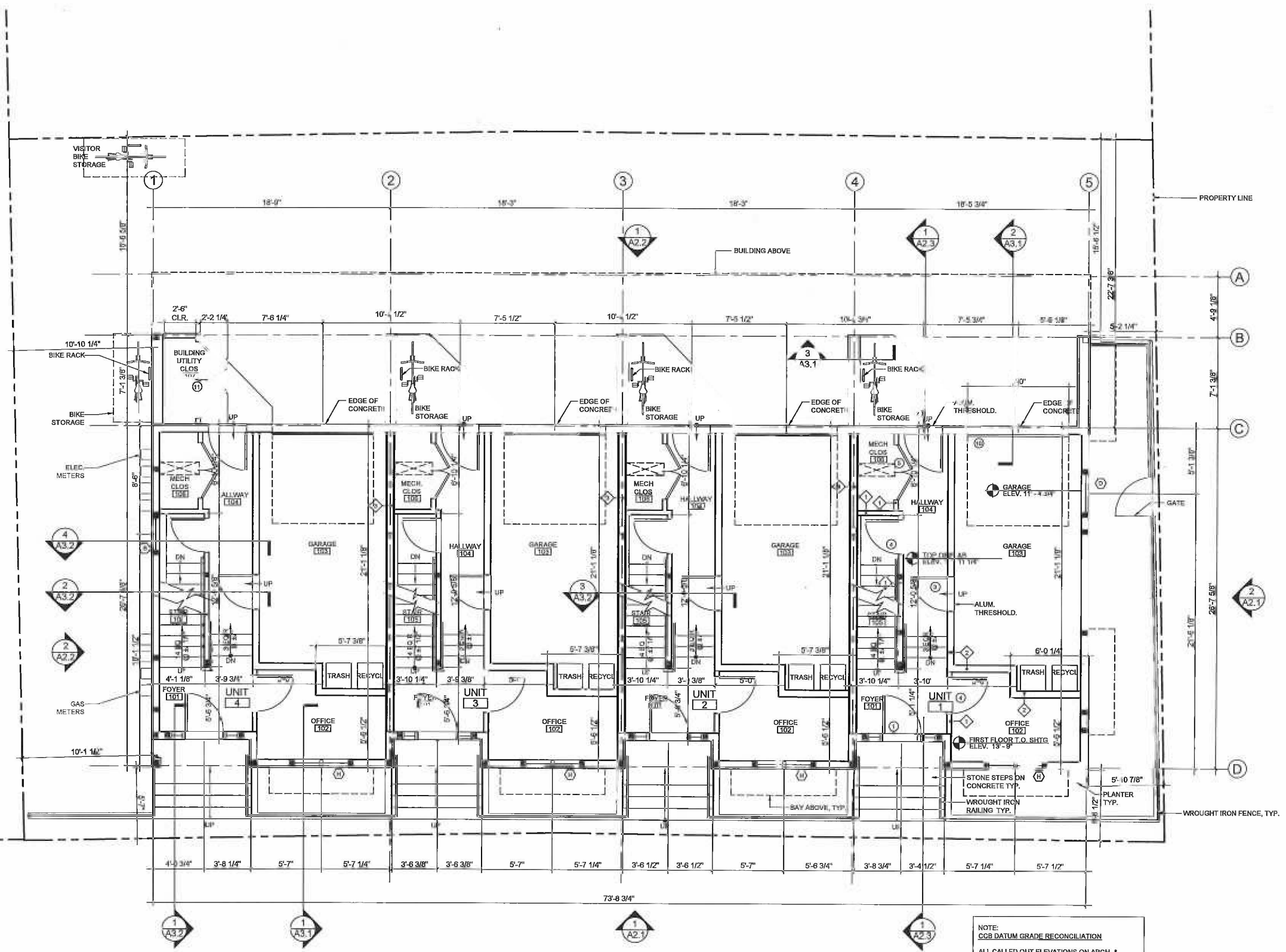
DRAWING TITLE
FIRST FLOOR
PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY WFD/TH	REVIEWED BY MN

SHEET

A1.1



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
CGS DATUM GRADE RECONCILIATION
ALL CALLED OUT ELEVATIONS ON ARCH. & STRUCT. SHEETS REQUIRE 11.66' TO BE ADDED TO THEM TO RECONCILE WITH GRADES ON CIVIL DRAWINGS C1.0, C2.0, C3.0, C3.1

NOTE:
REFER TO UNIT 1 FOR TYPICAL NOTES AND KEYS NOT SHOWN AT OTHER UNITS.

