

Central Square Advisory Committee

c/o Community Development Department
344 Broadway, Cambridge, MA 02139
Liza Paden, 617/349-4647

November 10, 2016

Case: 47 Bishop Allen Drive, PB#320

Applicant: Watermark Central Venture, LLC

Proposal and Zoning Issues: The proposal is to construct 23 dwelling units of approximately 24,500 square feet in place of the existing parking garage. It is located in the Central Square Overlay District and within the Bishop Allen Drive Residential Support Zone subdistrict outlined in Section 20.307 of the Zoning Ordinance. The proposal requires Planning Board approval pursuant to Sections 19.20 Project Review, 4.26 Multifamily of twelve or more units in the Residence C-1, 20.304.4 Setback Waiver in the Central Square Overlay District; 6.22.2 Off Site Accessory Parking within 400 feet and 10.40 Special Permit criteria. This proposal requires a Board of Zoning Appeal dimensional variance for setbacks.

Central Square Advisory Committee Meeting: November 2, 2016

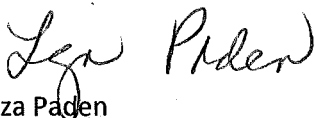
Summary: The applicant presented the site plans, building elevations and explained the community process that lead to the development of a new building in place of the parking garage.

CSAC comments:

There is support for the residential building, though not a great deal of support for the current building design. The members felt that the building façade was too plain. The ground floor units are too close to the street and lack privacy from the busy street and the parking lot. The setback relief is logical and no one objected to it.

CSAC members in attendance: M Greene, C. SolGully, R. Winters, D. Kane, E. Hanig, M. Monestime, and J. Alstein.

Respectfully Submitted for the Committee,



Liza Paden
Community Development Department staff