



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 31 PM 12:26

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 207271

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance:

Appeal:

PETITIONER: City of Cambridge C/O Michael Monestime

PETITIONER'S ADDRESS: 620 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 84 Bishop Allen Dr., Cambridge, MA

TYPE OF OCCUPANCY: Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Use

ZONING DISTRICT: Business B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To extend the relief previously granted in Case #163746 and Case #180689 for Outdoor Entertainment & Recreation Facility, Outdoor Retail & Consumer Service Establishment not otherwise defined, and a Temporary Outdoor Retail or Consumer Service Use.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.36 (Outdoor Retail or Consumer Service Establishments)
Article: 4.000	Section: 4.36D (Outdoor Entertainment & Recreation Facility)
Article: 10.000	Section: 10.40 (Special Permit)

Original
Signature(s):

Michael Monestime
(Petitioner (s) / Owner)

Michael Monestime
(Print Name)

Address:

Tel. No.

E-Mail Address:

620 MASS AVE. Cambridge, MA
02139

6174487186

mmonestime@centralsq.org

BZA APPLICATION FORM - OWNERSHIP INFORMATION

**To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.**


I/We City of Cambridge
(OWNER)

Address: 795 Massachusetts Avenue, Cambridge, MA

State that I/We own the property located at 84 Bishop Allen Dr.,
which is the subject of this zoning application.

The record title of this property is in the name of the City of Cambridge

*Pursuant to a deed of duly recorded in the date 1/1/63, Middlesex South
County Registry of Deeds at Book _____, Page _____; or
Middlesex Registry District of Land Court, Certificate No. 110373
Book 682 Page 23. Document no. 389017



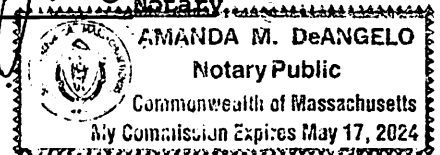
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Yi-An Huang personally appeared before me,
this 12th of January 2023, and made oath that the above statement is true.

My commission expires May 17, 2024 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



RECEIVED
JAN 10 1964

100-100000-100000

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 84 Bishop Allen Dr., Cambridge, MA (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 Starlight Square initiative has demonstrated for a year and a half how essential outdoor civic space is to the public health of a community. This is especially important as the Port neighborhood is greatly underserved, having only 21% of the national urban average per capita. Since its opening in August 2020, Starlight Square has provided residents with a central location for essential services and experiences to transition outside. This includes everything from worship and out-of-school time education, to performance and food distribution. Other notable uses include: the first-ever Winter Farmers Market, Cambridge Rindge and Latin High School's senior prom, the Cambridge Public Health Department's Flu Clinic, the community memorial for Bob Moses, and the City of Cambridge's City Council Inauguration.

Starlight continues to address immediate public health concerns by providing an outdoor home for basic city functions and much-needed human connection. Given the nature of the COVID-19 virus, we knew early on that outside was the safest place for recovery. As variants continue to mutate, this remains true today. The proposed initiative not only addresses immediate and delayed public health and community harms, but also safeguards us all from them in the future.

Outdoor entertainment is one of the functions of Starlight Square for which a special permit is required in the Bus B zone.

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

Starlight has operated for two years and the traffic generated and the patterns of access or egress have not caused congestion hazard or substantial change in established neighborhood character.

C) 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:

Starlight's continued operation would enhance adjacent uses.

D) 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:

Starlight is designed to improve and support the health, safety, and welfare of the users and the citizens of the City by providing an outdoor home for basic city functions and much-needed human connection.

E) 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:

Starlight Square only enhances the cultural district by providing a truly unique and much needed public space for residents.

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** City of Cambridge**Present Use/Occupancy:** Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Use**Location:** 84 Bishop Allen Dr., Cambridge, MA**Zone:** Business B Zone**Phone:** 6174487186**Requested Use/Occupancy:** Outdoor Entertainment and Recreation Facility, Outdoor Retail or Consumer Service Establishment not otherwise defined, Temporary Outdoor Retail or Consumer Use

