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REPORT

March 31, 2026

CITY OF
Cambridge
MASSACHUSETTS

Planning Board Report
Salt Shed Replacement Project
79 Sherman Street



March 31, 2026

Paula Crane, Acting City Clerk
795 Massachusetts Ave., 1st Floor
Cambridge, MA 02139

Copy to:
Cambridge Planning Board
Cambridge Zoning and Development Department
344 Broadway
Cambridge, MA 02139

Re: **Proposed Salt Storage Shed Replacement Project
79 Sherman Street
Cambridge, MA 02138**

Dear Members of the Cambridge Planning Board:

Weston & Sampson, on behalf of the City of Cambridge's Capital Building Projects Department (the City), is submitting this Planning Board report in accordance with Section 4.25 of the Cambridge Zoning Ordinance ("Ordinance"). The City proposes to remove and replace the existing salt storage shed at 79 Sherman Street, with additional site improvements as further described below.

Although the work area is located in the Open Space zoning district, the work proposes non-open space development. The principal use associated with the work is a "Municipal Service Facility" per the Table of Use Regulations in Section 4.30 of the Ordinance. Footnote 11 of the Table of Use Regulations requires Municipal Service Facilities in an Open Space district to be reviewed in accordance with the requirements of Section 4.25 of the Ordinance, titled Non Open Space Uses in Open Space Districts.

We have attached the following materials in support of this report:

- Reduced size (11" x 17") copies of representative plans and elevations, including existing and proposed conditions, consisting of the following:
 - C100 – Overall Existing Locus Plan
 - C101 – Existing Conditions Plan
 - 1990 Salt Storage Building Elevation
 - C200 – Layout and Materials Plan
 - A201 – Overall Elevations – Salt Shed, Support Area, and DPW Storage

Compliance with Section 4.25 of the Ordinance

The requirements of Section 4.25 are listed below in *italics*; responses demonstrating the project's compliance are in **bold typeface**:

- (1) *A map indicating the location and area of the land proposed for nonopen space development or for conveyance.*

The project site is located at 79 Sherman Street in Cambridge, Massachusetts, within the parcel identified in the Cambridge GIS database as Map 264, Lot 102. The parcel encompasses Danehy Park and St. Peter's Field and contains approximately 59.08 acres.

The proposed work is limited to the footprint of the existing salt storage facility, associated paved areas, and existing access drives connecting to Sherman Street and Garden Street. No expansion of the developed area beyond the limits of the existing salt storage operation is proposed.

The location and extent of the project area are shown on the attached Plans, included with this submission.

- (2) *A description of the proposed development and future use of the area including information concerning the proposed site plan, physical design, and user population.*

The proposed project consists of the removal and replacement of the existing salt storage shed, originally constructed in 1990, along with replacement of the existing Department of Human Service Programs (DHSP) storage garage. The project will provide a new municipal salt storage and operations facility and supporting infrastructure to serve the City's snow and ice control operations, as well as ongoing park and field maintenance activities.

The proposed salt shed will provide approximately 2,000 tons of salt storage within a 50-foot by 90-foot structure. The project also includes associated site improvements and support facilities necessary for operations, including brine production and control systems, a vehicle wash pad, material storage bins, and small accessory buildings. These accessory structures include a snow operations room with restroom and mechanical space, as well as DPW storage.

The site layout has been organized to improve operational efficiency and safety by separating salt loading and brine filling activities. Existing brine tanks, hoppers, and control systems will be reconfigured within the site. The project also includes improvements to the existing Garden Street path, which will continue to function as an emergency access route.

The facility will be used by City personnel, including Department of Public Works (DPW) staff during snow events and DHSP staff supporting park and field maintenance operations.

- (3) *An analysis of alternative sites for the development outside the district.*

The proposed project consists of the replacement of an existing municipal salt storage facility and associated Department of Human Service Programs (DHSP) storage garage at a site that has long been used for these purposes. As such, this is not the siting of a new use, but the continuation and improvement of an established municipal operation.

