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# CITY OF CAMBRIDGE

Community Development Department

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To: Planning Board  
From: Central Square Advisory Committee  
Date: March 2, 2022  
Re: **CrumbI, 425 Massachusetts Avenue**

**IRAM FAROOQ**  
Assistant City Manager for  
Community Development

**SANDRA CLARKE**  
Deputy Director  
Chief of Administration

**KHALIL MOGASSABI**  
Deputy Director  
Chief of Planning

## Overview

The Central Square Advisory Committee (the "Committee") met on Wednesday, February 2, 2022 to discuss the special permit application by CrumbI 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, and Robert Winters. After discussion, the Committee decided to forward a report to the Planning Board with a positive recommendation.

## Proposal Description

The applicant, CrumbI, proposes to open a Retail Bakery 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 preferred the simple channel letter sign without a black background. They encouraged the applicant to make the letters larger to match the signage of surrounding businesses. Committee members appreciated the applicant's positive attitude and looked forward to having a bakery in Central Square.

After discussion, all seven 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*

**Sarah Scott**  
Associate Zoning Planner  
Community Development Department

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