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>		
<u>TOTAL GROSS FLOOR AREA:</u>		950	950	92,716	(max.)	
<u>LOT AREA:</u>		33,715	33,715	0	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.028	0.028	2.75		
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA	NA	NA		
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	180	180	None		
	<u>DEPTH</u>	171	171	None		
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	NA	NA	0		
	<u>REAR</u>	NA	NA	0		
	<u>LEFT SIDE</u>	NA	NA	0		
	<u>RIGHT SIDE</u>	NA	NA	0		
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	NA (Scaffolding is 18' high)	NA (Scaffolding is 18' high)	80 (45 degree setback at Bishop Allen)		
	<u>WIDTH</u>	NA	NA	NA		
	<u>LENGTH</u>	NA (Scaffolding is 10' wide)	NA (Scaffolding is 10' wide)	NA		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0		
<u>NO. OF DWELLING UNITS:</u>		0	0	0		
<u>NO. OF PARKING SPACES:</u>		82	23	Special permit granting authority		
<u>NO. OF LOADING AREAS:</u>		0	0	0		
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0		

Pacheco, Maria

From: Emily W <emilyw1997s@gmail.com>
Sent: Thursday, March 2, 2023 10:35 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-207271

Hello,

My name is Emily and I am a student at MIT living at the intersection of Bishop Allen Dr. and Norfolk st. I wanted to express my strong opposition for the continuation of yet another summer with starlight. I used to look forward to the summer to arrive but now I do not because of the stress that starlight has given me over the past 3 years. After the torture we endured during the first year of starlight where literally stage lights would go through our apartment windows and the loud music would shake our building till 12 am - not to mention that I started taking migraine medications after the initiation of starlight, we thought that after all that, it would be removed and we were told by the city manager that it was temporary.

Now after 3 years, we are still having zoning meetings on maintaining starlight? I am not sure how this is temporary anymore - from my standpoint I see that the zoning board has declared it to be permanent but has meetings before each season just to hear the managers of starlight claim they are making improvements.

The truth is starlight continues to be an extreme disruption to the residents around it. It is impossible to unwind or invite friends over or even just think or watch something on TV or study with the constant loud music happening downstairs. No matter how much they say that they will work on reducing the volume, the truth is, the music is extremely loud and it is continuous and as residents we can't do anything about it at the moment and we have to suffer through it.

Also there were many instances that starlight would play music without it being approved and unfortunately when we call the Cambridge Police for noise complaints they do not even respond to us anymore because during the whole summer the Cambridge Police is under the impression that starlight has the right to play music even when they don't have a license for it.

Since it seems futile to ask for it to be completely shut down, I hope the zoning committee agrees to prohibit any live performances from starlight and ending events at 7pm instead of 9pm. 9pm is just so incredibly late. I can't study or unwind or even make dinner peacefully listening to this incredibly loud music.

I am also very confused as to why there has been no discussions of moving starlight to a different more suitable location when it won't be bothering the neighbors, isn't that the job of the zoning board?

We ask you to help us because this is the only platform where we can voice our opinion and our struggles. If I can do more I would but I have a lot of studies and I really didn't think that I would have to struggle through this during the 4 years I am studying at MIT.

Thank you,
Emily

Pacheco, Maria

From: Michael James <michael1331james@gmail.com>
Sent: Friday, March 3, 2023 8:17 AM
To: Pacheco, Maria
Subject: CASE NO. BZA-207271

Dear Board of Zoning Appeal,

During the second half of the 3rd season the Starlight Venue increased the number of events considerably as well as their duration and sound level. I specifically sent an email to the starlight team but received no response from them. Despite being told that drum shields and an "acoustic barrier" was being used, the sound was considerably louder and drum circles were performed with no shields. This is because the sound level is completely under their control and there is no oversight where we can ask for help.

We cannot escape the sound coming from concert grade speakers and subwoofers right in front of our homes. We can't even hold a conversation during dinner, the time we sit with each other, in our safe space, our home. It overpowers anything else we can do at home!

Holding events Thursday Night, Friday Night, All day Saturday and into Sunday on consecutive days gives us no time to have a break during the second half of the week. We can't even invite guests on the weekend. While those attending events have the privilege to attend events they want, we cannot escape events that can be held as late as 9PM.

Immediately surrounding the parking lot are 6 apartment buildings: 30 Norfolk Street, 70 Bishop Allen, 51 Norfolk Street, 77 Bishop Allen, 46-48 Norfolk Street, 10 Essex st. Three of these apartments are affordable housing units for large families 4+ individuals with many young children. It's a densely populated residential area of 40+ families. For many in affordable housing it's impossible to move. I know we have tried. We did not choose to live in front of a concert venue but we cannot change that.