Salt storage and snow operations facilities require specific characteristics, including proximity to the roadway network, integration with Department of Public Works operations, and adequate space for material handling and storage. Within a dense, fully built urban environment such as Cambridge, locations that meet these criteria are limited.

Given these constraints, and the long-standing use of the project site for salt storage and related operations, no alternative sites have been identified that would provide comparable operational functionality within the City.

- (4) *Evaluation of the anticipated impacts of the development or property transfer on the remainder of the open space district, upon the ability of alternative park and recreation areas in the neighborhood and city to meet the needs served by the affected open space district which would be displaced by the proposed action, and upon other land uses in the neighborhood.*

The proposed project consists of the replacement of existing municipal facilities within an area that has historically been used for salt storage and Department of Public Works operations. The project does not expand into new areas of open space within Danehy Park, and the limits of work are generally consistent with the currently developed portion of the site.

The replacement of the existing salt shed and Department of Human Service Programs (DHSP) storage garage will improve the organization and functionality of the site while maintaining the surrounding

recreational uses of Danehy Park. The project is not anticipated to result in a reduction of usable open space or interfere with established recreational activities.

In addition, the proposed improvements will modernize the existing facilities and improve overall site organization and circulation. Areas of the site that are currently used for incidental storage will be consolidated and better organized as part of the project. These changes are expected to result in a more orderly and visually consistent condition along the edge of the park, with a positive impact on the surrounding open space and recreational environment.

(5) *Any other information reasonably determined pertinent by the Planning Board.*

The proposed project will require zoning relief from the Cambridge Board of Zoning Appeal (BZA), including a Special Permit for the Municipal Service Facility use within the Open Space district and dimensional relief associated with the proposed building. This includes relief related to building height and front yard setback requirements.

The City and project team are coordinating with the Community Development Department to support the Planning Board review process and required public outreach. Abutter notifications and public notice will be provided in accordance with City requirements, and additional outreach efforts will be coordinated with the City to inform the surrounding community.

The project is currently in the design and permitting phase, with construction anticipated to follow upon completion of the review and approval process.

We look forward to your review of this project during the Planning Board meeting on April 28, 2026.

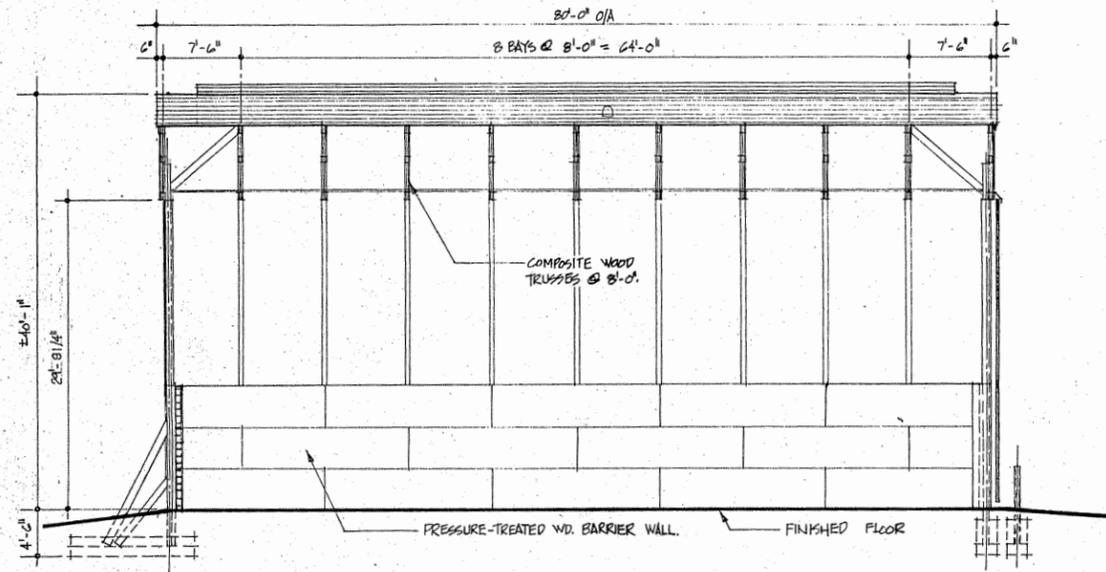
Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

