

Case: PB #97

Premises: One East St.

Petitioner: Peter Clausen, Inside Training, Inc.

Application Date: December 31, 1991

Public Hearing: January 21, 1992

Petition: Special Permit to operate an indoor recreational facility in the North Point Residence, Office and Business District.

Date of Planning Board Decision: January 21, 1992

Decision Filing Date: January 28, 1992

Decision (summary): GRANTED with conditions

CONDITIONS:

1) Parking layout shall be approved by the Traffic and Parking Department.

2) Applicant shall submit to CDD a floor plan of the facility.

3) CDD shall certify that all conditions of the Decision have been met before Certificate of Occupancy is issued by Superintendent of Buildings.

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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NOTICE OF DECISION

Case No.: #97
Premises: One East Street
Zoning District: North Point Residence, Office & Business District
Owner: Peter Clausen, President, Inside Training, Inc.
Application Date: December 31, 1991
Date of Public Hearing: January 21, 1992
Petition: Special Permit to operate an indoor recreational facility in the North Point Residence, Office and Business District (Section 16.21.5(3)).
Date of Planning Board Decision: January 21, 1992
Date of filing the Decision: *January 28, 1992*
Decision (summary): Approved with conditions.

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 Community Development and the City Clerk.

Elizabeth J. Malenfant
Authorized Representative to the Planning Board

1/28/92
Date

Cambridge Planning Team secretary, dated January 21, 1992, indicating support for the proposed enterprise and the issuance of the Special Permit required.

3. Letter to Liza Malenfant and Lester Barber, from Maple East Associates, dated January 9, 1992, requesting that the parking for the use be adequately demarcated and operated such that abutting properties would not be inconvenienced.

Public Hearing


A public hearing was held January 21, 1992. Mr. Peter Clauson, applicant, described the proposal, indicating that six batting cages, six sports video games and a small souvenir shop would be located in the 8,000 square foot facility. He indicated that the letter from Mr. Preston had arrived too late to have the issue resolved but that the owners of the property would be supplying the information necessary to confirm the presence of parking facilities on the lot. Mr. Clauson estimated that between five and ten persons would be present in the facility at any one time. Members of the Board queried the applicant with regard to safety issues also raised by Mr. Preston in his letter. Mr. Clauson suggested that many persons will be coming by transit and from the mall and that they could have access to the facility without subjecting themselves to danger from any trucking present on abutting North Point roads. In response to the concern of the East Cambridge Planning Team, the applicant stated a willingness to shorten the hours of operation with a closing time of 10:00 P.M. The Board discussed the possibility of setting a time limit on the duration of the special permit in light of likely changes to the area in the future but decided it would serve no significant public purpose.

Findings

1. The facility is modest in scale and unlikely to generate large volumes of people or traffic to the site.
2. The use is a natural complement to the retail activities focused at the nearby Galleria mall and is of a sort which could be used by person arriving by public transit via the Green Line trolley.
3. The use is consistent with the intent of the North Point Residence, Office and Industrial district and with the land uses operating in the vicinity.
4. With customary attention to standard business practices, the use will not generate congestion, cause a nuisance, impair the health and safety of its own customers or those working in adjacent businesses.

Voting to Grant the Permit were: P. Dietrich, H. Russell, A. Cohn, A. Callaghan, and C. Mieth, constituting two thirds of the membership of the Board.

For the Planning Board,


Paul Dietrich, Chairman

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

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on 1/28/72, by Elizabeth J. Malenfant, authorized representative of the Cambridge Planning Board. All plans referenced in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision. No Appeal has been filed.

City Clerk, City of Cambridge

Date