

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2025 JUN -4 AM 11: 46

617-349-6100

BZA Application Form

BZA Number: 1167668

General	Information
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	General Information	
The undersigned here	eby petitions the Board of Zoning Appeal for the following:	
Special Permit:	X	
PETITIONER: Abode	ez Acorn Concord LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC	
PETITIONER'S ADD	RESS: 12 Marshall Street, Boston, MA 02108, Boston, MA 02108	
LOCATION OF PRO	PERTY: 605 Concord Ave , Cambridge, MA	
TYPE OF OCCUPAN	NCY: Retail (unspecified; ground fl.) ZONING DISTRICT: Business A/Alewife Overlay (AOD-5)/Parkway Overlay	
REASON FOR PETI	TION:	
/Change in Use/Occu	ipancy/	
DESCRIPTION OF	PETITIONER'S PROPOSAL:	
Special permit is requ family apartment build	uested in order to open a veterinary surgical clinic in the ground floor retail space of this multi- ding.	
SECTIONS OF ZON	ING ORDINANCE CITED:	
	ection: 4.35.L (Animal Services Facility). ection: 10.40 (Special Permit).	
	Original Signature(s): (Petitioner (s) / Owner)	
	Sarah Like Rhatigan, Esq. for Petitioner	
	(Print Name)	
	Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108 Tel. No. 617-543-7009	
	E-Mail Address: sarah@trilogylaw.com	

Date: June 3, 2025

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

Abodez Acorn Concord LLC

(OWNER)

Address: with a principal place of business at One Gateway Center, Suite 805, Newton, MA 02458.

states that Abodez Acorn Concord LLC, a Massachusetts limited liability company owns the property located at 579 Concord Avenue (a/k/a 605 Concord Avenue), Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of **Abodez Acorn Concord LLC** pursuant to a deed dated **March 6**, **2012** and duly recorded in the Middlesex South County Registry of Deeds on **March 8**, **2012**, at Book **58642**, Page **134**;

Abodez Acorn Concord LLC, a Massachusetts limited liability company

Name: Phil Terzis

Title: Authorized Signatory

*Written evidence of Agent's standing to represent petitioner may be requested.

NOTARY PUBLIC

COMMONWEALTH OF MASSACHUSETTS, County of Middlesex

Notary Notary Seal). 4/16/12/6



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>605 Concord Ave</u>, <u>Cambridge</u>, <u>MA</u> (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The Petitioner, The Innovative Collective LLC, dba CORE Veterinary Surgical Clinic ("CORE"), is a veterinary surgical practice seeking to open a new veterinary surgical clinic in West Cambridge. CORE is a woman-owned independently operated veterinary surgical practice that currently operates clinics in Maynard and Plainville, Massachusetts. CORE seeks this special permit to open a new veterinary surgical clinic in the approximately 2,200 square foot retail space located on the ground floor of this new apartment building which CORE is leasing from Abodez Acorn Concord LLC, the owner of the Property. The building, permitted by a Planning Board Special Permit PB#319, consists of a ground floor space designated for retail use and residential apartments above, with on grade and below grade parking. The clinic will have a street address of 607 Concord Avenue.

The proposed use as a veterinary surgical clinic qualifies as an Animal Services Facility as defined under the Cambridge Zoning Ordinance (CZO) Section 2.000 ("A type of Retail or Consumer Service Establishment whose principal use is to provide services related to household pets where such animals are kept on the premises, including but not limited to *veterinary care*, grooming, shelter, kenneling, obedience training, pet day care, or interaction with pets housed on the premises" (emphasis added)). In this Business A District, an Animal Services Facility is allowed by special permit if the applicant can meet the general special permit requirements, as outlined below and further "[p]rovided that, in Business and Office Districts, all animals are kept indoors and that no noise or odors are perceptible from adjoining lots" (Sec. 4.40, Table of Uses, footnote 29).

The Petitioner's veterinary surgical clinic will meet the requirements of a special permit for the following reasons:

- A) VETERINARY USE: The clinic is a specialized veterinary surgical clinic where board certified surgeons perform surgical procedures on pets (mainly dogs and cats). Most procedures are completed as day surgeries with pets discharged home same day. For more complicated cases, pets may be kept overnight for close observation by clinic staff. Animals enter and exit the building with their owners, with dogs brought in and out on leash and cats brought in and out in carriers. All veterinary surgical care is provided inside the building and by appointment only. Clinic hours are Monday through Friday, 8:30 a.m. to 5:00 p.m., and closed on weekends. The clinic does not handle emergency care or routine veterinary care and does not keep animals outside.
- B) Dogs who are ambulatory may be taken on leash into a screened, cordoned-off area (labeled "Dog Run" on the floor plans) to relieve themselves, one dog at a time, under direct clinical supervision at all times. Staff will remove pet waste immediately with each trip out, and will clean and disinfect the area daily to maintain it in a clean, safe and attractive condition at all times.
- C) NOISE MITIGATION: The clinic will be soundproofed, utilizing state of the art design and materials to ensure that sound will not emanate outside the clinic space and will not be perceptible from adjoining lots. The walls in the exam room waiting area will have sound deadening insulation

and the ceilings will have 12 inches of sound deadening insulation above the acoustical ceiling tiles. It should also be noted that the animals are generally sedated while on the premises, ensuring that the clinic remains quiet and calm, which is necessary to the safe operations of the veterinary surgical practice and to conform to Occupational Safety and Health Administration ("OSHA") regulations.

D) ODOR MITIGATION: The clinic will utilize an HVAC system and exhaust system that will provide adequate ventilation for the space. The clinic will utilize an energy recovery ventilator that will exhaust and supply fresh air to the clinic. The unit will feature filtration on the intake from the exterior. The space will be air conditioned via air handling units from the space. The units will have HEPA level filtration for optimal filtration of the air. All ductwork will be galvanized sheet metal. All surfaces within the clinic areas will be washable (eg., tile, concrete or other impervious materials). The floor finishes will be a combination of commercial grade, durable and easily maintained such as epoxy, LVT and sheet vinyl. CORE staff will strictly comply with the highest standards for cleaning, disinfecting and de-odorizing the clinic, following recommendations established by the American Animal Hospital Association (AAHA) for Infection Control, Prevention, and Biosecurity. These measures are necessary to maintaining a safe environment and to meet licensure requirements for the veterinary surgical clinic. Cleaning, disinfecting and deodorizing will occur at least daily, including mopping floors, sterilizing surfaces and equipment, and removal of all waste from the clinic.

E) WASTE REMOVAL: CORE will have medical waste handled and disposed of in proper receptacles and will engage a third-party medical waste disposal company to pick up medical waste from the clinic, using industry standards for such removal. Pet waste will be collected by staff, sealed in bags, and removed and deposited in closed waste disposal receptacles located in a designated shed trash building located just outside the clinic.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed use as a veterinary surgical clinic will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The use will not create any meaningful increase in traffic to the site.

CORE's clinic is relatively small, containing just two surgical rooms, a treatment room and three small exam rooms, and can only accommodate a few clients there at any one time. CORE does not see pets on an emergency basis, nor provide routine veterinary care. The clinic's volume is controlled by the scheduling of procedures by appointment only, during regular business hours. Overnight use is limited to a few clinical staff observing pets in recovery.