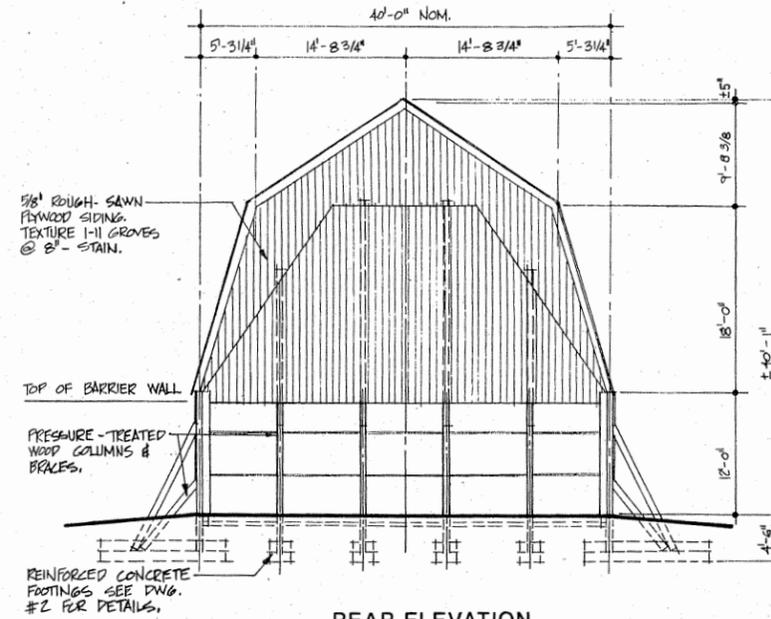


Tyler Cofelice, P.E.
Team Leader

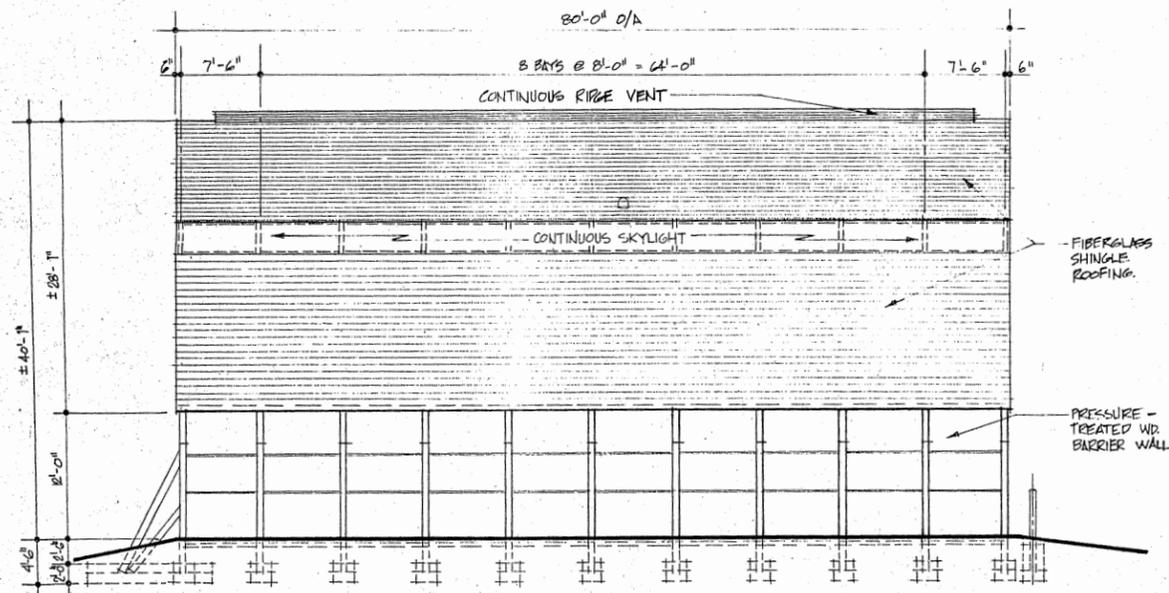
PLANS FOR EXISTING SALT SHED BUILT IN 1990



