



CITY OF CAMBRIDGE

Community Development Department

To: Planning Board
From: Central Square Advisory Committee
Date: March 22, 2022
Re: **Vitality Bowls, 425 Massachusetts Avenue**

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Assistant City Manager for
Community Development

SANDRA CLARKE
Deputy Director
Chief of Administration

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Deputy Director
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Overview

The Central Square Advisory Committee (the "Committee") met on Wednesday, March 2, 2022 to discuss the special permit application by Vitality Bowls for 425 Massachusetts Avenue. The meeting was conducted pursuant to the provisions of Section 20.300 of the Cambridge Zoning Ordinance in advance of the applicant's request for a Formula Business special permit from the Planning Board. Committee members present were Saffana Anwar, Chris Fort, Melissa Greene, Esther Hanig, Tahir Kapoor, Michael Monestime, Chris Sol Gully, and Robert Winters. After discussion, the Committee decided to forward a report to the Planning Board with a positive recommendation.

Proposal Description

The applicant, Vitality Bowls, proposes to open a Quick-Service Food Establishment in the Market Central development at 425 Massachusetts Avenue. While this use is allowed as-of-right by the Zoning Ordinance, the applicant is a Formula Business and therefore needs a special permit from the Planning Board. The applicant does not propose any changes to the building exterior, besides signage.

Committee Comments

Members of the Committee had no objections to the proposed signage. They encouraged the applicant to have outdoor dining available to customers in order to activate the sidewalk. Committee members also discussed their preference for unique signage design and the value of having design guidelines for all Market Central tenants.

After discussion, all eight present members of the Committee voted in favor of recommending that the Planning Board grant the requested special permit.

Respectfully submitted for the Committee,

Sarah Scott

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