

Harvard Square Advisory Committee

November 27, 2012

To: The Board of Zoning Appeal

From: The Harvard Square Advisory Committee

RE: Case #10358- 57 JFK Street – Yogurtland Fast Order Food Establishment Special Permit

The Harvard Square Advisory Committee met on November 15, 2012 to review and comment on the pending Board of Zoning Appeal Special Permit application for a Fast Order Food Establishment at the Winthrop Street side of 57 JFK Street.

Robert Dunkless of Ottenbert and Dunkless, representative of Yogurtland and Tony Ozelis, Director of Real Estate Development of Yougurtland presented the product and business plans for the proposed yogurt shop. The proposed restaurant will have a service area, prep area and seating for 15 inside of the store. They propose to have 4 additional seats outside in front of the store. A new façade will be constructed and signage installed. No direct access to the mall is anticipated, all customers will access the business from Winthrop Street.

The operator committed to picking up trash associated with the Yogurtland and disposing of it properly.

The business expects to have a significant number of customers to use Winthrop Park.

The hours of operation are proposed to be Monday to Sunday from 11 am to midnight.

The HSAC members support the overall store concept and the operator. The following issues are specific to Winthrop Street and its current activities.

The trash storage and pickup area is not defined on the submitted plans SK-100.03 dated 10.19.12, Winthrop Street is a pedestrian-only area during the day, deliveries are restricted to early morning or hand trucked to the retail location.

The Committee discussed some current activities, not all positive, on the Winthrop Street Pedestrian Way. The discussion focused on the evening hours and the behavior of customers from and operations of the restaurants and bars that front on the street. The existing food and alcohol establishments at this building have had a number of complaints for excessive noise and trash storage and disposal violations. The Committee recommends that the BZA confer with the License Commission regarding the current landlord and operators at this location before granting the special permit operation to determine if a Fast Order Food Establishment would be an appropriate additional use at this location.

Respectfully submitted for the committee,

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