



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ

Assistant City Manager for
Community Development

SANDRA CLARKE

Chief of Admin/Operations

MELISSA PETERS

Chief of Planning Strategy

To: Planning Board

From: Central Square Advisory Committee

Date: December 4, 2024

Re: **675 Mass Ave (Jersey Mike's) – Positive Recommendation**

Overview

The Central Square Advisory Committee (the "Committee") met on Wednesday, December 4, 2024 to discuss a pending special permit application by an Applicant proposing to open a formula business in a retail bay at 675 Massachusetts Avenue. The meeting was conducted pursuant to the provisions of Section 20.50 of the Cambridge Zoning Ordinance in advance of the applicant's request for a special permit from the Planning Board (PB). Committee members present were Saffana Anwar, Christopher Fort, Esther Hanig, Tahir Kapoor, Michael Monestime, and Robert Winters. After discussion, the Committee decided to forward a report to the Planning Board with a positive recommendation, with 6 members present voting in favor.

Proposal Description

The Applicant is planning to apply to the Planning Board for a Jersey Mike's located at 675 Mass Ave. Fast Order or Quick Service Food Establishments ([Section 4.35.o](#)) are an allowed use in this location, but all Formula Businesses within the Central Square Overlay District require a Planning Board Special Permit. New signage is proposed. Planning Board Special Permits within the Central Square Overlay District require review by CSAC. In considering applications for Special Permits for Formula Businesses, the Planning Board shall find that the requirements of [Section 20.305.4](#) are met.

Recommendation

No public comments were received by CSAC. The Committee voted to forward a report to the Planning Board with a positive recommendation. CSAC members were supportive of the proposed retail use and raised no major concerns. The Applicant presented updated versions of the proposed signage during the meeting, with which the Committee expressed no concerns. CSAC members agreed the proposed use would be a positive addition to Central Square, noting that the proposed location has been vacant for a significant amount of time.

Respectfully submitted for the Committee,

Evan Spetrini

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