



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2024 APR 16 AM 10:06

CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

Case Number:	PB-396
Address:	48-50 Bishop Allen Drive
Zoning:	Business B/ Central Square Overlay District
Applicant:	Dobia Properties Corp. 907 Massachusetts Avenue Cambridge, MA 02139.
Owner:	Dobia Properties Corp. 907 Massachusetts Avenue Cambridge, MA 02139.
Application Date:	May 9, 2023
Date of Planning Board Public Hearing:	June 6, 2023; March 19, 2024
Date of Planning Board Decision:	March 19, 2024
Date of Filing Planning Board Decision:	April 16, 2024
Application:	Special permits for Additional Height in Central Square Overlay (Section 20.304.2.2), Waiver of Setback Requirements (Section 20.304.4.1), and Waiver of Open Space Requirements (Section 20.204.4.2) to demolish the existing building and construct a new residential development with 22 dwelling units.
Decision:	LEAVE TO WITHDRAW THE SPECIAL PERMIT APPLICATION WITHOUT PREJUDICE.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application dated March, 2023, containing *inter alia*, Volume 1 – Narrative Materials including, Special Permit Cover Sheet, Dimensional Form, Ownership Certificates, Community Outreach Summary, Project Narrative, and Zoning Compliance Summary; Volume 2 – Graphic Materials including plan set titled Bishop Allen @ Douglass Residences and prepared by Khalsa Design Inc., dated 4/11/2023; and Volume 3 – Appendices including Cool Factor Sheet and Parking and Traffic Assessment Report prepared by Vanasse & Associates, Inc., dated 9/8/2020.
2. Presentation slides shown to the Planning Board on 6/6/2023.
3. Request to withdraw the special permit from Sean Hope on behalf of Dobia Properties Corp. dated 2/13/2024.

City of Cambridge Documents

4. Memorandum to the Planning Board from James Wilcox, City Engineer, Department of Public Works (DPW), dated 5/31/2023.
5. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 6/1/2023.
6. Staff report to the Planning Board from Community Development Department (CDD) staff, dated 3/12/2024.

Other Documents

7. Email communication to the Planning Board from Dan Totten, dated 6/30/2022.
8. Email communication to the Planning Board from Jeff Purcell, dated 6/30/2022.
9. Email communication to the Planning Board from Nancy Ryan, dated 6/30/2022.
10. Email communication to the Planning Board from Oliver Wahnschafft, dated 6/5/2023.
11. Letter to the Planning Board from Donald Harding, dated 6/5/2023.
12. Email communication to the Planning Board from Charlotte Leis, dated 6/6/2023.
13. Email communication to the Planning Board from Dan Totten, dated 6/6/2023.
14. Email communication to the Planning Board from Lee Farris, dated 6/6/2023.
15. Email communication to the Planning Board from Richard Goldberg, dated 6/7/2023.
16. Notice of Extension of Time to December 3, 2023, dated 8/29/2023.
17. Notice of Extension of Time to February 29, 2024, dated 11/8/2023.
18. Notice of Extension of Time to May 31, 2024, dated 1/18/2024.

APPLICATION SUMMARY

The Applicant, Dobia Properties Corp. (“the applicant”) proposed to demolish an existing 3-story, 11-unit residential rental building and construct a seven story, 22-unit residential building. The new residential building would be approximately 23,603 square feet and consist of two one-bedroom units, 18 two-bedroom units, and two three-bedroom units. Neither the existing nor proposed building included off-street parking. Long-term and short-term bicycle parking was proposed on the ground floor. This site is in the Business B (BB) zoning district and the Central Square Overlay District (CSOD).

DECISION

At the regularly scheduled Planning Board meeting of March 19, 2024, the Planning Board voted to grant the applicant leave to withdraw the application after the application had been advertised. Voting in the affirmative were Planning Board Members H Theodore Cohen, Catherine Preston Connolly, Mary Flynn, Tom Sieniewicz, and Ashley Tan constituting at least two thirds of the members of the Board.

For the Planning Board,

A handwritten signature in cursive script that reads "Mary Flynn".

Mary Flynn, Chair

A copy of this decision PB-396 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision has been filed on April 16, 2024 with the Office of the City Clerk, by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or

_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk