



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

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To: City of Cambridge Planning Board
From: Central Square Advisory Committee
Date: 3/15/2018
Re: Cambridge Brands Inc. – 810 Main Street

The Central Square Advisory Committee (the “Committee”) met on February 15, 2018 to review and comment on the Cambridge Brands Inc. proposal to expand their operations at 810 Main Street, pursuant to the provisions outlined in 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, and to monitor the progress of the Central Square Non-Zoning Recommendations of the 2013 K2C2 Study.

Cambridge Brands Inc. (the “Applicant”) is a wholly owned subsidiary of Tootsie Roll Industries Inc., a manufacturer of candy for 120 years. The manufacturing of candy has been a staple of Central Square for well over a century. Although Tootsie Roll Industries has been located at 810 Main Street since 1993, candy has been produced at this location since 1908 by the Lydian Confectionery Co. which later merged with the Boston Confectionery. The initial building (814-822 Main St) was constructed in 1908, a second structure was built in 1911 after the merger, and the final buildout in 1919 included a third section (804 Main St) and the combination of all three sections into the current 5-story complex.

The Applicant is proposing to expand its operations due to a pressing need to upgrade its current electrical system. The current electrical distribution system is over 60 years old, is deteriorating, and has less than a 10% capacity left for growth. The approximately 3,600 sq.ft. addition will house electrical equipment in a vault approved by utility companies and will allow the Applicant to install a state-of-the-art electrical system to all floors in the building.

As part of its presentation to the Committee, the Applicant addressed the architectural and urban design considerations of the proposal – the use of similar, but newer and more efficient materials that will mimic the pattern of the existing building, and that blends with neighboring structures – as well as parking considerations which includes a shift in usage in the lots on Main Street, next to the existing building, and on Columbia Street.

Committee members who were present spoke in favor of the proposal and of the Applicant’s work with the local community through various charitable programs and events. The Committee also suggested the Applicant further explore the following:

- subsidized Charlie Cards and MBTA passes for employees who take public transit
- on-site charging stations for electric vehicles and mounted solar panels on shading devices in the parking lots
- opportunities to add features on the building (i.e. a plaque) or around the site (i.e. murals or public art) that speak to the history of manufacturing in Central Square and ties in to its designation as a Cultural District

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There were no additional comments by Committee members not in attendance.

Committee Members Present

- Joel Alstein
- Melissa Greene
- Tahir Kapoor
- Christopher Sol Gully
- Robert Winters

Committee Members Absent

- Michael Monestime
- Esther Hanig

Guest Presenters

- Jamie Cairns, *Cambridge Brands, Inc.*
- Diana White, *Cambridge Brands, Inc.*
- Johanna Schneider, *Rackermann, Sawyer, and Brewster*
- Gail Woodhouse, *Imai Keller Moore Architects*
- Scott Haenssler, *The Coastal Group*
- Dan Simonelli, *The Coastal Group*

submitted on behalf of the Committee,

Wendell Joseph, *Neighborhood Planner*
Community Development Department