This has been advertised as a temporary space yet it keeps returning to the board as a permanent space. This requires serious consideration of its impact. It's not an appropriate space for a residential area with 40+ families directly overlooking the Venue. And by approving its extension the residents get exempt from the protection against intrusive sounds that we have no control over in our homes and no one to turn to for help or oversight. I strongly ask you to not approve the use of music amplification in this location.

Thank you for reading my comment,
Michael James

Pacheco, Maria

From: dee c <maytaurus17@hotmail.com>
Sent: Friday, March 3, 2023 8:01 AM
To: Pacheco, Maria

Good Morning

I am Cambridge resident and I live across the street from Star Light. Although it's a nice idea and it helps upcoming musicians and artistes to be known the music and level of noise is ridiculous!! It's way to loud and it's very disruptive.

I work and attend school online from home as many others do and trying to work and be on a conference call or zoom is very unprofessional even with headphones!! . Its hard to hear and concentrate on my work.

I don't think it was a good idea to add this particular event in the middle of the parking lot which is for shoppers to shop at hmart/ central sq. Instead the shoppers are parking in our residential area parking spaces because they can no longer park in the designated parking lot that was built for hmart customers!!!

It's very frustrating to have to drive around the block several times looking for a parking space for 30 mins!! and then come home to listen to loud blaring music that lasts till 9pm and sometime beyond that time. Sometimes these events draw the wrong crowd and this sometimes it's the cause of trouble of people hanging around.

I vote to have this event moved to a more open and secluded area where it's not near a residential area and that they have their own parking lot. I hope that you take all of these comments into consideration and think about the people that actually live in this area and what we have to deal with if this event continues at this location

Thank you for your time and consideration

Dawn Curry
maytaurus17@hotmail.com



Support ✓

CAMBRIDGE CITY COUNCIL

E. Denise Simmons
City Councillor

Mayor
2008-2009
2016-2017

March 3, 2022

Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: In Support of Starlight Square | 84 Bishop Allen Drive

To The Members of the Board of Zoning Appeal:

I am writing to express my strong support for Starlight Square, located at 84 Bishop Allen Drive, in its bid to receive a special permit to continue operating in Central Square. Over the past three years, Starlight has become a civic and cultural amenity that has hosted many of the defining events in the City, from the high school's Senior Week programming and Prom, to the celebration of the life of Dr. Bob Moses, to last year's City Council Inauguration. During its initial three seasons, Starlight Square has facilitated more than 250 events held by over 200 local arts and cultural organizations – and I very much hope we can keep this project going.

As a Central Square business owner, lifelong resident, and member of the City Council, I can attest to the remarkable contribution that Starlight Square has made to the Cultural District. From transitioning services outside during the pandemic to organizing engaging events, Starlight has brought a sense of resilience, innovation, and community engagement to Central Square, supporting the local community along with its growth and development. In a relatively short amount of time, Starlight has become an indispensable asset to Central Square and to the greater Cambridge community.

I remain fully confident in the Central Square BID's leadership team and Board of Directors as they continue managing Starlight Square, I appreciate the work they have done in engaging with the local community about the noise concerns, and I am very pleased to offer my unqualified support for their continued efforts. I respectfully request that you approve this permit, enabling them to continue the fantastic Starlight Square project that has been such a breath of fresh air in Central Square. I thank you very much for your attention to this matter.

Sincerely,

City Councilor E. Denise Simmons

✓
Support

Pacheco, Maria

From: McGovern, Marc
Sent: Friday, March 3, 2023 1:16 PM
To: Pacheco, Maria
Subject: Starlight

Dear Members of the Board of Zoning Appeals:

I would like to add my support for Starlight Square. Starlight has been such a wonderful addition to Cambridge. It has served as a gathering place for the community that has included, not only public events, but also events for our public schools, our city government, including being a vaccination center, and local non-profits. The Central Square Business Improvement District have been terrific stewards and worked diligently to address any issue raised by members of the community, including their current work to address noise concerns. They are true partners.

In addition to Starlight's public events, they also serve as an incubator for BIPOC small business that have helped to launch local, proprietors while providing residents with the opportunity to support and purchase local goods.

As they say, "what was once a place for cars, is now a place for people." Starlight is a gem and we should do all that we can to help them continue this great resource.

Thank you.

Marc McGovern
City Councillor, City of Cambridge
795 Mass. Ave
Cambridge, MA 02139
617-349-4280 (office)
617-642-1731 (cell)

All emails to and from this email address are subject to the Public Records Law and may be made available to members of the public. Anything you do not want subject to that law should be sent to me at marcmcgovern@gmail.com

Pacheco, Maria

From: Dan Coleman <dan@bigskyblue.net>
Sent: Friday, March 3, 2023 2:40 PM
To: Pacheco, Maria
Cc: Sharon Aviram Coleman
Subject: Letter of Support for Starlight Square

Support

Hi!

