

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

Minor Amendment #3

Case No.: #53
Premises: 75-83 Cambridge Parkway
Zoning District: Residence C-3A/PUD-2
Petitioner: 75 Fresh Pond Parkway Limited Partnership
Owner: 75-83 Cambridge Parkway Limited Partnership
Application Date: January 10, 1986
Date of Public Hearing on Development Proposal: February 4, 1983
Date of Planning Board Determination: April 1, 1986
Date of Final Development Plan Public Hearing: April 15, 1986
Continued: May 6, 1986
Date of Final Decision: May 6, 1986
Date of filing Final Decision: May 8, 1986
Date of Minor Amendment #1: April 21, 1987
Date of Minor Amendment #2: June 2, 1987
Date of Minor Amendment #3: May 19, 1992
Petition: Minor Amendment requested to change the first floor use abutting Front Park from restaurant to professional office.

Documents Submitted:

1. Letter to Liza Malenfant, Cambridge Community Development Department, from Richard McKinnon, Partner, North Federal Properties Limited Partnership, dated May 17, 1992,

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requesting a change in use of the first floor space abutting Front Park.

2. Floor plan titled "First Floor East Wing (North), Dr. Daniel Brown, at the Esplanade, 75-83 Cambridge Parkway, Cambridge, MA 02142, dated 5-8-92, scale $\frac{1}{4}$ " = 1'-0".

Findings

At a regularly scheduled meeting of the Planning Board, the applicant, Richard McKinnon, presented a proposal for leasing the first floor space as an office for a psychologist rather than as a restaurant as originally presented in 1986. He explained the unsuccessful marketing efforts for the last three years to find a restaurant for the 1,500 square feet. He also explained that the lease for the doctor's office would be for three years with an option for three additional years.

The Planning Board discussed the existing restaurants in the immediate area and the competition with those restaurants in the nearby CambridgeSide Galleria which has more traffic and generally a better location.

The Board finds that reasonable efforts have been made to market the space and agree that a doctor's office is a suitable use.

Based on the above findings the Planning Board GRANTS the request to permit the first floor commercial space to be used, as outlined in the submitted plans, doctor's offices (Section 4.34 a of the Table of Use Regulations) in addition to the already permitted restaurant use.

Voting to grant the Permit were: P. Dietrich, H. Russell, A. Cohn, A. Callaghan and C. Mieth.

For the Planning Board,



Paul Dietrich, Chairman