SEAL

CONSULTANT

PROJECT
REDEVELOPMENT
OF 2551 MASS AVE.

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR
NEWMARKET
PROPERTIES LLC

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

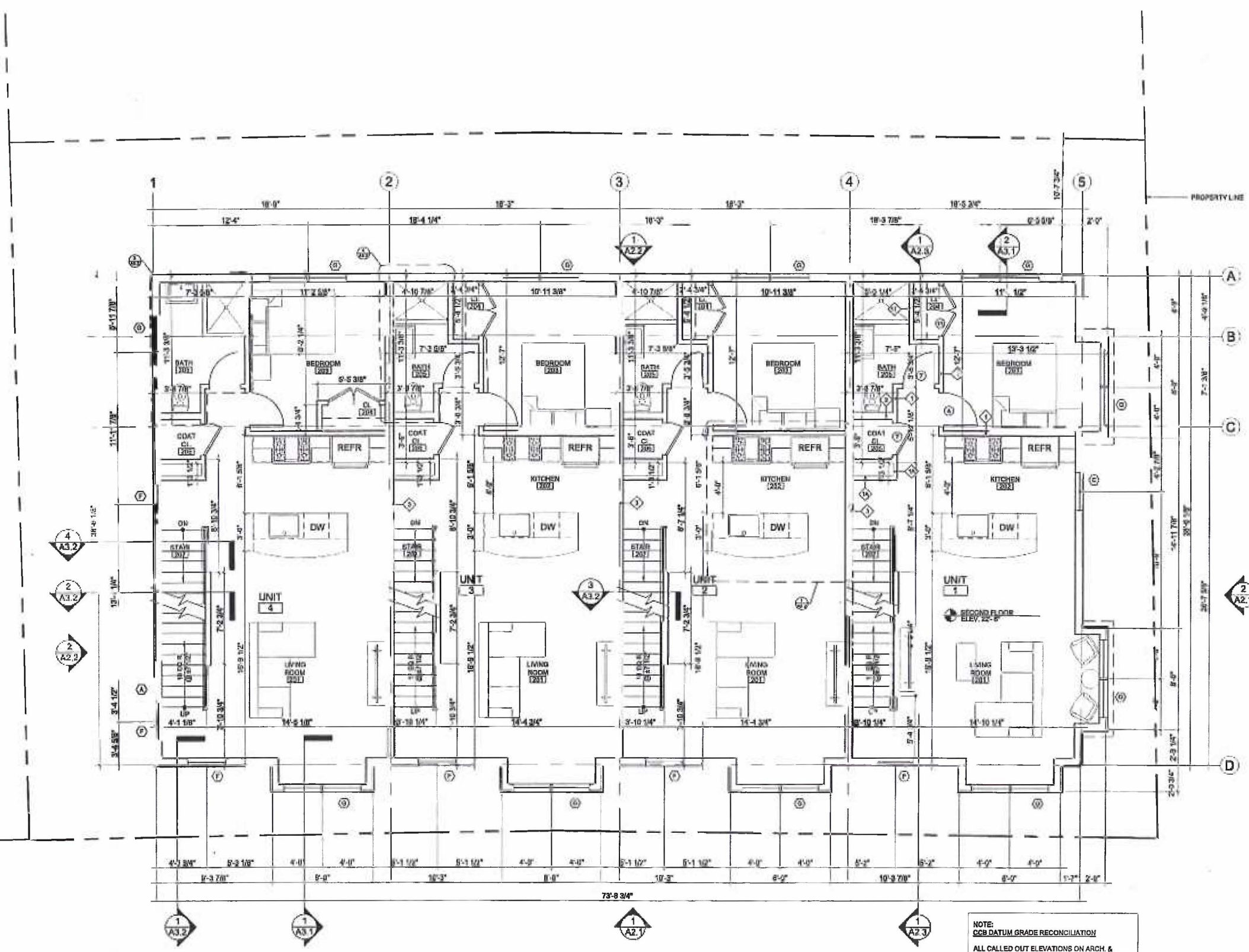
DRAWING TITLE
SECOND FLOOR
PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY WFD/TH	REVIEWED BY MN

SHEET

A1.2



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
CCS DATUM GRADE RECONCILIATION
ALL CALLED OUT ELEVATIONS ON ARCH. & STRUCT. SHEETS REQUIRE 11.68' TO BE ADDED TO THEM TO RECONCILE WITH GRADES ON CIVIL DRAWINGS C1.9, C2.9, C3.9, C3.1

NOTE:
REFER TO UNIT 1 FOR TYPICAL NOTES AND KEYS NOT SHOWN ON OTHER UNITS.