The building is located on a busy, highly traveled section of Concord Avenue in a business area characterized by a number of larger multi-use buildings, including large office buildings, ground floor retail and multi-family apartment buildings. Trip counts for the clinic will be negligible in comparison with the daily traffic in the area.

The site has ample parking for its anticipated needs. There are 17 designated parking spaces in the lot outside the clinic designated for CORE's use. From CORE's experience at its other sites, this is more than adequate to serve its anticipated parking needs for visitors to the clinic and staff who arrive by car. Many staff will utilize public transportation or arrive by bicycle or on foot. The building is conveniently located in a transit friendly location, on a major MBTA Bus route and 0.7 miles from Alewife MBTA station. The building will also be served by the Alewife TMA shuttle to the Alewife MBTA station. Short- and long-term bicycle parking facilities are available to CORE for safe storage of bicycles on site.

A veterinary surgical clinic is consistent with uses in the near vicinity, including several medical clinics and an urgent care center adjacent to the site at 603 Concord Avenue, as well as an veterinary emergency clinic located a half mile up the road at 359 Fresh Pond Parkway,

demonstrating that the use will conform to the established neighborhood character.

The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or development of adjacent uses will not be adversely affected by the addition of a veterinary surgical clinic in this location. The adjacent uses, including a large, sixstory office (with lab) building, a five-story apartment building with ground floor medical uses, and a multi-unit residential condominium at the rear, will not experience any negative impacts as a result of the veterinary surgical clinic's use of space in the building at 605 Concord Avenue.

Nuisance or hazard would not 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 for the following reasons:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. CORE's low-volume, specialized surgical care will be able to operate in such a way as not to cause nuisance to its neighbors. The care with which CORE operates its facility, and the plans for build-out of the space, including soundproofing and odor mitigation methods, will ensure that the clinic does not result in issues with noise or odor or other negative impacts. The clinic will also promote the health and welfare of pets and their owners in and around Cambridge who will be able to benefit from the specialized veterinary surgical care that CORE surgeons and staff will provide at this location.

For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts where the clinic's location is ideally situated in a convenient location, easily accessible by car and public transit, in a Business district with similar multi-use buildings and medical uses, and where the Petitioner has shown that its clinic will be designed and operated in such a way as to not cause harm, but instead to provide a benefit to the district and community.

*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Abodez Acorn Concord LLC Present Use/Occupancy: Retail (unspecified: ground fl.)

Zone: Business A/Alewife Overlay Location: 605 Concord Ave, Cambridge, MA (AOD-5)/Parkway Overlay

Animal Services Facility (CZO Phone: 617-543-7009 Requested Use/Occupancy:

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,200 sf./121,868*	2,200 sf./121,868*	n/a	(max.)
LOT AREA:		50,700 sf*	50,700 sf*	n/a	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		2.4	2.4	2.6	
LOT AREA OF EACH DWELLING UNIT		n/a	n/a	n/a	
SIZE OF LOT:	WIDTH	> 20 ft	> 20 ft	20 ft	-
	DEPTH	n/a	n/a	n/a	
SETBACKS IN FEET:	FRONT	25 ft	25 ft	25 ft	
	REAR	75 ft	75 ft	O ft	
	LEFT SIDE	15 ft	15 ft	0 ft (resi); H+L/5 (non- resi)	
	RIGHT SIDE	12.21 ft	12.21 ft	0 ft (resi); H+L/5 (non- resi)	
SIZE OF BUILDING:	HEIGHT	85 ft	85 ft	85 ft	
	WIDTH	n/a	n/a	n/a	
	LENGTH	n/a	n/a	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		33%	33%	none	
NO. OF DWELLING UNITS:		110(Phase I+II)*	110(Phase I+II)*	n/a	
NO. OF PARKING SPACES:		17 (designated for Retail)	17 (designated for Retail)	16	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

This special permit is requested to allow for a veterinary surgical clinic use in the 2,200 sf ground floor retail space located in an approximately 55,514 sf, 49-unit apartment building (Phase II, 605 Concord Ave.), under construction pursuant to plans approved by Planning Board Special Permit PB #319.

- * Dimensions, areas and unit counts include Phase I (603 Concord) and Phase II (605 Concord, as permitted under Planning Board Special Permit #319.
 - 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
 - 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
 - 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.







