

Central Square Advisory Committee

January 28, 2014

To: The Board of Zoning Appeal

From: Elaine Thorne, Staff to the Central Square Committee

Re: Case No. 002818 – 2013, 541 Massachusetts Avenue – Petco

The Central Square Advisory Committee met on January 27, 2014 to review and comment on the pending Board of Zoning Appeal Special Permit application to use existing space at 541 Massachusetts Avenue as a pet shop.

Mr. William Goldberg, representative of Naggar Realty LLC presented the proposal and floor plan. The proposed retail space will be used as a pet store for small caged animals, and will offer a self-grooming station. There will be no veterinarian, professional grooming or boarding services onsite. Delivery will be handled from the abutting municipal parking lot on Norfolk and Bishop Allen Drive where there is currently a back entrance to the store. Trash pick-up will be handled by a private service provider. The signage on site now which is a large vertical sign has not been approved for re-use; they will follow the City Sign Ordinance when applying for signage. Part of the business practices of Petco, is the commitment to providing adoption services for strays and they will continue this practice with information to the community.

The hours of operation proposed are to be 9:00AM to 9:00PM.

The following issues were discussed by CSAC Members and the general public:

Parking for customers combined with the addition of the HMART, would create more parking in the neighborhoods; it was noted that the store abuts a City surface parking lot, that it is on a major MBTA line, as well as the Ride Line Subway system, and that the store tends to carry the smaller and lower size quantities of package items (i.e. less than 50 lbs bags) easier for customers to handle.

There was a desire to have as much visual attraction through the windows as possible. Some interaction with animals would be a plus if it is consistent with best practices for such a store and the well-being of the animals. Glass façade openings into the store provide welcoming curb appeal and bring life to the sidewalk. The Committee does not want a big box store with a blank façade.

The Central Square Committee members fully support this project as a welcome addition to Central Square.