SEAL

CONSULTANT

PROJECT
REDEVELOPMENT
OF 2551 MASS AVE.

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR
NEWMARKET
PROPERTIES LLC

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

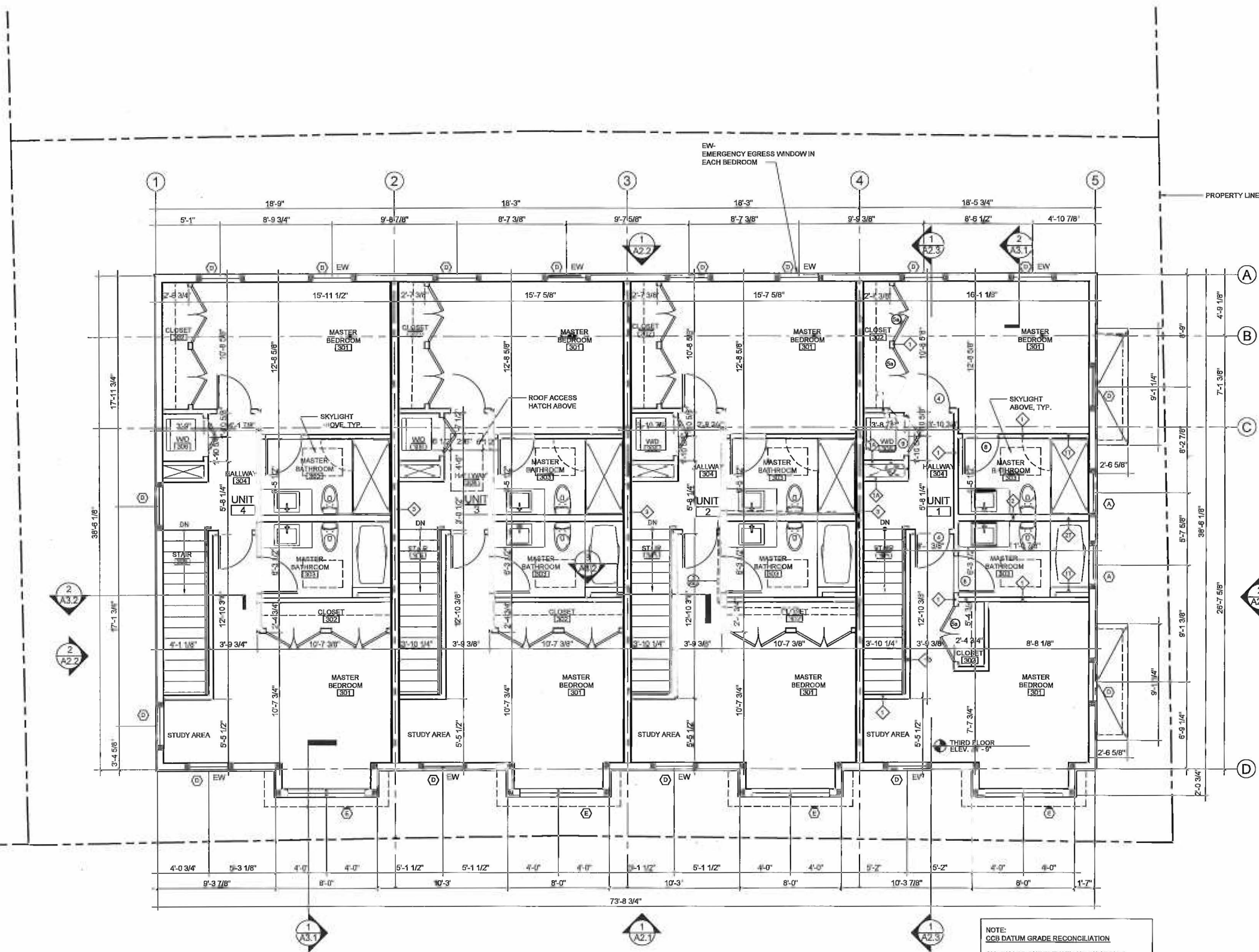
DRAWING TITLE
THIRD FLOOR
PLAN

SCALE AS NOTED

REVISION / ISSUE	DATE
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY WFD/TH	REVIEWED BY MN

SHEET

A1.3



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
CCB DATUM GRADE RECONCILIATION
ALL CALLED OUT ELEVATIONS ON ARCH. &
STRUCT. SHEETS REQUIRE 11.66' TO BE ADDED
TO THEM TO RECONCILE WITH GRADES ON
CIVIL DRAWINGS C1.0, C2.0, C3.0, C3.1

NOTE:
REFER TO UNIT 1 FOR TYPICAL NOTES AND
KEYS NOT SHOWN ON OTHER UNITS.

