

August 2, 2022

Catherine Preston Connolly, Chair
City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Dear Chair Preston Connolly:

Please accept this correspondence on behalf of Healing Greene Massachusetts LLC (“**Greene Street**” or the “**Applicant**”) as a formal response to feedback received from the City of Cambridge Planning Board (the “**Board**”) on July 12, 2022 relative to Greene Street’s proposal to site a Cannabis Retail Store at 1960 Massachusetts Avenue in Porter Square (the “**Project Site**”) (the “**Project**” or “**PB-392**”).

- 1. CDD Feedback:** A small portion of the parking area appears to extend into the Residence B district – this could present a zoning concern, given that the parking is accessory to a new use that is not permitted in a Residence B district; the Inspectional Services Department will need to determine if it can remain as a pre-existing nonconforming condition.

Project Updates: In response to the Board’s feedback relative to the pre-existing accessory parking lot, the Applicant has reconfigured the existing Site Plan to ensure that no parking spaces extend into the Residence B district. To achieve this, Greene Street:

- a. Analyzed the proposed floor plan to determine areas of the existing building that should not be calculated into the Gross Floor Area based on the definition of such term in Article 2 of the Cambridge Zoning Ordinance¹, resulting in exactly 5,600 SF of Gross Floor Area. Please see Sheet A1.2 which outlines which portions of the Property basement have been removed from the Gross Floor Area Calculation;
- b. Calculated the required accessory parking spaces pursuant to Section 6.36.5(s) of the Cambridge Zoning Ordinance, which requires one parking space per every 1,400 SF within the Business C district or four (4) parking spaces at the Project Site. Please see Sheet A1.2 which includes the applicable parking table;
- c. Updated the Dimensional Form and the Site Plan (Sheet EX1) to demonstrate compliance with the required four parking spaces and short-term bicycle parking requirements without encroaching upon the Residence B district; and

¹ Article 2, Gross Floor Area outlines specific building areas that should not be included in Gross Floor Area calculations, including (3) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage; and (9) basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists.

- d. Updated the Landscaping Plan (Sheet L1.1) to reflect the inclusion of a landscaped buffer between the property line and parking spaces, fully covering the Residence B district on the premises.
2. **Board Feedback:** Provide additional clarity relative to the proposed window treatment, with a preference of limiting frosting or obstruction of windows to the extent practicable.

Project Updates: Please see the enclosed updated Exterior Elevations (Sheets A1.3, A1.3.1, A1.3.2) and Specification Sheets for boutique displays to demonstrate a proposed style of exterior art display that meets the City's urban design objectives while simultaneously restricting view into the sales floor area in conformance with the Cannabis Control Commission's requirements. Should the Board have alternative approaches to achieving this, Greene Street respectfully requests that it condition the exploration of such approaches as part of continuing design review with City staff.

3. **Board Feedback:** Please reach out to the Rock and Roll Daycare located at 1971 Massachusetts Avenue.

Project Update: Greene Street representative Jamil Myrie reached out to the daycare on July 14, 2022 via email and shortly thereafter via phone. At this time, no response has been received from their leadership.

Should any additional information be required, please do not hesitate to ask.

Sincerely,

/s/ Phil Silverman, Esq.
Phil C. Silverman, Esq.

DIMENSIONAL FORM

Project Address: 1360 Massachusetts Avenue

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	9,001 SF	none	No change proposed.	
Lot Width (ft)	101.63 FT	none	No change proposed.	
Total Gross Floor Area (sq ft)	6,616 SF	max: 11,251 SF	5,600 SF**	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	6,616 SF	max: 11,251 SF	5,600 SF**	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	0.735	1.25	0.622	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	0.735	1.25	0.622	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Building Height(s) (ft)	15 ft.	55 ft	No change proposed.	
Front Yard Setback (ft)	1.05 ft	none	No change proposed.	
Side Yard Setback (L) (ft)	1.68 ft	none	No change proposed.	
Side Yard Setback (R) (ft)	27.07 ft	none	No change proposed.	
Rear Yard Setback (ft)	22 ft	20 ft	No change proposed.	
Open Space (% of Lot Area)	~4.6%	none	No change proposed.	
Private Open Space	N/A	none	No change proposed.	
Permeable Open Space	~4.6%	none	No change proposed.	
Other Open Space (Specify)	N/A	none	No change proposed.	
Off-Street Parking Spaces	7	4	4	
Long-Term Bicycle Parking	0	1	4 (2 interior racks holding 2 each located in appropriate district)	
Short-Term Bicycle Parking	0	4	4 (2 racks holding 2 each located in appropriate district)	
Loading Bays	0	0	No change proposed.	

