



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Case Number:	PB-22, Amendment 7
Address:	8 James Way
Zoning:	Residence C-1 District
Applicant:	Damon Sidel 10 Grand View Avenue, Somerville, MA 02143
Owner:	Paul Blainey & Christina Mork 8 James Way Cambridge, MA
Application Date:	January 28, 2025
Date of Planning Board Public Hearing:	February 25, 2025
Date of Planning Board Decision:	February 25, 2025
Date of Filing Planning Board Decision:	March 11, 2025
Application:	Amendment to previously granted Special Permit Decision for a modification to the plans not enumerated in the original special permit to modify the existing townhouse dwelling unit by constructing an addition pursuant to Dimensional Standards for Townhouse Development (Section 11.15.b).
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.

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or [sjoseph@cambridgema.gov](mailto:sjoseph@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Application submitted on 1/7/2025, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Project Narrative, and plan set titled BLAINEY-MORK 8 JAMES WAY, prepared by MIX Design and Development, dated 1/7/2025.
2. Request to withdraw the special permit, containing letter from Damon Sidel, dated 2/17/2025.

## **APPLICATION SUMMARY**

In a January 5, 1982 special permit decision (“Original Decision”), the Planning Board approved a proposal to construct a 71-unit townhouse development in the Wellington-Harrington neighborhood in the Residence C-1 District. The special permit was amended twice prior to completion of construction and the number of units was reduced to 54. The project was completed and the development parcel was subdivided pursuant to the Townhouse Development provisions of the Zoning Ordinance. The proposed alteration to one of the units is intended to create additional living space to continue using it as a single family residence.

Note: Under the current zoning, there is no requirement to seek a special permit from the Planning Board for altering an existing townhouse unit.

## DECISION

At the regularly scheduled Planning Board meeting of February 25, 2025, the Planning Board voted to grant the applicant leave to withdraw the application without prejudice after the application had been advertised. Voting in the affirmative were Planning Board Members H Theodore Cohen, Mary Flynn, Diego Macias, Ashley Tan, and Associate Members Daniel Anderson and Joy Jackson, appointed by the 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 that reads "Mary Flynn".

Mary Flynn, Chair

A copy of this decision PB-22 Amendment 7 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 March 11, 2025 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