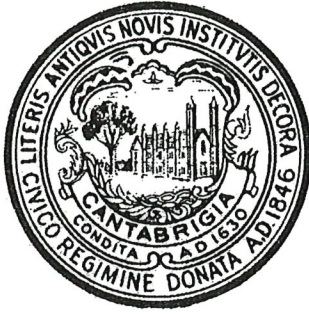




CITY OF CAMBRIDGE, MASSACHUSETTS

P L A N N I N G B O A R D

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Case Number:	411
Address:	8 Winter Street
Zoning:	CAM-6 / Residence C-1 / Eastern Cambridge Housing Overlay (ECHO)
Applicant:	Carlos Ferreira 118 Turnpike Road, Suite 200 Southborough, MA
Owner:	Syed Jafry 102 Battery Lane Jamestown, RI
Application Date:	May 19, 2026
Date of Planning Board Public Hearing:	June 16, 2026
Date of Planning Board Decision:	June 16, 2026
Date of Filing Planning Board Decision:	August 11, 2026
Application:	Modifications to Building and Site Plan Standards (17.705.1.3) to construct a 6-story residential building of approximately 24,819 square feet gross floor area with 23 residential units, 24 long-term and 4 short-term bicycle parking spaces.
Decision:	GRANTED with conditions.

2026 AUG 11 PM 3:02
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or sjoseph@cambridgema.gov.

DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application submitted on 5/19/2026, containing Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Narrative, Community Outreach Summary, and plan set titled 8 Winter Street, prepared by MP Design Consultants, dated 4/2/2026.
2. Presentation slides shown to the Planning Board on 6/16/2026.

City of Cambridge Documents

3. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 6/10/2026.

Other Documents

4. Email communication to the Planning Board from Marlene Lundberg dated 6/16/2026.
5. Email communication to the Planning Board from Ovadia R Simha dated 6/16/2026.
6. Email communication to the Planning Board from Joseph Rose dated 6/16/2026.
7. Email communication to the Planning Board from Patrick W Barrett dated 6/16/2026.
8. Email communication to the Planning Board from Charles Hinds dated 6/16/2026.
9. Email communication to the Planning Board from Audrey A Cunningham dated 6/16/2026.

APPLICATION SUMMARY

The proposal includes the demolition of an existing 1-story commercial building to construct a 6-story multifamily residential building with 23 dwelling units, consisting of roughly 24,819 square feet of gross floor area. The project includes 24 long-term and 4 short-term bicycle parking spaces and no off-street vehicular parking spaces.

FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Modifications to Building and Site Plan Standards (Section 17.705.1.3)

17.705.1.3 The Planning Board may approve modifications to the standards of this Section 17.705 by special permit upon finding that:

- (i) the criteria in Section 17.707.2 are met and*
- (ii) such modifications respond to unique site specific conditions that result in a design that is equally supportive of the purpose of the Cambridge Street Districts.*

17.707.2 In granting a special permit under this Section or any other special permit granted by the Planning Board, the Planning Board shall find that the following criteria are met in addition to the criteria in Section 10.43 of the Zoning Ordinance and other criteria specific to the special permit being sought:

- (a) The proposal supports the purpose of the Cambridge Street Districts as described in Section 17.702.*
- (b) Development plans are in general conformance with the vision and goals of the Our Cambridge Street Planning Study (2023) and the Citywide Urban Design Objectives in Section 19.30 of this Zoning Ordinance and are consistent with the Citywide Urban Design Guidelines (2025) and Design Guidelines for Multifamily Housing (2025) as applicable. The Planning Board may grant special permits for development that deviates from specific design guidelines if the Board finds that the proposal, on the whole, advances the intent of those guidelines.*

The Board finds that on the whole, the proposal supports the purpose of the Cambridge Street Districts and is consistent with the vision and goals of the *Our Cambridge Street Planning Study (2023)*, the *Citywide Urban Design Guidelines (2025)*, and *Design Guidelines for Multifamily Housing (2025)*. Specifically, the project supports the

housing goals in the *Our Cambridge Street Study* and *Envision Cambridge* plans by adding 23 new units of housing including 20% affordable residential floor area.

This site is within the Cambridge Street Districts but not directly located on the corridor, so the district's objectives related to ground-floor commercial use are not applicable to this project. The relevant design standards in this case were intended to expand the public realm and support active Primary Streets. O'Brien Highway is the designated Primary Street, but the site is primarily oriented towards Third Street, which supports a mix of uses but is more residential in nature. Though the site technically abuts O'Brien Highway, it is disconnected from the Primary Street by a landscaped sidewalk bump-out in the public right-of-way. There is a significant grade change from O'Brien Highway along Third Street, which the project addresses through retaining walls on the O'Brien Highway front. Due to these unique site-specific conditions, the Board finds that the requested modifications to the Cambridge Street Districts Building and Site Plan Standards are appropriate.

2. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met, or ...

Upon granting of the requested special permits, it appears that the requirements of the Ordinance will be met.

(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...

No changes to patterns of access or egress are anticipated that would cause substantial adverse impact.

(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...

The proposed development is consistent with the zoning requirements for the area and will not adversely impact the operation or development of adjacent uses.

(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...

The proposed development will not cause nuisance or hazard and will be conducted in accordance with all applicable health and safety requirements.

(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...

The proposed uses are fully consistent with the anticipated development of the district as established in the stated purpose and specific requirements of the Cambridge Street Districts.

(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The proposal is generally consistent with Citywide Urban Design Objectives by adding to the inventory of housing in the city, supporting pedestrian and transit-oriented development, and mitigating impacts on City infrastructure and adjacent uses.

DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents and other supporting materials submitted to the Planning Board, except as modified by the additional Conditions of this Special Permit Decision. The project plans hereby approved by the Planning Board are the plan set titled 8 Winter Street, prepared by MP Design Consultants, dated 4/2/2026. Appendix I summarizes the dimensional features of the project as approved.
2. The approved use is multifamily dwelling. Any other use shall require approval from the Planning Board if permitted in the zoning district, as well as any other conditional approval or relief needed for the use in the zoning district.
3. The project shall be subject to continuing design review by the Community Development Department (“CDD”). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD’s administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
4. The Permittee shall address the following comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:
 - a. Façade details.
 - b. Review of landscape design, with a focus on the entry plaza and retaining walls, including plant species and locations.
 - c. Fencing details for trash storage and long-term bicycle parking areas.
 - d. Rooftop mechanical equipment and screening details.
 - e. Design of exterior lighting to minimize glare and light trespass.
 - f. Details of sidewalks, curb cuts, and street trees (with approval from DPW and DOT).
5. Prior to the final selection of colors and textures for façade materials and screening elements, the Permittee shall provide material samples to be reviewed by CDD for comment. Members of the Planning Board shall be notified when the material samples

are received and given an opportunity to view them and transmit any comments to CDD.

6. Throughout design development and construction, the project shall conform to the Green Factor Standard set forth in Section 22.90 of the Cambridge Zoning Ordinance. CDD shall certify that the applicable requirements are met prior to issuance of a Building Permit, and again prior to issuance of a Certificate of Occupancy, for development authorized by this Special Permit.
7. The Project shall be subject to the applicable Inclusionary Housing requirements set forth in Section 11.203 of the Cambridge Zoning Ordinance. The Housing Department shall certify compliance prior to issuance of a Building Permit, and again prior to issuance of a Certificate of Occupancy, for development authorized by this Special Permit.
8. All plantings proposed in the public right-of-way shall be in accordance with the Tree Planting Standards and the Urban Forestry Master Plan, subject to approval by DPW.
9. Throughout design development and construction, the project shall conform to the Flood Resilience Standards set forth in Section 22.80 of the Cambridge Zoning Ordinance. DPW shall certify that the applicable requirements are met prior to issuance of a Building Permit, and again prior to issuance of a Certificate of Occupancy, for development authorized by this Special Permit.
10. The Permittee shall be required to prepare and implement a Construction Management Program in accordance with Section 18.20 of the Zoning Ordinance, which shall be reviewed and certified by DOT and DPW prior to issuance of a Building Permit for development authorized by this Special Permit. Such a program shall include, in addition to the specific items required by said Section 18.20:
 - a. A plan for site remediation in accordance with applicable local, state and federal requirements;
 - b. Identification of all work to take place in the public right of way including but not limited to potential impacts to existing public shade trees to be coordinated early in the design process with the City Arborist; and
 - c. A community outreach program including, at a minimum, the following elements:
 - i. An identified point of e-mail and telephone contact to respond to community questions and feedback throughout the construction process;
 - ii. A system for communicating ongoing project updates, which may include a web page, e-mail list, social media presence, direct outreach, and/or other measures; and

- iii. One or more signs posted on-site, legible from the public way, providing the information above along with a brief description of the project, the amount of commercial space, an expected completion date, and a rendering of the street-facing elevations.

11. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to grant the requested Special Permits were Planning Board Members H Theodore Cohen, Mary Flynn, Mary Lydecker, Diego Macias, Ashley Tan, and Carolyn Zern, constituting at least two thirds of the members of the Board.

For the Planning Board,



Mary Flynn, Vice-Chair

A copy of this decision PB-411 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 August 11, 2026 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

Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	7,404	n/a	7,404	No Change
Total Gross Floor Area (sq ft)	n/a	n/a	24,819	Consistent with Application Documents and applicable zoning requirements
Residential Uses	n/a	n/a	24,819	
Non-Residential Use	n/a	7,404	0	
Total Floor Area Ratio (FAR)	n/a	n/a	3.35	Consistent with Application Documents and applicable zoning requirements
Residential Uses	n/a	n/a	3.35	
Non-Residential Uses	n/a	1.0	0	
Total Dwelling Units	n/a	n/a	23	Consistent with Application Documents and applicable zoning requirements
Total Stories Above Grade	n/a	6	6	Consistent with Application Documents and applicable zoning requirements
Max. Height – Residential (ft)	n/a	75	63.3	
Max. Height – Non-Residential (ft)	n/a	35	n/a	
Front Yard Setback (ft) – O’Brien	n/a	4 ¹	1 ²	
Front Yard Setback (ft) – Third	n/a	2 ¹	7.5	
Side Yard Setback (ft) - Third	n/a	0, 5 ³	16, 16 ³	
Side Yard Setback (ft) - Winter	n/a	0, 5 ³	8, 8 ³	
Total Open Space (% of Lot Area)	n/a	n/a	23%	Consistent with Application Documents and applicable zoning requirements
Off-Street Parking Spaces	n/a	n/a	0	Consistent with Application Documents and applicable zoning requirements
Long-Term Bicycle Parking	n/a	24	24	
Short-Term Bicycle Parking	n/a	3	4	
Loading Bays	n/a	n/a	0	

¹ 4' front yard setbacks on Primary Streets, 2' front yard setbacks on Secondary Streets per Section 17.705.3.

² Modification approved by Planning Board per Section 17.705.1.3.

³ 0' side yard setbacks within 85' of Primary Street, 5' side yard setbacks beyond 85' per Section 17.705.3.