Use space below and/or attached pages for additional notes:

**Article 2, Gross Floor Area outlines specific building areas that should not be included in Gross Floor Area calculations, including (3) basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage; and (9) basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists. Applicant has modified GFA to reflect the removal of this space.

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Boutique Window Display

CR-066 is a high quality boutique store wall mounted window display case with LED light. It is apply to display fashion products such as bags, shoes, accessories and etc. The showcase is made of very nice brushed stainless steel electroplating gold finish for frame, and MDF in matt white for bottom board. It contains LED strip underneath the top to light up the products.

The product is available for custom made.

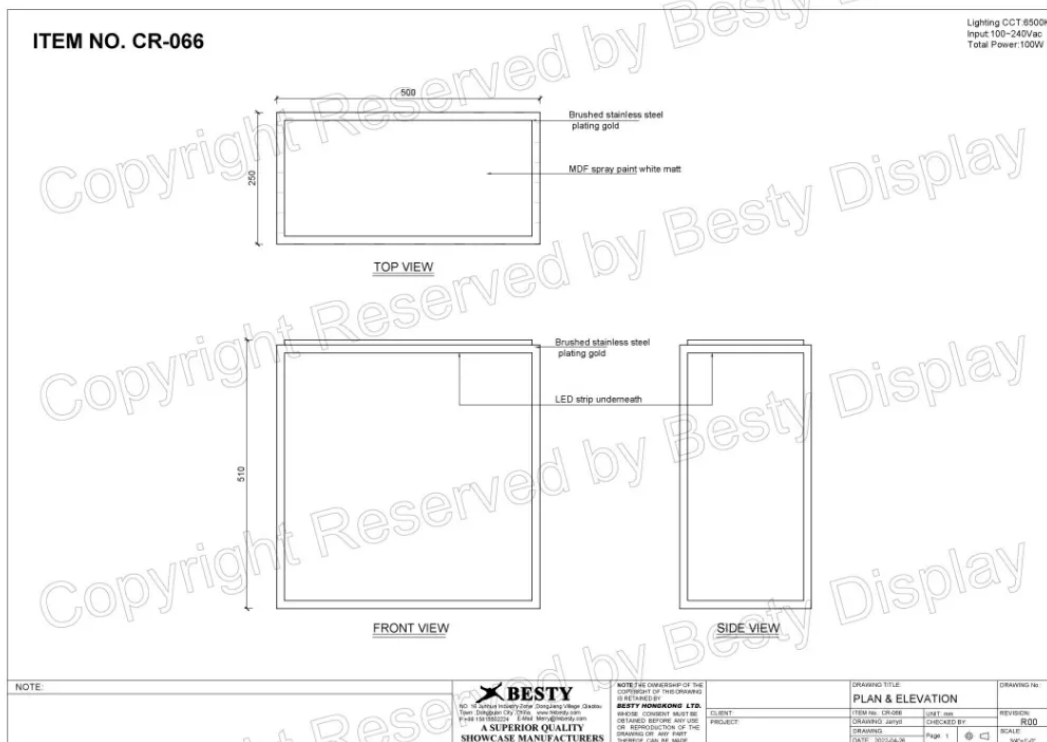
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SPECIFICATIONS

- Product Size**
 500mm(19.7")W*510mm(20.1")D*250mm(9.8")H
- Material** Metal, MDF
- Metal Finish** Brushedd Stainless Steel
 Electroplated Gold Finish
- Color** Matt White
- Application** Bags, Shoes, Accessories
- Custom Made** Available
- Customized Part** Material, Color, Measurement.
- Production Time** 45 days

MEASUREMENT

This is the measurement of CR-066 boutique store wall mounted window display case with LED light for reference.



Series: [CR-061](#) | [CR-062](#) | [CR-063](#) | [CR-064](#) | [CR-065](#) | [CR-066](#) | [CR-067](#)

Metal Partitoin Wall: [MPW-09](#) / [MPW-10](#)

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