605 CONCORD AVE. CAMBRIDGE

SPECIAL PERMIT APPLICATION

SEPTEMBER 6 2016





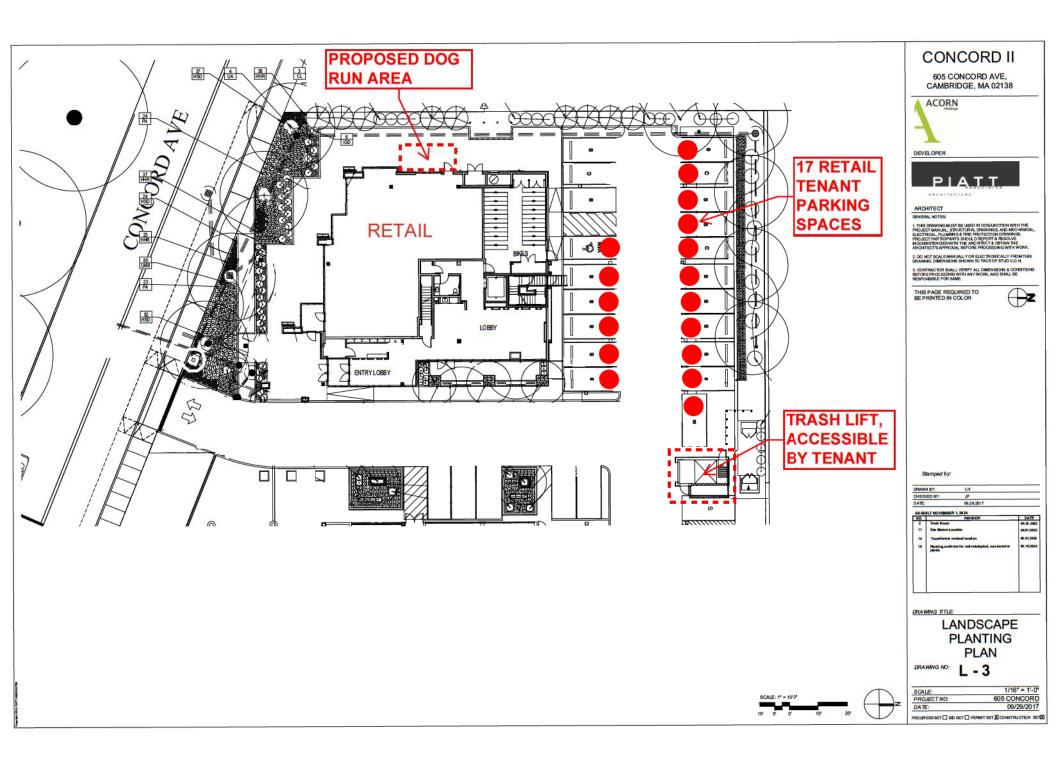


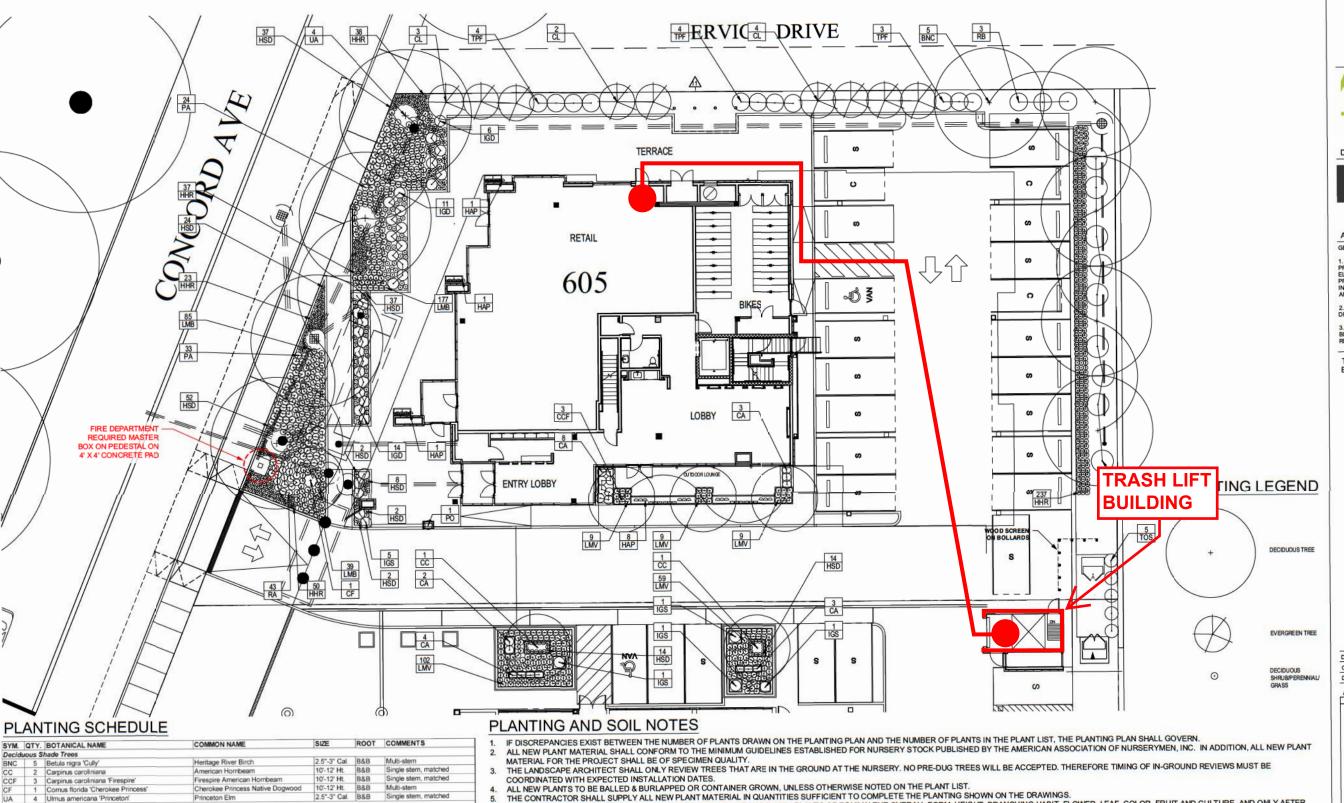


605 CONCORD AVE. CAMBRIDGE SPECIAL PERMIT APPLICATION

SEPTEMBER 6 2016







COORDINATED WITH EXPECTED INSTALLATION DATES.

Cherokee Princess Native Dogwood

6'-8' Ht. B&B Full to the ground, matched

30"-36" Ht. #3 cont. 24" O.C.
42"-48" Ht. #5 cont. 60" O.C.
18"-20" spd. #3 cont. 36" O.C.
18"-24" Ht. #5 cont. 36" O.C.
24"-30" Ht. #5 cont. 36" O.C.
41-5" Ht. #5 cont. 60" O.C.
44-5" Ht. #5 cont. 48" O.C.

Min. 24" Ht. #3 cont. 15" O.C Min. 12" Ht. #1 cont. 12" O.C Min. 12" Ht. #1 cont. 12" O.C Min. 12" Ht. #2 cont. 15" O.C Min. 12" Ht. #2 cont. 15" O.C

Min. 12" Ht. #2 cont. 18" O.C

Princeton Elm

Leyland Cypress

Sweet Pepper Bush

Oakleaf Hydrangea

Shamrock Inkberry Nine-Bark

Emerald Green Arbo

Stella D'Oro Daylil Big Blue Lily Turf

Russian Sage

ariegated Lily Turk

Grow Low Fragrant Suma

Forever Goldy Arborvitae

Densa Inkberry

4 Ulmus americana 'Princeton'

9 Cupressocyparis x leylandi

Hydrangea quercifolia Ilex glabra 'Densa'

Ilex glabra 'Shamrock

43 Rhus aromatica 'Gro-low

11 Thuja plicata 'Forever Gold'

11 Hydrangea anomala petiolaris 385 Hemerocallis 'Happy Return' 1 385 Hemerocalis Stella D'Oro'
1 301 Liriope muscari 'Big Blue'
1 188 Liriope muscari 'Variegata'
57 Perovskia atriplicifolia

Perennials, Ornamental Grasses and Vines

hysocarpus opulifol

20 Clethra ainifolia

Evergreen Trees

TOS

COORDINATED WITH EXPECTED INSTALLATION DATES.

ALL NEW PLANTS TO BE BALLED & BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.

ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.

CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.

NEW SHRUBS AND GROUNDCOVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE, NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

BEFORE ACCEPTANCE OF ROUGH ACED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.
ALL PLANT BEDS TO RECEIVE UN-DYED, AGED AND SHREDDED BARK MULCH AS PER SPECIFICATIONS.
ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.

ALL EXISTING TREES IN ACCORDANCE WITH THE SPECIFICATIONS.

ALL PLANT MATERIAL SHALL BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE AND GUARANTEED FOR 1 CALENDAR YEAR.

CONFIRM ALL QUANTITIES AGAINST PLANTING PLANS, GRADING PLANS, AND SPECIFICATIONS, INCLUDING SITE DISTURBANCE OUTSIDE OF THE LIMIT OF GRADING NECESSITATED TO FACILITATE CONSTRUCTION. WHERE SAND AND GRAVEL ARE SPECIFIED FOR A DRAINAGE LAYER, EXTEND DRAINAGE LAYER TO ASSOCIATED DRAIN LINES, DRAINAGE AREAS, OR DAYLIGHT.

WHERE ONE SOIL TYPE MEETS ANOTHER SOIL TYPE, FORM A 1:1 SLOPED BOUNDARY TRANSITION.

18. WHERE ONE SOIL TITE MEETS AND HER SOIL TITE, FORM A 1.13 SUPED BOUNDARY TRANSITION.

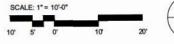
18. WHERE A SOIL PROFILE ENCROACHES WITHIN THE DRIP LINE OF EXISTING TREES, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING EXCAVATION.