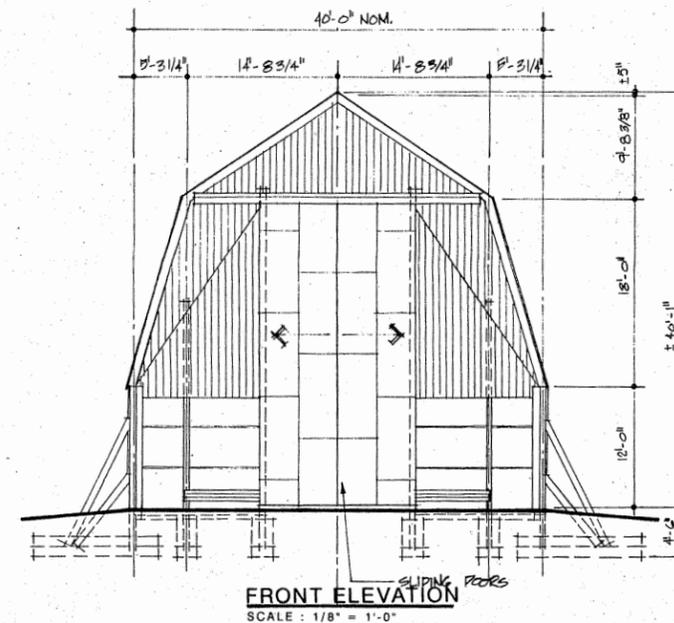
LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

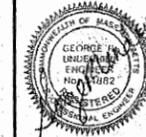


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NEW 40' X 80' X 12'
SALT STORAGE BUILDING
CITY OF CAMBRIDGE, MASS.

ASTA
ADVANCED STORAGE TECHNOLOGY
• MINNEAPOLIS, MINN. •
• ELMIRA, NY •
• AMHERST, NY •
• RUTHERFORD, NJ •
• IRVINE, CA •

Orfi & Underhill of Amherst,
ARCHITECTS & ENGINEERS, P.C.
4043 Maple Road, Suite 112, Amherst, New York, 14226
716-833-1337 FAX 716-833-2782



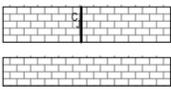
HIGH-ARCH GAMBEL
U.S. PATENT NO. 4,485,117
CANADIAN PATENT NO. 1,196,464
REVISIONS

DRAWN K. FRASIER
CHECKED M. ORFI
SCALE AS NOTED
ISSUED 11 JUNE 90

JOB NO. 90-226
DWG. NO. 5

CMU VENEER LEGEND:

CONTROL JOINT LOCATION
- REFER TO X / AXXX FOR ADDITIONAL INFO



MINERAL FIBER CEMENT SIDING LEGEND:



NOTES:
1. COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEP/FP DRAWINGS.
2. FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Revisions:

No.	Date	Description

COA:

Revisions:

No.	Date	Description

COA:

Seal:

Issued For:
PROJECT STATUS

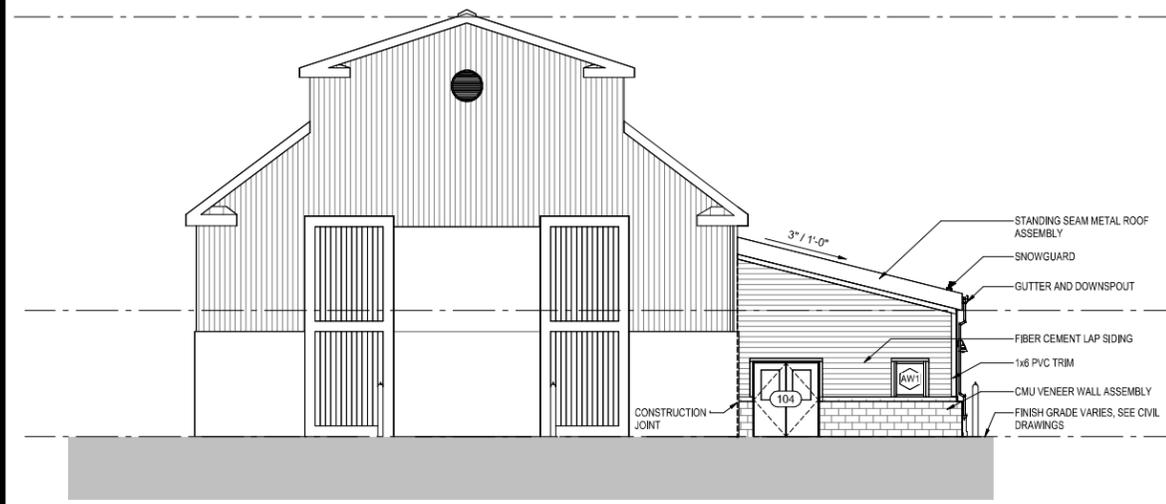
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Key Plan:



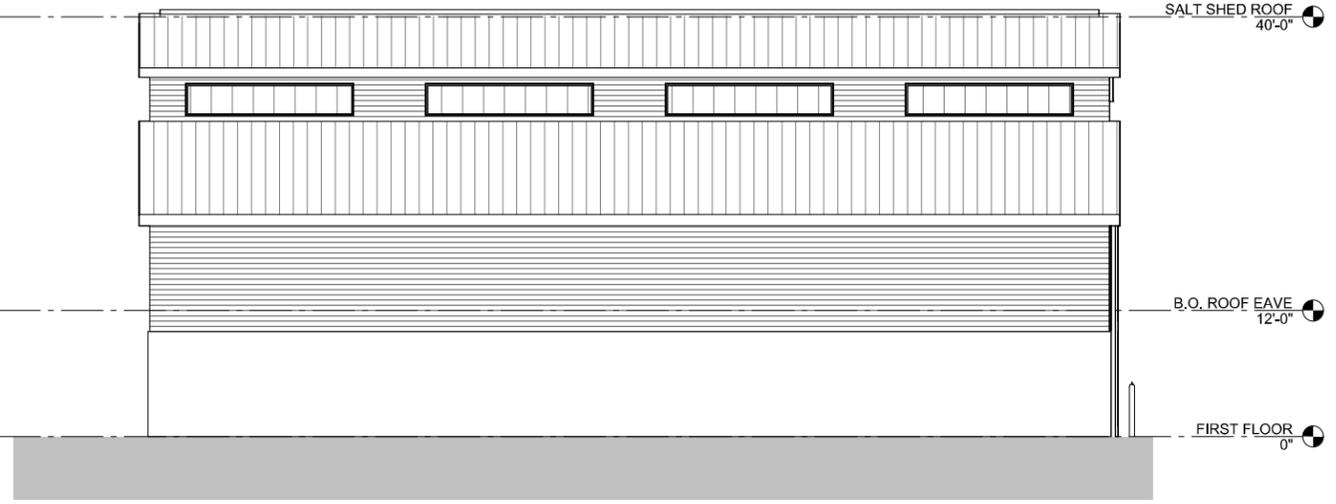
Date: 02/13/2026
Drawn By: JTSN
Reviewed By: KKG
Approved By: BPM
W&S Project No.: 25-0444
W&S File No.: -

