

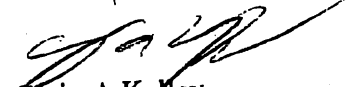
element of our fourth request is too great for us to support this variance without an environmental analysis. We trust that the BZA will feel the same way. Environmental contamination issues are too important to put on the back burner in any project, especially a housing proposal.

As always, the members of the Stabilization Committee are willing and eager to help address this issue in any way they can.

You may call me at 354-8353 or contact me via email at VoteCraig@att.net if you have any questions or comments about this letter or any other North Cambridge issue.

Thank you for your time.

Sincerely,


Craig A Kelley

cc: Lavery Lohnes Properties

NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 Saint Gerard Terrace
Cambridge, MA 02140
28 October, 1998

Board of Zoning Appeals
City Hall
Cambridge, MA 02139

RE: Variance Requests for Laverty Lohnes Properties at 92-96 Rice Street and 141-143 Rindge Avenue

Dear BZA Members:

On behalf of the North Cambridge Stabilization Committee (NCSC), I would like to ask you to deny the variance requests for 92-96 Rice Street and 141-143 Rindge Avenue unless the proponent agrees to the following conditions:

- Plans for the parking lot and relevant landscaping must be in accordance with any appropriate city guidelines
- The facade be more detailed and finished (i.e. installing shutters, etc.)
- The proponent consult with abutters on this project
- The proponent obtain an independant verification that the property is not environmentally contaminated.

At the NCSC's meeting of 14 October the proponent willingly agreed to the first three Stabilization Committee requests. In fact, the proponent had already scheduled a separate neighborhood meeting and had sent information packets on the project to people who live nearby.

Unfortunately, the proponent was not willing to committ to the fourth request regarding verification that the site is clean. This is an important issue for the Stabilization Committe, many members of which have been dealing with hazardous waste/contamination issues at Russell Field, the Grace site, Jefferson Park, Rindge Towers and gasoline stations on Mass Ave for years. At the Stabilization Committee's meeting, a neighbor who had bought land that was previously part of this parcel stated that she had found an old tank of some sort buried on her property. There was also some mention of PCB contamination but, quite frankly, without independent verification of environmental contamination issues at the site it is difficult to determine how much weight to give such testimony. The proponent evidently removed the tank at his own cost, but that action does not indicate what other environmental hazards may remain at this site. This site, formerly a distributorship for Wise Potato Chips, has an industrial history. It is not uncommon for sites where fleets of large vehicles were stored, maintained or utilized to have associated contamination from solvents, waste oil, fuel leaks and so forth. The time to accurately assess such a threat is before the project is permitted, not after its completed and people start noticing problems such as buried tanks or noxious fumes.

While we commend the proponent for his willingness to meet three of the Committee's four requests and acknowledge the various positive influences he's had in our community over the years, the public safety

Consent Communication #12 6935

A communication was received from
Craig A. Kelley, transmitting a
letter regarding a variance requests
for Lavery Lohnes Properties at
92-96 Rice Street and 141-143
Rindge Avenue.

In City Council November 2, 1998

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