



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date: December 21, 2022

Subject: Patrick Barrett, et al., Zoning Petition

Recommendation: The Planning Board does NOT RECOMMEND adoption.

To the Honorable, the City Council,

On December 20, 2022, the Planning Board (the “Board”) held a public hearing to discuss a Zoning Petition by Patrick Barrett, et al., to amend the Zoning Map and Articles 4.000 (Use Regulations), 5.000 (Development Standards), and 6.000 (Parking and Loading Requirements) of the Zoning Ordinance (the “Petition”). The Petition would rezone the area bounded by Massachusetts Avenue, Cedar Street, and Alberta Terrace, which is currently zoned Business A-2 (BA-2) and Residence B, to a new base zoning district “Business A-5” (BA-5). It would also expand the Massachusetts Avenue Overlay District, which currently covers part of that area, to cover the entire area. The resulting zoning would allow increased density for residential uses and building heights up to 80 feet.

Following public comment and discussion among Board members, the Planning Board voted to transmit an unfavorable recommendation on this Petition to the City Council, with the following comments.

Board members expressed differing opinions on the substance of the proposal. However, Board members agreed that a development proposal for this site should follow a more thorough planning process addressing the entire area and incorporating more input from the larger community. The City Council has requested that a planning study of northern Massachusetts Avenue be commenced in 2023, and Board Members supported waiting for that process to be completed.

The Planning Board voted 7-0 in favor of transmitting the above recommendation. One member was absent.

Respectfully submitted for the Planning Board,

Mary Flynn, Vice Chair.