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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

CASE NO: PB #73

PREMISES: 19-23 Arrow Street

ZONING DISTRICT: Office 3/Harvard Square Overlay District

PETITIONER: Charles Norton Trust
St. James Properties, Inc

APPLICATION DATE: July 9, 1987

DATE OF HEARING: July 21, 1987 continued to August 4, 1987

PETITION: Special Permit for Retail Use in an Office
District, Section 11.543

DATE OF PLANNING BOARD DECISION: August 4, 1987

DATE OF FILING THE DECISION: August 12, 1987

Decision (summary): The Planning Board GRANTS a Special Permit under Section 11.543, for a Retail Use in an Office District at 19 - 23 Arrow Street with conditions listed in the Decision.

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 the date of 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 office of the Community Development Department and the City Clerk.

August 12, 1987

Date


Authorized Representative to the
Planning Board

4. A conservation easement on the building will ensure its preservation.
5. The proposed use (bookstore) is present already in Harvard Square and requires larger space at moderate rents to continue in business in Harvard Square.
6. The proposed use will not alter the character of the district within which it is located or impact the area differently than the permitted office uses or the existing non-confroming retail uses.
7. The Planning Board will require review of proposed uses in the remaining half of the space yet to be leased to insure their compatibility with the objectives of this Section 11.543.

Decision

After review of the application and comments made at the public hearing the Planning Board GRANTS a Special Permit, under Section 11.543, for a Retail Use in an Office District at 19-23 Arrow Street for the sale of books and other unspecified uses with the following conditions:

1. Any change of use shall be approved by the Planning Board at a regular meeting.
2. A conservation easement in a form satisfactory to the Cambridge Historical Commission guarantying preservation of the building shall be granted to the Cambridge Historical Commission no later than January 1, 1988. Said easement to be in force for life of the Special Permit. Failure to grant such easement by that date shall render the Special Permit null and void.
3. Signage for any retail use shall be limited to a maximum total of fifteen (15) square feet and shall not be internally illuminated. All signs shall be reviewed and approved by the Cambridge Historical Commission as part of the Conservation Easement held by the Commission.

Voting to grant the permit were Board members Paul Dietrich, Fred Cohn, Carolyn Mieth, David Kennedy and Acheson Callahan.

Respectfully submitted,

For the Planning Board


Paul Dietrich, Chairman