

Harvard Square Advisory Committee

c/o Cambridge Community Development Department

344 Broadway

Cambridge, MA 02139

617/349-4647

Case No: 1158 – 1160 Massachusetts Avenue – BZA #013000-2017

Applicant: Salt & Olive, c/o Sean D. Hope, Esq.

Proposal and Zoning Issues: The Board of Zoning Appeal Special Permit application is for a restaurant use variance (10.30) and special permit to reduce the required parking (6.36).

Harvard Square Advisory Committee: May 23, 2017

Summary: There were a limited number of members who could attend the meeting. No members of the public attended. The application was discussed. There are no changes to the exterior of the building. The Committee members present as well as those who submitted written comments were in support of the use variance at this location as well as the reduction in parking special permit.

HSAC Comments and Concerns:

The existing retail is an asset to Harvard Square, providing high quality, unique, one-of-a-kind products by a local owner. Adding a restaurant to the ongoing sales area will fit well with Mass Avenue and the neighborhood mix of retail and restaurant uses. (A. Offiong)

The reduction of the required parking is supported given the availability of the non-vehicle transportation options of the Red Line, buses, bike share services and the location in a pedestrian-oriented environment that consists of a mix of residents, students and tourists.

The existing building exterior is not going to be changed.

This block is an existing commercial environment, with a variety of small businesses, restaurants, and shops.

There is no new construction anticipated on the outside of the building.

Committee members forward the usual suggestions to the Board of Zoning Appeal if this application is approved:

- The businesses should be open as much as possible.
- Deliveries, trash and recycling pick up should be managed to minimize congestion on Mass Avenue for pedestrians, bicycles and vehicle traffic. The committee requests that the BZA review this plan at the public hearing.

Members present: J. DiGiovanni, A. Offiong, A. Crosbie, and M. Simitis. Also attached are the emails from absent Committee members A. Offiong, K. Kuelzer and F. Kramer.

Respectfully Submitted for the Committee,

A handwritten signature in cursive script, appearing to read "Liza Paden".

Liza Paden
Community Development Department staff

Hi Liza,

A few comments on the proposed application at 1158-1160 Mass Ave as I cannot attend the meeting. The existing retail store is an asset to Harvard Square, providing high quality, unique, one-of-a-kind products by a local owner, and it is good to hear that it will remain in some format. The establishment of an associated restaurant will add to the variety of Harvard's Square dining options, and will fit in well on this part of Mass. Ave. among the neighboring near continuous frontage of stores, eateries, and other consumer establishments. The reduction of the required parking makes sense given the proximity to bus and subway routes and the pedestrian orientation of that corridor. Overall this proposal appears highly consistent with the goals of the Harvard Square Overlay to encourage active ground floor uses, a pedestrian-oriented environment, and diverse uses serving residents, students and visitors. At the meeting, I am hoping the Committee will ensure that the operations plan for deliveries, trash, hours of operation, etc. is well thought out.

Thanks,
Alexandra Offiong

Hi Liza,

I can't get to the meeting tonight. Alexandra's comments echo my thoughts identically and have nothing further to add to the discussion. I hope the committee will address questions of delivery, trash etc and recommended the parking variance be granted.

Best regards,
Kari

Liza it's beginning to look like I might be the only person there tonight so I'm letting you know that I do not require a meeting, I'm firmly in favor of this proposal for all of the reasons that Alexandra stated so clearly. If others are coming I will be there. Just call me to let me know 617-633-3537."

Sent from my iPhone