We had a wonderful time at the World Cup party at Starlight. It was a great chance to spend time outdoors with our family, in the middle of our neighbors...felt like just the right vibe for Cambridge and we felt very lucky to participate.

We hope you'll see fit to extend their role in our community.

Thanks--and take good care,
Dan

Dan Coleman, Ph.D.

he, him, his

[dreaming school](#)

cell | 617-949-0734

web | www.bigskyblue.net

calendar | [coffee](#)

Pacheco, Maria

From: Joseph Poirier <jpoirier20@gmail.com>
Sent: Saturday, March 4, 2023 7:55 PM
To: Pacheco, Maria
Subject: BZA - Case 207271 Starlight Square - Starlight Forever!

Support

To the Board of Zoning Appeal:

Please accept this letter for the record as our strongest support for the extension of relief provided to Starlight Square. We love Starlight; it is such a fantastic part of the Central Square community and such a welcome and important arts space, helping to maintain the Square's cultural district energy. I have attended arts/cultural events there, as well as official city events - such as the City Council inauguration - and have so appreciated all of the hard work that's gone in to keeping it running. I grew up in Central Square and so have several decade of memory of the former parking lot Starlight is currently located on...that parking lot was such a waste of space! We hope you can help Starlight continue and - in the future - become a permanent part of Central Square.

Thanks,

Joseph and Elizabeth Poirier
Sherman Street

Pacheco, Maria

From: Dylan Russell <dylanrus@gmail.com>
Sent: Sunday, March 5, 2023 9:47 AM
To: Pacheco, Maria
Subject: Case 207271 Starlight Square - Starlight Forever!

Support

To the Board of Zoning Appeal:

I'm in strong support of extending the relief provided to starlight square. I grew up and still live in Cambridgeport and I have attended many shows/events at starlight. I'm very thankful for the diverse community and events that the space supports, there's no other place in Cambridge like it. The parking lot there is otherwise wasted space, starlight is an example of the kind of creative use of space I wish the city would do more of.

Thanks,
Dylan Russell
Cottage street

Pacheco, Maria

From: Sanya Bolia <sanyabolia@gmail.com>
Sent: Sunday, March 5, 2023 9:10 PM
To: Pacheco, Maria
Subject: Letter of Support for Starlight Square

Support

To Whom This May Concern:

There are few public spaces in the city that provide a communal, yet intimate setting to enjoy events. Starlight Square is certainly one of them. I watched the World Cup there with a couple of friends and we had the most amazing time. Cambridge is a delightfully unique city and something that adds to its uniqueness is "hidden gems" or cool things hiding in plain sight. I love that Starlight Square is kind of tucked away and makes great use of an empty parking lot. I strongly support this community benefit and wish for it to continue. Should you have any questions, please feel free to email me.

Thank you,
Sanya (Student in Boston)

Pacheco, Maria

From: Malaika Green <misssgreen786@gmail.com>
Sent: Sunday, March 5, 2023 10:02 PM
To: Pacheco, Maria
Subject: Starlight Central Sq.

Support

Good morning, To whom it may concern,

I hope this letter finds you well an in good spirits.

Hello my name is Malaika and I am write you about Starlight Central Sqare and how it's positively affected our life living in the ever busy, ever evolving business district of Cambridge. As well as the importance of it's presence in Central Square lot 5. Starlight began for my daughter as a Mayors program placement her freshmen year of high school and quickly became more than just a summer job. My daughter often speaks of how grateful she is that during the time of over wellming fear and uncertainty during the pandemic Starlight created a safe space for her and many youth and families with in the city at that time.

The space has been a space of community connection blending the old and the new, merging the young with the aged. Honestly maintaining the culture and vibrancy of the city's roots. As well Starlight has created a meeting place, a sought out destination for visitors looking for and seeking preforming arts, dance, celebration ect. (Possibly one of the only spaces in this area.)

Lot 5 location for Starlight has brought the fun and community aspect of Cambridge back to Central Sq. As well it has given so many local businesses like the Dance complex & Five Doors Yoga studio, Cambridge Carnival, local food vendors and so much more an opportunity to create outdoor experiences when they would not otherwise have been able to offering them and it's given them the opportunity to create more customers and maintain their presence in our community. Starlight is good for all the surrounding businesses as it draws visitors that then shop locally.