19. ALL EXCAVATION AND PLACEMENT OF SOILS WITHIN THE DRIP LINE OF EXISTING TREES TO BE PERFORMED BY HAND.

20. SCARIFY SUBGRADE AS SPECIFIED BEFORE PLACEMENT OF ANY PLANTING SOILS.

DO NOT PLACE OR HANDLE SOILS THAT ARE WET.
PROTECT ALL EXISTING SOILS AGAINST COMPACTION, CONTAMINATION WITH CONSTRUCTION MATERIALS, AND ALL DISTURBANCE. 23. CONTRACTOR IS RESPONSIBLE FOR ACTUAL SITE CONDITIONS, CCORDINATION OF SOILS PLACEMENT, AND PLANTING SUBDRAINAGE.

24. DO NOT PLACE ANY PLANTING SOIL PRIOR TO INSPECTION BY LANDSCAPE ARCHITECT.





CONCORD II

605 CONCORD AVE, CAMBRIDGE, MA 02138



DEVELOPER



ARCHITECT

GENERAL NOTES:

 THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE PROJECT MANUAL, STRUCTURAL DRAWINGS, AND MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION DRAWINGS, PROJECT PARTICIPANTS SHOULD REPORT & RESOLVE INCONSISTENCIES WITH THE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK

2. DO NOT SCALE MANUALLY OR ELECTRONICALLY FROM THIS DRAWING. DIMENSIONS SHOWN TO FACE OF STUD U.O.N.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS BEFORE PROCEEDING WITH ANY WORK, AND SHALL BE RESPONSIBLE FOR SAME.

THIS PAGE REQUIRED TO



DRAWN BY:	LH	
CHECKED BY:	JP	
DATE:	09 29 2017	7-7

A S.BILLI T NOVEMBER 1 2024

NO.	REVISION	DATE
2	Trash Room	06.01.2022
11	Gas Meters Location	06.01.2022
14	Transformer revised location	06.01.2022
15	Planting revisions for native/adapted, non-invasive plants	04.16.2024

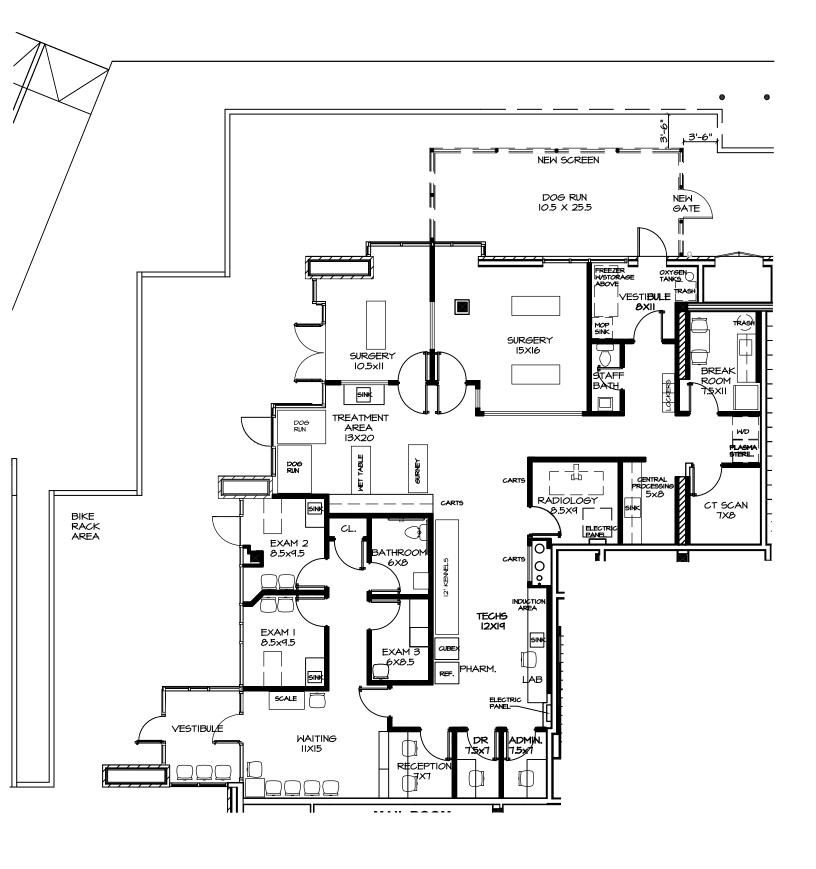
DRAWING TITLE:

LANDSCAPE **PLANTING PLAN**

DRAWING NO:

SCALE:	1/16" = 1'-0"
PROJECT NO:	605 CONCORD
DATE:	09/29/2017

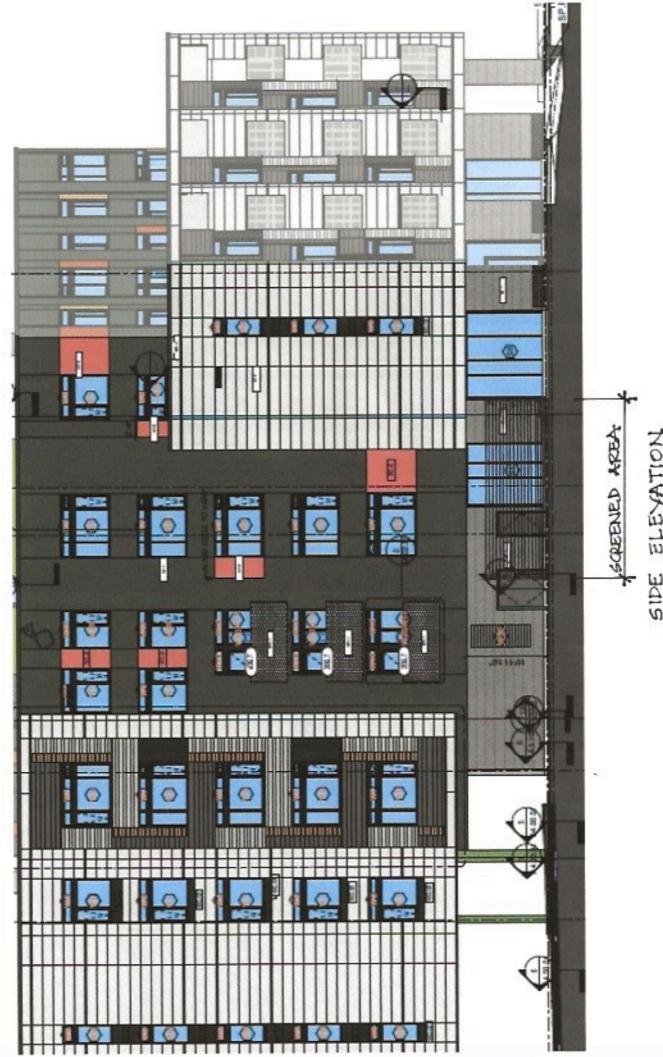
PROGRESS SET ☐ BID SET ☐ PERMIT SET X CONSTRUCTION SETX