SEAL

CONSULTANT

PROJECT
**REDEVELOPMENT
OF 2551 MASS AVE.**

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR
**NEWMARKET
PROPERTIES LLC**

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

DRAWING TITLE

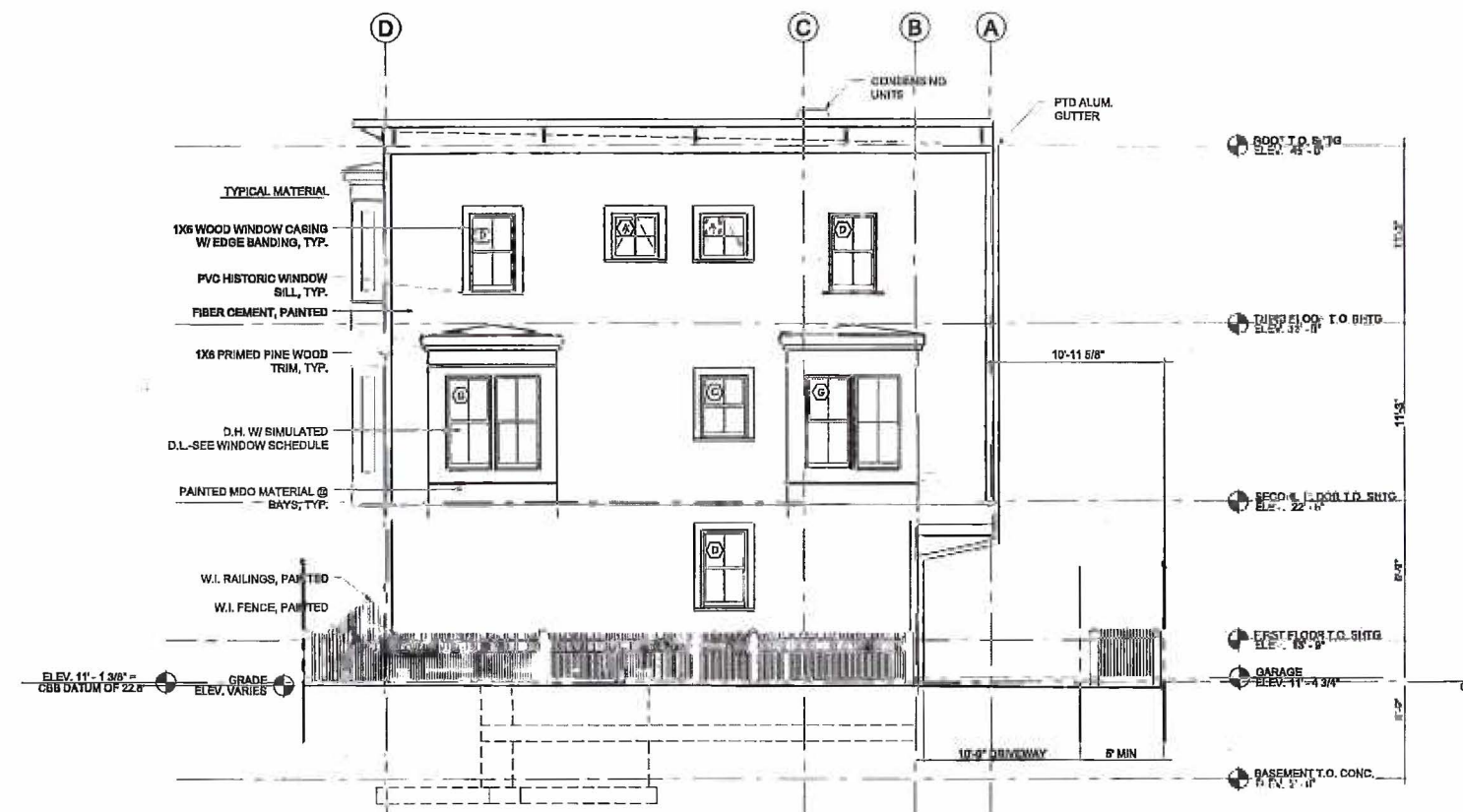
**BUILDING
ELEVATIONS**

SCALE AS NOTED

REVISION / ISSUE	DATE
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY AFMECND/HTH	REVIEWED BY MN

SHEET

A2.1



2 RICHARD AVE. ELEVATION
SCALE: 3/16" = 1'-0"



1 MASS AVE. ELEVATION
SCALE: 3/16" = 1'-0"

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
269 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT
REDEVELOPMENT
OF 2551 MASS AVE.

