

**CDD Determination and/or comments for Special Permit submission**

The Community Development Department (CDD) received the Green Factor (GF) documentation for the Special Permit stage. Pursuant to Section 22.96 of the Zoning Ordinance, CDD staff have reviewed the project's GF documentation and provide the following Determination and Summary of Compliance.

**CDD Determination: The documentation provided by the Applicant is adequate and demonstrates compliance with the Green Factor Standard applicable to the Special Permit stage.**

**Summary of Compliance:**

- Solar Reflectance Index of Roof – 95
- Solar Reflectance Index of Paving – >33
- Cool Score – 1.44

**CITY OF CAMBRIDGE**  
DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800



**Flood Resilience Compliance Confirmation**

**Confirmation Number: 243852**  
**Date Issued: September 25, 2023**

**Project Address/** 8 Thingvalla Ave  
**Location:**  
**Map/Lot:** 255-13  
**Project Stage:** Special Permit

**Applicant:**

**Name:** Gregory Matteosian  
**Mailing Address:** 9 Jackson St. Cambridge , Cambridge , MA. 02140  
**Email Address:** dsgrrealproperty@gmail.com  
**Telephone #:** (857) 600-5898

**Applicability:**

- Is this project subject to Green Building Requirements (Section 22.20)? No
- Does this project involve the construction of a new building? Yes
- Does this project enlarge an existing building's footprint by at least 50%? No
- Does Any development in Stories Below Grades seeking exemption under Section 5.25.2? Yes

**LTFE:**

	SLR/SS	Precip	LTFE*
2070 1%	0	41.6	41.6
2070 10%	N/A	N/A	N/A

All Elevations in Cambridge City Base

\*As defined by Zoning, whichever is higher of 1% and 10% events.

**Meeting of Development Standards**

Describe compliance with Section 22.84.1 (a): All occupiable spaces shall be protected from 10 % LTFE:

The two proposed single family homes are located entirely outside (above) the predicted 2070 one hundred year floodplain elevation.

Describe compliance with Section 22.84.1 (b and c): Habitable spaces and critical building equipment shall be protected from the 1% LTFE:

The two proposed single family homes are located entirely outside (above) the predicted 2070 one hundred year floodplain elevation.

Describe compliance with Section 22.84.2, how spaces below the 10% LTFE will recover from flood event.

The two proposed single family homes are located entirely outside (above) the predicted 2070 one hundred year floodplain elevation.

Notes/Conditions:

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**This Document Confirms that the above mentioned project is in Conformance with the Flood Resilience Standards.**

Confirmation #: 243852 Date: September 25, 2023

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**From:** [Gregory Matteosian](#)  
**To:** [Robert Linn](#); [Charlie Cotton](#)  
**Subject:** Fwd: Request for Review 8 Thingvalla Ave.  
**Date:** Thursday, August 10, 2023 8:08:19 AM

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Gentlemen  
Sarah Burks declaration of Not Significant.

Regards,

Greg

----- Forwarded message -----

From: **Burks, Sarah** <[sburks@cambridgema.gov](mailto:sburks@cambridgema.gov)>  
Date: Wed, Apr 19, 2023 at 11:41 AM  
Subject: RE: Request for Review 8 Thingvalla Ave.  
To: Gregory Matteosian <[dsgrealproperty@gmail.com](mailto:dsgrealproperty@gmail.com)>

Hi Greg,

This one is considered not significant. So, no hearing if you were to submit a demo application.

Sarah

8 Thingvalla Ave.

•8 house 1-st 1959

.....1959 house *permit 58711* 8 (o & b) D'Errico John (a) Airey F H

.....1969 *Sanborn atlas*

[IMG\\_0775\\_134257.JPG \(5184×3888\) \(cambridgema.gov\)](#)

[Property Database - City of Cambridge, MA \(cambridgema.gov\)](#)

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Sarah L. Burks

Cambridge Historical Commission

831 Massachusetts Ave., 2nd Fl.

Cambridge, MA 02139

617-349-4687

[sburks@cambridgema.gov](mailto:sburks@cambridgema.gov)

[www.cambridgema.gov/historic](http://www.cambridgema.gov/historic)

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**From:** Gregory Matteosian <[dsgrealproperty@gmail.com](mailto:dsgrealproperty@gmail.com)>

**Sent:** Tuesday, April 18, 2023 9:27 PM

**To:** Burks, Sarah <[sburks@cambridgema.gov](mailto:sburks@cambridgema.gov)>

**Subject:** Request for Review 8 Thingvalla Ave.

Good morning Sarah,

We are considering the purchase of 8 Thingvalla Ave.

It is a ranch home built in 1959.

Please take a look with Charlie. I would look to demolish the home and build two new homes.

Thank you as always for your assistance in these matters.

I will be at ISD in the morning. Perhaps we can take a quick look together.

Regards,

Greg Matteosian