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CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT

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**To:** City of Cambridge Planning Board  
City of Cambridge Board of Zoning Appeals  
**From:** Central Square Advisory Committee  
**Date:** 6/21/2021  
**Re:**

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The Central Square Advisory Committee (the "Committee") met on Tuesday, May 25, 2020 to discuss a Special Permit application for 48 Pearl St. The committee also received updates on the Community Planning Division's Public Space Lab. Additionally, the potential temporary closure of Mass Ave on weeknight evenings during the summer months for pedestrian use was discussed. A separate memo is provided online that summarizes the public space discussion.

This meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance. The Committee is appointed by the City Manager to undertake all large project reviews of variances and special permits for activities within the Central Square Overlay District (the "District"), and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study (the "Study"). The meeting was held remotely via Zoom.

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The meeting minutes from the Committee meeting are summarized below. Public comment was taken after the project was discussed by committee members.

- A. **Special Permit for 48 Pearl St** - The owners at 48 Pearl Street propose to renovate the existing structure as follows:
- Expand the existing connector between the main single-family row-house and garage towards Franklin street and increase its height to allow access to the basement, first floor, and garage from the connector structure.
  - Replace the existing head-house on the roof, which houses the access stair to the roof deck, with a new head-house in order to construct a safer access stair. No changes to the roof deck are proposed. The replacement head-house will be in a similar location as the existing one. The owners wish to keep the use of the structure as a single-family residence.

The following Special Permits are being sought.

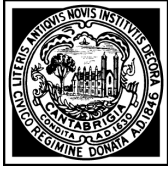
- I. Expansion of connector within side yard setback per Section 20.304.4
- II. Replacement of head-house within side yard setback per Section 20.304.4
- III. Height of replacement head-house per Section 20.304.2
- IV. Reduced open space per Section 20.304.4

The project architect, Frank Shirley, presented the project to the Committee, which supported the project without reservations. Some Committee members asked questions about notifications to the abutters and community input. The project architect and applicants mentioned that they had reached out to the abutters, who

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supported the project. The applicant also held a pre-application community meeting as required by the Planning Board Rules; two people attended the community meeting. The Committee felt that the project does not affect adjacent neighbors, nor does it interfere with the public realm and pedestrian views. The members of the Committee unanimously supported the project.