Drawing Title:
**OVERALL ELEVATIONS -
SALT SHED SUPPORT
AREA AND DPW
STORAGE**

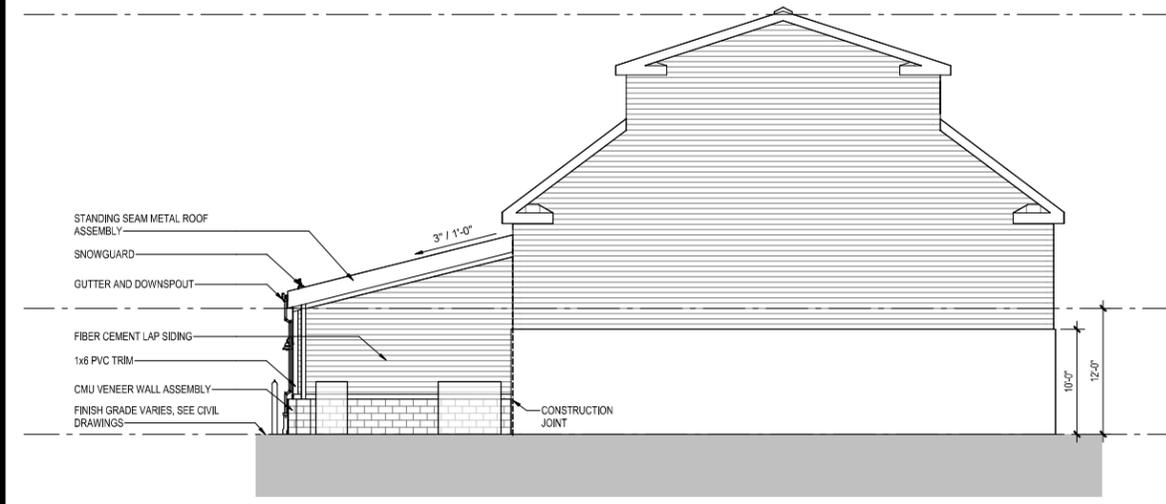
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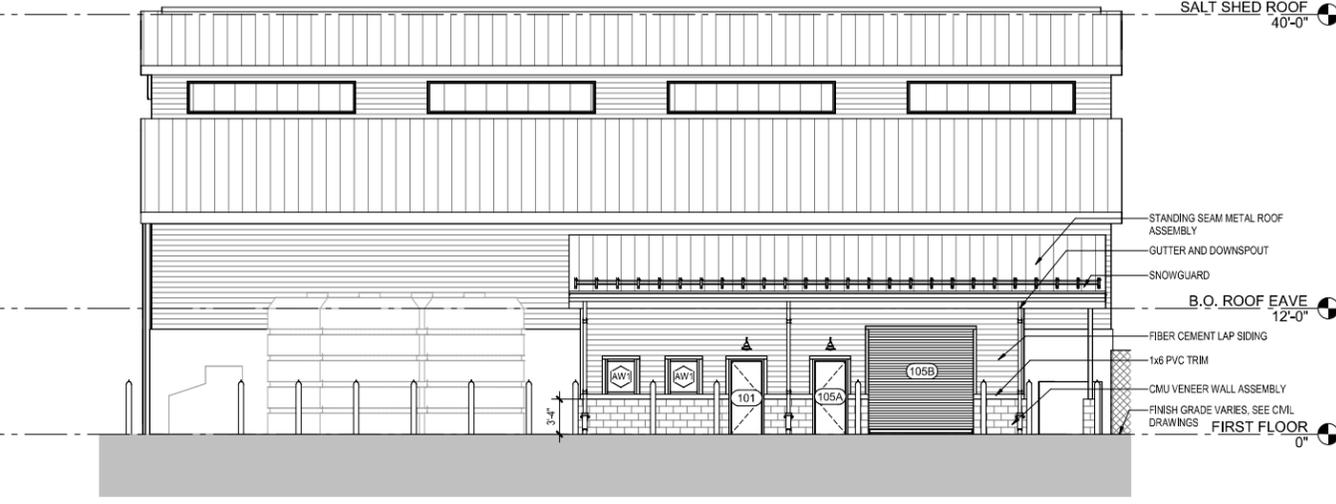
④ WEST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



③ NORTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



② EAST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



① SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101

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