2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

PREPARED FOR
NEWMARKET
PROPERTIES LLC

7 MORRISON RD.
WEST WAKEFIELD, MA 01880

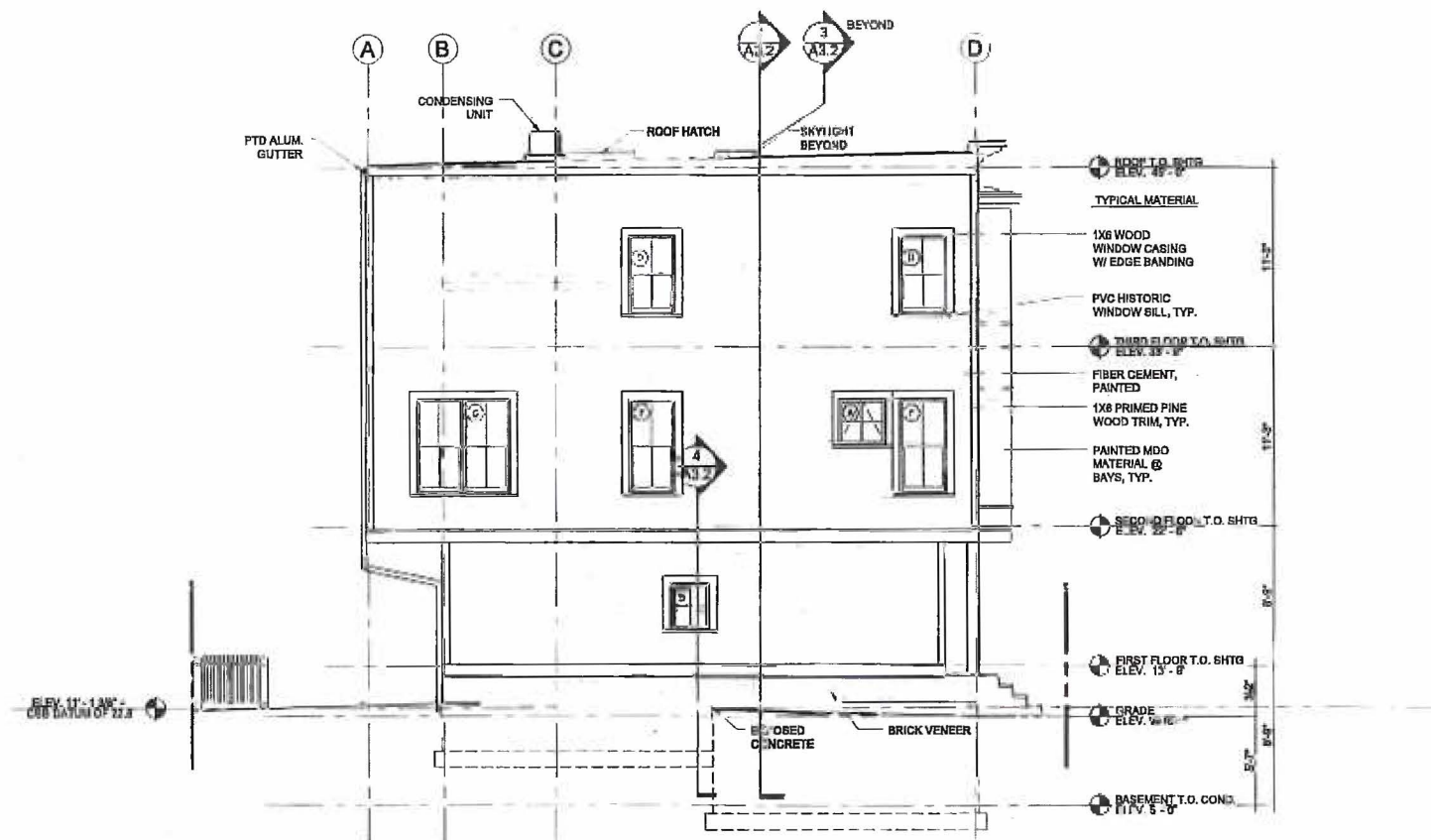
DRAWING TITLE
BUILDING
ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
CD SET	04/17/2017
PERMIT SET	10/14/2016
DRAWN BY AFM/WH	REVIEWED BY MN

SHEET

A2.2



② SIDE ELEVATION
SCALE: 3/16" = 1'-0"



① REAR ELEVATION
SCALE: 3/16" = 1'-0"