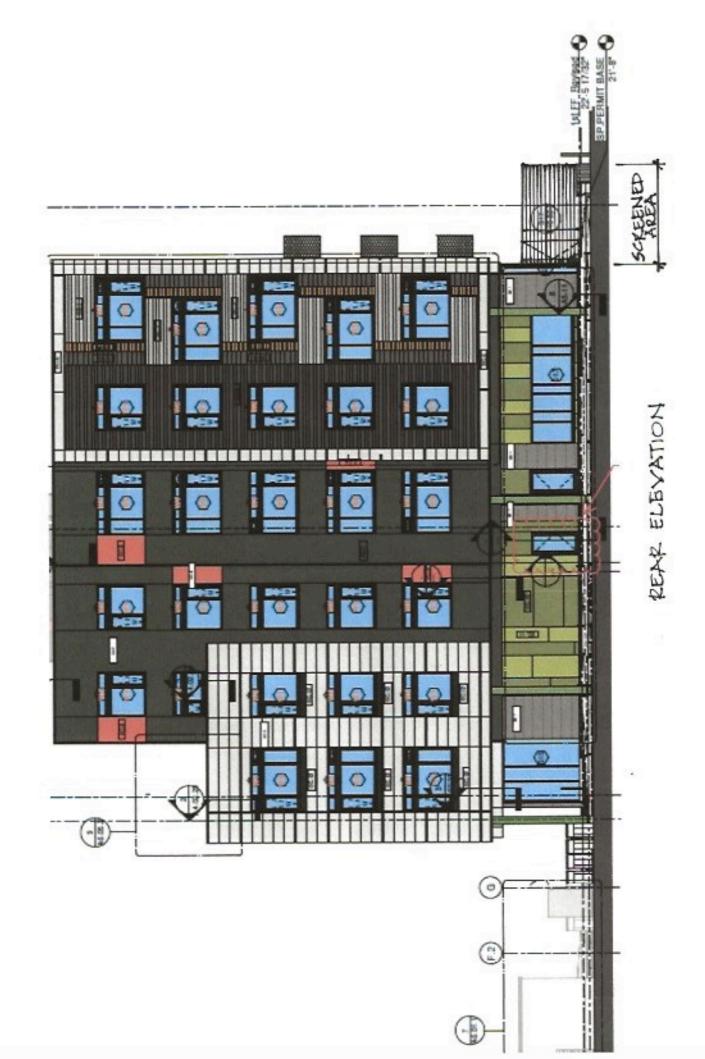
DANA VAICIULIONIS ARCHITECT, LLC					•
dvarchite	ect@ymail.com •	781-7	89-7843		
Project Space Plan 607 Concord Ave Cambridge, MA	Scale N.T.S.	No.	Date 3/21/2 <i>0</i> 25	By ▷∨	4R

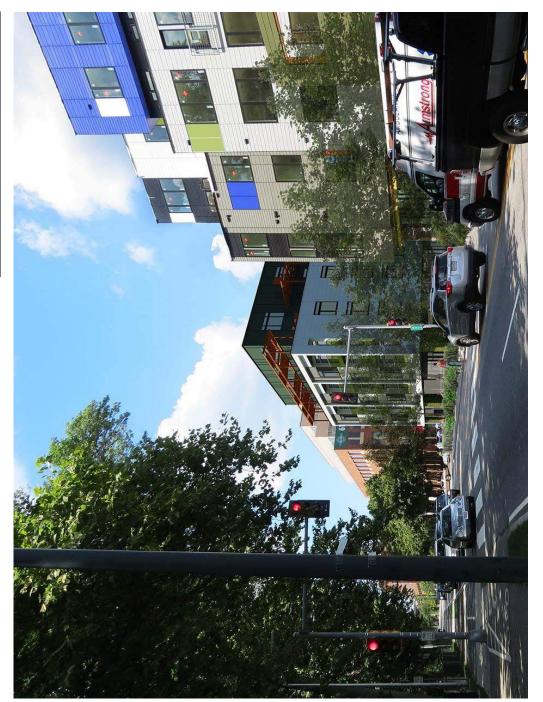


FRONT ELEVATION



SIDE ELEVATION



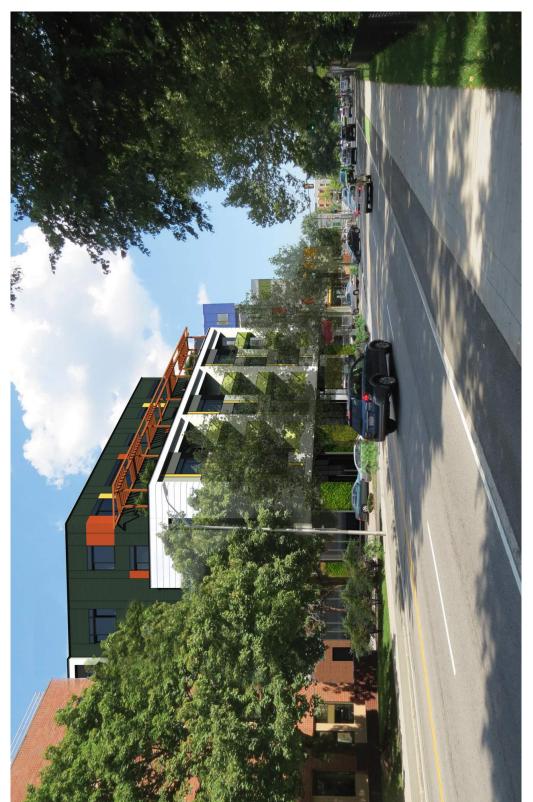














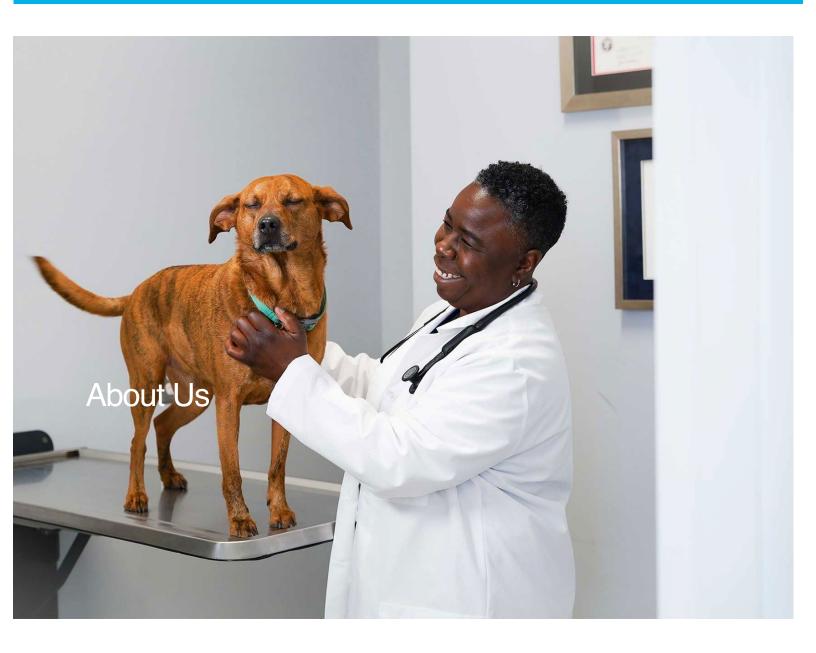
605 CONCORD AVE, CAMBRIDGE

SPECIAL PERMIT APPLICATION

SEPTEMBER 6 2016













Dr. Kechia Davis graduated from Cornell University in 1999 with a Doctorate in Veterinary Medicine. She practiced for 2 years in the San Francisco Bay Area

before returning to academia in 2001 at North Carolina State University to complete a small animal rotating internship and small animal surgical residency. She became a board-certified Diplomate of the American College of Veterinary Surgeons in 2007. She was on faculty at the University of Florida-Gainesville before relocating to the Greater Boston area. She practiced in the Greater Boston area for over 15 years before opening CORE. Dr. Davis lectures locally and nationally and has publications in major veterinary and surgical journals. She has also mentored interns and residents throughout her career to foster a new generation of skilled clinicians.



