



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2024 APR 16 AM 10:07
OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

Case Number:	PB-400
Address:	8 Thingvalla Avenue
Zoning:	Residence B
Applicant:	Gregory Matteosian 30 Magnolia Street Arlington, MA 02474
Owner:	Karen M. Ferolito 31 Edward Road Watertown, MA
Application Date:	October 18, 2023
Date of Planning Board Public Hearing:	November 21, 2023; March 19, 2024
Date of Planning Board Decision:	March 19, 2024
Date of Filing Planning Board Decision:	April 16, 2024
Application:	Special Permit for more than one structure containing a principal residential use in a Residence B zone (Section 5.53.2).
Decision:	LEAVE TO WITHDRAW THE SPECIAL PERMIT APPLICATION WITHOUT PREJUDICE.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application dated 10/3/2023, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Narrative, Community Outreach Summary, Green Factor certification, Flood Resilience compliance confirmation and plan set titled 8 & 10 Thingvalla Ave, prepared by Moskow Linn Architects, Inc., dated 10/3/2023.
2. Request to withdraw the special permit submitted on 3/11/2024, containing a letter from Gregory Matteosian dated 3/10/2024.

City of Cambridge Documents

3. Memorandum to the Planning Board from James Wilcox, City Engineer, Department of Public Works (DPW), dated 11/14/2023.
4. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 11/14/2023.

Other Documents

5. Email communication to the Planning Board from Jacquelyn Ferolito, dated 11/3/2023.
6. Letter to the Planning Board from Michelle McLaughlin, dated 11/19/2023.
7. Notice of Extension of Time to April 22, 2024, dated 11/29/2023.

APPLICATION SUMMARY

The Application involves the demolition of an existing 1-story, single-family structure and the construction of two new, detached 2-story single-family structures on the property where the rear principal dwelling will be more than seventy-five feet from the street line in a Residence B district.

DECISION

At the regularly scheduled Planning Board meeting of March 19, 2024, the Planning Board voted to grant the applicant leave to withdraw the application after the application had been advertised. Voting in the affirmative were Planning Board Members H Theodore Cohen, Catherine Preston Connolly, Mary Flynn, Tom Sieniewicz, Ashley Tan, and Associate Members Diego Macias and Adam B. Westbrook, appointed by the Acting Chair to act on the case constituting at least two thirds of the members of the Board.

For the Planning Board,

A handwritten signature in cursive script, appearing to read "Mary Flynn".

Mary Flynn, Chair

A copy of this decision PB-400 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision has been filed on April 16, 2024 with the Office of the City Clerk, by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or

_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk