

Harvard Square Advisory Committee

c/o Cambridge Community Development Department

344 Broadway

Cambridge, MA 02139

617/349-4647

Case: BZA#012262-2016 - 40 Bow Street

Applicant: Tamerillo LLC, c/o Anthony D. Galluccio, Esq.

Proposal and Zoning Issues: The tenants of the recently renovated building request a Board of Zoning Appeal use variance for a Fast Order Food Establishment, consisting of coffee, pastries and associated food items in the ground floor and basement. This is a use variance in the Office 3 district in the Harvard Square Overlay District.

Harvard Square Advisory Committee: February 15, 2017

Summary:

- Anthony Galluccio presented the plans, history of the building, and the need for the use variance, pointing out that at various times, it has contained ground floor retail uses. The restaurant customers will be from the student population as well as visitors to Harvard Square. There was a discussion of the surrounding uses which is a variety of retail and institutional uses. The sign has been certified.
- Shawna Shainie, Director of Operations, discussed the hours of operation, from 7 am to 7 pm, 7 days a week, in the beginning and explained that the baking will be done off site at least in the beginning. There will be a daily coffee delivery from New York where the roasting takes place. Trash will be stored in the basement level and picked up twice a week and more often as needed. She also expressed interest in participating in local food recycling with the neighborhood shelters,
- There will be a local manager overseeing a lead barista and 6 to 8 baristas in the store.
- The architect, Ryan Simpson, discussed lighting options for after hours of operation.

HSAC Comments: The committee members present find the proposal to be consistent with the goals of the Overlay District by enlivening the streetscape between Mass Avenue and the Harvard dormitories, preserving the existing historical building, and expanding the variety of restaurant options in the neighborhood. The Committee discussed the equal quality of both entrances. The Committee finds the sign to be appropriate as well. A Committee member who is familiar with the product and store, expressed great support for the restaurant.

The Committee made the following suggestions:

- the hours of operation should be extended to later in the evening,
- interior (preferred) or exterior lighting on the streetscape should be set on timers to extend the liveliness of the restaurant to later in the evening after closing,
- trash storage should be reviewed to determine if more frequent pick up is necessary or the system of storage revised,
- all deliveries should access Bow Street to minimize vehicle and foot traffic obstructions, and
- the operator is encouraged to work with the City of Cambridge to locate trash receptacles in the vicinity, including the possibility of picking up compostable refuse.

Members Present: J. DiGiovanni, M. Simitis, A. Crosbie, F. Kramer and Kari Keulzer.

Respectfully Submitted for the Committee,



Liza Paden
Community Development Department Staff