Locations:

80 Taunton Street, Suite 5E Plainville MA 02762

15 Digital Way, Suite 4 Maynard, MA 01754

Working from:

Precision Pet Urgent Care, LLC	
978-488-0058	
recep@coreveterinarysurgery.com	
Business Hours:	
Monday 8:30 AM – 5:00 PM	
Tuesday 8:30 AM – 5:00 PM	
Wednesday 8:30 AM – 5:00 PM	
Thursday 8:30 AM – 5:00 PM	
Friday 8:30 AM – 5:00 PM	
Saturday Closed	
Sunday Closed	
About Us	
Services	
New Clients	
Current Clients	
Site Map	
Privacy Policy	
Accessibility	



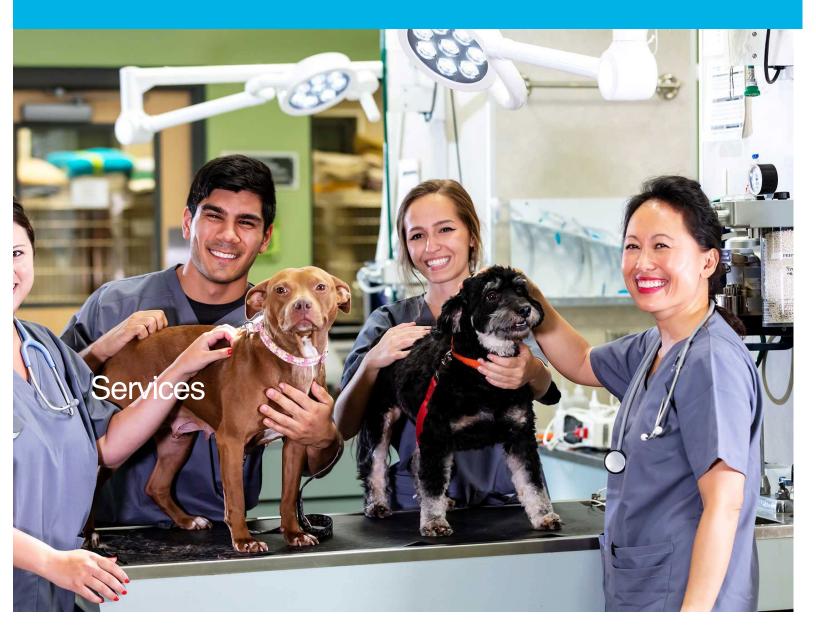
P: 978-488-0058 80 Taunton St, Suite 5E, Plainville MA

02762

CCPFE Surgical Clinic

a

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Minimally Invasive Surgery

Minimally invasive surgical technique (MIS) has grown increasingly popular among veterinarians and their clients in recent years. As the human-animal bond develops, pet and feline owners are more aware of and concerned about pain caused by surgical treatments for their pets.

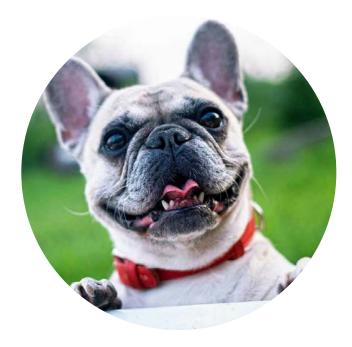
Learn More



Orthopedic Surgery

Orthopedic surgery is the treatment of bone and joint problems through surgery. Orthopedic surgery may be required in a dog or cat that has suffered trauma to a bone or joint due to injury, or one who has an inherited disease affecting the joint.

Learn More



Soft Tissue Surgery

Veterinary soft tissue surgery entails work on the internal organs, skin, and muscles. Obstructive intestinal foreign body removal is one of the most frequent soft tissue operations. Airway reconstruction, reconstructive surgery, and cancer-related treatments are all examples of surgical procedures in this field.

Learn More



Locations:

80 Taunton Street, Suite 5E

Plainville MA 02762

15 Digital Way, Suite 4

Maynard, MA 01754

Working from:

Precision Pet Urgent Care, LLC

978-488-0058

recep@coreveterinarysurgery.com

Business Hours:

Monday 8:30 AM – 5:00 PM

Tuesday 8:30 AM – 5:00 PM

Wednesday 8:30 AM - 5:00 PM

Thursday 8:30 AM - 5:00 PM

Friday 8:30 AM - 5:00 PM

ORE Veterinary Surgery Clinic Services: Compassionate and Skilled Care	
Saturday Closed	
Sunday Closed	
About Us	
Services	
New Clients	
Current Clients	
Site Map	
Privacy Policy	
Accessibility	
Copyright © 2025. All rights reserved.	
	Digital Marketing by VET Marketing Agency

Subject: RE: 605 Concord Avenue, Cambridge- retail space query

Date: December 23, 2024 at 10:45 AM

To: Sarah Rhatigan sarah@trilogylaw.com

Hi Sarah,

PB-319 has not yet applied for an occupancy permit for the core & shell of this building. ISD will require that the occupancy permit for core & shell be completed before issuing a building permit for a tenant fit-out in the building.

Please confirm with ISD if the proposed vet surgical clinic is Animal Services Facility (4.35.I) in the table of uses in the zoning ordinance - <u>ARTICLE 4.000 - USE REGULATIONS I Zoning Ordinance I Cambridge, MA I Municode Library</u>. Such a use in Business A district will require a BZA special permit.

I'll be back from vacation on Jan 2 and can provide additional clarification if you have any questions.

Sincerely, Swaathi Joseph Zoning Project Planner, Zoning and Development sjoseph@cambridgema.gov I 617-349-4668 Pronouns: she. her

In office: Tue/Fri

Telework: Mon/Wed/Thu

City of Cambridge I Community Development Department 344 Broadway, Third Floor Cambridge, MA 02139 www.cambridgema.gov/cdd

Mon: 8:30 A. M. to 8:00 P. M. T/W/Th: 8:30 A. M. to 5:00 P. M. Fri: 8:30 A. M. to Noon

From: Sarah Rhatigan <sarah@trilogylaw.com> Sent: Friday, December 20, 2024 11:27 AM

To: Joseph, Swaathi <sjoseph@cambridgema.gov>

Subject: 605 Concord Avenue, Cambridge- retail space query

Hello Swaathi —

I was hoping to speak with you very briefly to ask a few preliminary questions about the permitting path for a client who is in discussions to lease the retail space at 605 Concord Avenue. The building is Phase II of projects approved by the PB in 2016.

