



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

|   |   |
|---|---|
| Case Number:                            | 399   |
| Address:                                | 110 Fawcett Street  |
| Zoning:                                 | Industry B-2/ Quadrangle Northeast Alewife Overlay District (AOD-2)   |
| Applicant:                              | Strain Station LLC<br>9 Spruce Lane Sudbury, MA 01776   |
| Owner:                                  | LS Alewife VI LLC<br>1920 Main Street Suite 1200<br>Irvine, CA 92614  |
| Application Date:                       | August 9, 2023  |
| Date of Planning Board Public Hearing:  | October 3, 2023   |
| Date of Planning Board Decision:        | October 3, 2023   |
| Date of Filing Planning Board Decision: | October 24, 2023  |
| Application:                            | Request for special permit pursuant to Section 11.800 of the Zoning Ordinance to convert an existing space to a Cannabis retail store |
| Decision:                               | LEAVE TO WITHDRAW THE SPECIAL PERMIT APPLICATION WITHOUT PREJUDICE.   |

RECEIVED BY THE CITY CLERK  
OCTOBER 24 2023

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.

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or [sjoseph@cambridgema.gov](mailto:sjoseph@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Application dated 8/09/2023, containing Volume 1 – Narrative Materials including, Special Permit Cover Sheet, Dimensional Form, Ownership Certificates, Community Outreach Summary, Project Narrative, Zoning Compliance Summary and Urban Design Narrative; Volume 2 – Graphic Materials including floor plan and exterior renderings prepared by West Work, dated 12/02/2022; Appendix including Transportation Logistics Plan prepared by Howard Stein Hudson dated May 2023, Site Plan prepared by Elton Hampton Architects dated 12/02/2022, and Operation Plan.
2. Request to withdraw the special permit, containing letter from Kimberly Napoli dated and submitted on 09/11/2023.

## **APPLICATION SUMMARY**

The Applicant, Strain Station LLC (“the applicant”) proposed to operate a cannabis retail store at 110 Fawcett Street. The Applicant proposed to renovate approximately 4,748 square feet of an existing building which currently hosts a cannabis retail store that was granted Special Permit on February 16, 2017, Planning Board case number 322. The site is in Industry B-2 zoning district and Quadrangle Northeast Alewife Overlay District.

Note: Under the current zoning amendment of Cannabis Uses, there is no requirement to seek special permit from the Planning Board for the operation of a Cannabis Retail Store.

## DECISION

At the regularly scheduled Planning Board meeting of October 3, 2023, the Planning Board voted to grant the applicant leave to withdraw the application without prejudice after the application had been advertised. Voting in the affirmative were Planning Board Members H. Theodore Cohen, Mary Lydecker, Tom Sieniewicz, Ashley Tan, Catherine Preston Connolly, Mary Flynn and Adam Westbrook, appointed by the Chair to act on the case, 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-399 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 October 24, 2023 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