My client is a veterinarian looking to open a Vet surgical clinic. Preliminary questions relate to jurisdiction — is this a PB special permit, due to the property's location in the Alewife 5 overlay? Or do we have the option of applying to the BZA?

Please feel free to call any time. I look forward to speaking with your

SJ

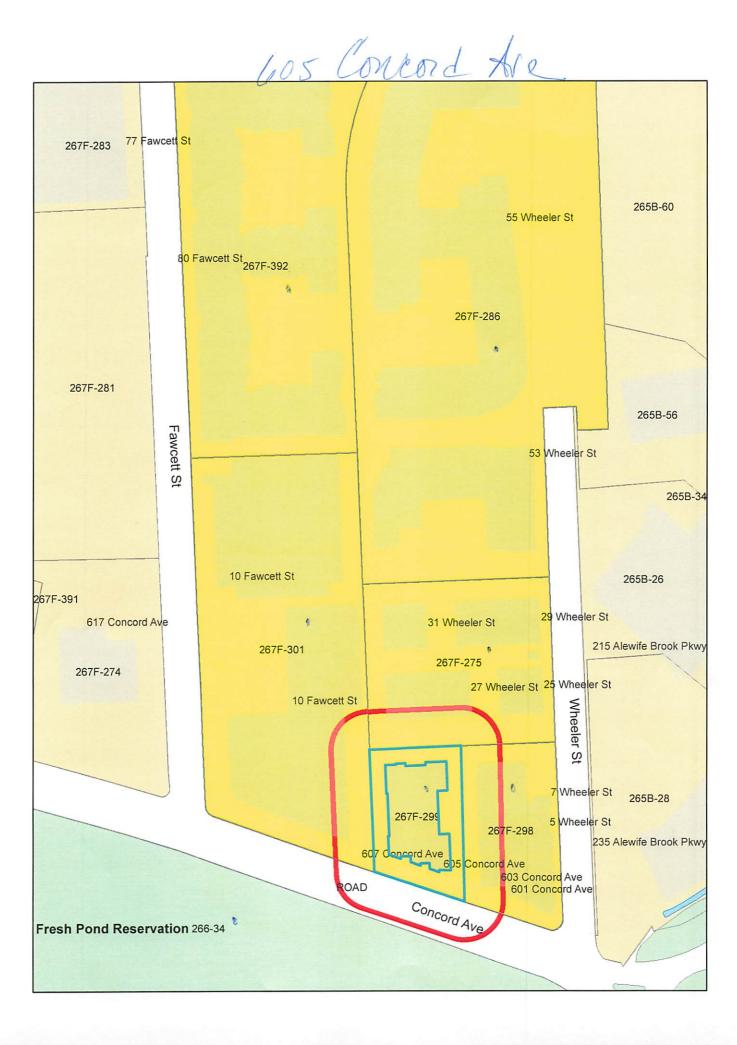
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-Sarah

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605 Concord Are

266-34 CAMBRIDGE CITY OF WATER DEPT 250 FRESH POND PKWY CAMBRIDGE, MA 02138

266-34 CITY OF CAMBRIDGE C/O YI-AN HUANG CITY MANAGER

267F-275 GOLDSTEIN, JACQUELINE ILENE 29 WHEELER ST UNIT 308 CAMBRIDGE, MA 02138

267F-275 XIN LI, DAVID 535 SONOMA ISLES CIR JUPITER, FL 33478

267F-275 SHARMA, RAHUL & VIBHA SHARMA 27 WHEELER ST UNIT 318 CAMBRIDGE, MA 02138

267F-275 GUNGOR, TUNCH 29 WHEELER ST UNIT 206 CAMBRIDGE, MA 02138

267F-275 SHEY, HEIDI 60 COMMERFORD RD. CONCORD, MA 01742

267F-275 OH, YOUN JOO VORGARTENSTRASSE 210/2/14 1020 WIEN, ----

267F-275 HELLMAN, DARYL A. & JESSICA BEATON-HELLMAN 29 WHEELER ST UNIT 310 CAMBRIDGE, MA 02138

267F-275 NARAYANASAMY, PAVITHRA 29-31 WHEELER ST UNIT 215 CAMBRIDGE, MA 02138 266-34 CITY OF CAMBRIDGE C/O MEGAN BAYER CITY SOLICITOR

267F-275 MOCHI, JENNIFER M. 27 WHEELER ST UNIT 320 CAMBRIDGE, MA 02138

267F-275 BOLIO, GABE M. 29-31 WHEELER ST UNIT 222 CAMBRIDGE, MA 02138

267F-275 FINKLSHTEIN, DOV & MORAN LEVY-FINKLSHTEIN 8 BANKS ST. UNIT 1 SOMERVILLE, MA 02144

267F-275 CRAIG, PATRICIA & THOMAS BENNER 25 WHEELER ST UNIT 316 CAMBRIDGE, MA 02138

267F-275 COSTA, ALEXANDER A. 29 WHEELER ST UNIT 205 CAMBRIDGE, MA 02138

267F-275 MINASIAN, EDWARD M. 31 WHEELER ST UNIT 102 CAMBRIDGE, MA 02138

267F-275
DIEHL, LOIS MARY & JONATHAN E. DIEHL TRS
THE DIEHL FAMILY TRUST
23 LEXINGTON AVE
CAMBRIDGE, MA 02138-3318

267F-275 LOW, AICHEN & ANDREW C. HAHN 29 WHEELER ST UNIT 305 CAMBRIDGE, MA 02138

267F-275 DEA, CHRISTINA 29 WHEELER ST UNIT 209 CAMBRIDGE, MA 02138 TRILOGY LAW LLC C/O SARAH LIKE RHATIGAN, ESQ. 12 MARSHALL STREET BOSTONG, MA 02108

267F-299-298 ABODEZ ACORN CONCORD LLC 300 WASHINGTON STREET - SUITE 805 NEWTON, MA 02458

267F-275 PLATONOV, EVGENY & IRYNA VLASENKO 31 WHEELER ST UNIT 202 CAMBRIDGE, MA 02138

267F-275 PANTAZIS, DIMITROS 149 CHERRY ST UNIT 2 CAMBRIDGE, MA 02139

267F-275 XU, PENG 29-31 WHEELER ST UNIT 217 CAMBRIDGE, MA 02138

267F-275 ZOU, XIN 31 WHEELER ST UNIT 203 CAMBRIDGE, MA 02138

267F-275 LI, DAVID X. 535 SONOMA INSLES CIR JUPITER, FL 33478

267F-275 TABORN, DAVID K. & KRISTIN L. TABORN 29 WHEELER ST UNIT 312 CAMBRIDGE, MA 02138

267F-275 PANTAZIS, DIMITRIOS 149 CHERRT ST. UNIT 2 CAMBRIDGE, MA 02139

267F-275 PAIVA, CARLA S. 27 WHEELER ST UNIT 121 CAMBRIDGE, MA 02138 605 Couca & Are

267F-275 RAJAGOPAL, RAGHAVAN & MALINI RAJAGOPAL 27 WHEELER ST #117 CAMBRIDGE, MA 02138

POWERS, WILLIAM J. 25 WHEELER ST UNIT 116 CAMBRIDGE, MA 02138

267F-275

267F-275 JAIN, SUNNY 29 WHEELER ST UNIT 107 CAMBRIDGE, MA 02138

267F-275 MA, TRACY X. & ALLEN L. ZHANG 27 WHEELER ST UNIT 319 CAMBRIDGE, MA 02138 267F-275 GHIMIRE, RAMESH C. & MUNA DAWADI 25 WHEELER ST UNIT 315 CAMBRIDGE, MA 02138 267F-275 DANIEL, GILLIAN M. 16 HOLLYWOOD RD WINCHESTER, MA 01890

267F-275 ANGLIN, TRICIA T. 31 WHEELER ST UNIT 304 CAMBRIDGE, MA 02138 267F-275 JIANG, YIHUI 55 WHEELER ST. - C316 CAMBRIDGE, MA 02138 267F-275 HUANG, JIANHUA & LICHUN YANG 25 WHEELER ST UNIT 214 CAMBRIDGE, MA 02138

267F-275 SCHWARZ, BENJAMIN A. 31 WHEELER ST UNIT 204 CAMBRIDGE, MA 02138 267F-275 GOPLANI, NEETA 27 WHEELER ST UNIT 122 CAMBRIDGE, MA 02138 267F-275 NARAYAN, RADHA & SRIDHAR NARAYAN 27 WHEELER ST UNIT 119 CAMBRIDGE, MA 02138

267F-275 GAVIN, JAMES 29-31 WHEELER ST UNIT 112 CAMBRIDGE, MA 02138 267F-275 GERAGHTY, EDWARD T. & LAU, LENA LAI MING 43 LANGDON ST UNIT 2 CAMBRIDGE, MA 02138 267F-275 O'CONNOR, MATTHEW & MARGO L. O'CONNOR 102 HOLMAN ST. SHREWSBURY, MA 01545

267F-275 PANTAZIS, DIMITRIOS 149 CHERRY ST 2 CAMBRIDGE, MA 02138 267F-275 ZHIA, JOSEPH CHIUTAO, DAI ZHAI MICHELLE XIAOENG WAY 25 WHEELER ST UNIT 114 CAMBRIDGE, MA 02138 267F-286 TB WHEELER APARTMENTS LLC, 1140 VIRGINIA DRIVE FORT WASHINGTON , PA 19034

267F-275 SHAN XIAO 25 WHEELER ST UNIT 213 CAMBRIDGE, MA 02138 267F-275 NANDA IPSITA 224 CARLISLE RD BEDFORD, MA 01730

267F-275 JAIN, SUNNY 29 WHEELER ST UNIT 306 CAMBRIDGE, MA 02138

267F-275 RAGHEED, YOUSIF 29 WHEELER ST UNIT 210 CAMBRIDGE, MA 02138 267F-275 LIU, CHANG 29 WHEELER ST UNIT 211 CAMBRIDGE, MA 02138 267F-275 KAY, FORI CAMPBELL MADDOX DANIEL DAY, TRS 27 WHEELER ST 221 CAMBRIDGE, MA 02138

267F-275 CHAWARPATIL ABHISHEK 25 WHEELER ST UNIT 115 CAMBRIDGE, MA 02138 267F-275 PANTAZIS DIMITRIOS 149 CHERRY ST - UNIT 2 CAMBRIDGE, MA 02139 267F-275 ZHANG CHUNLIU 25 WHEELER ST - UNIT 314 CAMBRIDGE, MA 02138

267F-275 LIGHTNER, CHRISTIAN 27 WHEELER ST UNIT 118 CAMBRIDGE, MA 02138 267F-275 STEWART, ANN H. TR. THE ANN H. STEWART 2019 FAMILY TR. 31 WHEELER ST UNIT 101 CAMBRIDGE, MA 02138

267F-275 MOJAHED YAZDI REZA 27 WHEELER ST - UNIT 223 CAMBRIDGE, MA 02138 605 Convord Ave

267F-275 MALLEPEDDI, HEMANT TRS SUSHMA KOMMAREDDY TRS 128 LOWELL ST LEXINGTON, MA 02420

267F-275 CHEN, YUETING & LI 45 TROWBRIDGE ST BELMONT, MA 02138

267F-275 TPS FRESH POND LLC 41 ELMWOOD ST - UNIT 2 SOMERVILLLE, MA 02144

267F-275 MOAVENI, BABAK SANAZ HEYAT TRS 37 ROBINHOOD RD WINCHESTER, MA 01890

267F-275 AHN, MICHAEL XIAOMEI CHEN 27 WHEELER ST UNIT 321 CAMBRIDGE, MA 02138

267F-275 KASSA, ABEBA 31 WHEELER ST - UNIT 201 CAMBRIDGE, MA 02138

267F-392 FORT POINT INVESTMENTS, LLC C/O MARVIN F. POER & CO PO BOX 511196 SALT LAKE CITY, UT 84151-1196 267F-275 VYAVAHARE, MEENAKSHI & SANJEEV MONICA VYAVAHARE 29 WHEELER ST - UNIT 108 CAMBRIDGE, MA 02138

267F-275 QIAN, MING CHANG CHEN 29 WHEELER ST - UNIT 207 CAMBRIDGE, MA 02138

267F-275 GIBBONS, MARIA EUGENIA BERNHOLZ MALTE 16452 SHADY VIEW LANE LOS GATOS, CA 95032

267F-301 LS ALEWIFE II LLC PO BOX 2450 SPOKANE, WA 99210

267F-275 SONG, JIAN & FANGLEI ZHUANG 29 WHEELER ST - UNIT 212 CAMBRIDGE, MA 02138

267F-275 HOSSEINI, MASOUD ZAHRA HADDAD DERAFSHI TRS 11 OLD FARM CIR WAYLAND, MA 01778

267F-275 NOWLAND, IAN T. & ANNE L. NOWLAND 29 WHEELER ST UNIT 31 CAMBRIDGE, MA 02138 267F-275 THK DEVELOPMENT LLC 13218 HAWKSHEAD CT ST LOUIS, MO 63131

267F-275 DOWN, KEVIN 25 WHEELER ST UNIT 113 CAMBRIDGE, MA 02138

267F-275 CHEN, GANG CHUNLI LI 27 WHEELER ST - UNIT 324 CAMBRIDGE, MA 02138

267F-275 COUILLARD, AUDREY-ANNE MATHICU DUFOUR 31 WHEELER ST UNIT 302 CAMBRIDGE, MA 02138

267F-275 WOO, CLAIRE HOI KAR ELIZABETH J. SISSON TRS 24 CHANDLER ST SOMERVILLE, MA 02144

267F-275 SUNLIGHT REALESTATE LLC 31 CHEROKEE RD ARLINGTON, MA 02474