The point of my letter is to share with you the benefits Starlight brings to the city as a whole but especially to the families & locals of Central Sq. especially to the young in the area. My daughter has continued to work with the Central Sq. BiD and Starlight throughout her high school experience and as she has built strong connections to the staff and the mission of community & caring for the people in it she intends to continue working with and supporting the Starlight.

Starlight has changed Central Square for the better and we are grateful to have it and support it's continued operation.

Thank you for your time and consideration.

Sincerely,
Malaika Green
Cambridge MA.

Pacheco, Maria

From: Megan J <meganjohnson1093@hotmail.com>
Sent: Thursday, March 2, 2023 10:59 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-207271

Opposed

Dear Zoning Committee,

I am writing to beg you to please stop the continuation of starlight. I have served on zoning committees in other states and I have never seen anything like this. It is very disruptive to the neighbors to the point that I have to leave my home when I don't necessarily plan to. Where are we supposed to go in the weekend if we can't relax at home? Literally all day Saturday and Sunday there is extreme noise pollution from starlight. This is absurd and should not be allowed. Something is wrong.

Please consider our comments.

Thank you,
Megan

Pacheco, Maria

From: Nada A <NadaA99999@hotmail.com>
Sent: Thursday, March 2, 2023 11:09 PM
To: Pacheco, Maria
Subject: CASE NO. BZA-207271

APP

Hello,

I am writing to express my opposition to starlight. I am a mother of a toddler and a newborn and I simply cannot operate around the starlight schedule. I have to put my kids to sleep and its almost impossible to do that with the loud music outside. I can't peacefully live in my home in the summer and it has negatively impacted my toddler and I am sure it will negatively impact my newborn.

It has been extremely stressful thinking about this every single year since COVID, as if that wasn't enough.

I ask you to please consider the families that live here.

Thank you,
Nada

Pacheco, Maria

From: Karl Alexander <karl.f.alexander@gmail.com>
Sent: Monday, March 6, 2023 9:10 AM
To: Pacheco, Maria
Subject: Starling Square -- Letter of Support

Support

Good Morning!

I wanted to write a brief letter to share my strong support for Starlight Square's application to continue operations in Lot 5.

It has been an absolute pleasure to have enjoyed this free-to-access public space, especially one that celebrates affordable and accessible spaces for the arts, culture and entrepreneurship to flourish in Central Square. The performers and artisans activating this space are the lifeblood of the community -- allowing them to take root in Central Square will ensure the neighborhood's vibrancy for decades to come.

Starlight Square keeps people together in a time where such spaces for congregating are becoming less and less. Spending time with friends who I've known for decades at Starlight has been a lifeline for my mental wellbeing and I hope that it will remain for as long as possible.

Thanks for your time and consideration,
Karl Alexander



Support

March 6th, 2023

To the Board of Zoning Appeal:

I write on behalf of the Central Square BID Board in strong support of the continuation of Starlight Square.

Since its inception, Starlight Square has been a Central Square BID initiative, pursued, supported, and funded with the collaboration of the Board. Our Board spans City departments, houses of worship, social service providers, arts organizations, generational property owners, business owners, and neighbors. In short, the BID is the best representative of the priorities and public support of the Square.

When the pandemic struck and the needs of the Square both multiplied and intensified, we acted more urgently and ambitiously, expanding the BID's services and programming to meet the scale of the crisis. Three years later, the legacy challenges of the Square have only been exacerbated. Starlight solves so many of them, from incubating new, local, POC-owned businesses to employing young people. As a public space alone, it has redefined Central Square.

While I and the rest of the Board members serve the organization directly, I know there are hundreds if not thousands more people who share the understanding that Central Square is a vulnerable district in great need of stabilizing forces like Starlight. We all must support these grassroots, community-led initiatives that not only respond day after day, year after year, to the challenges of the Square, but also show just how much is possible when we imagine the future Central together.

Christina Abele
Chair of the BID Board of Directors
www.centernalsq.org

Pacheco, Maria

From: Amina Sheikh <aminaksheikh@gmail.com>
Sent: Monday, March 6, 2023 3:14 PM
To: Pacheco, Maria
Subject: Letter of support for starlight square

Hi,

My name is Amina Sheikh and I'm a resident of Cambridgeport. I've loved the programming at starlight square and am writing to urge you to establish a long-term contract that allows the space to continue. It's been a great way to meet other community members and support local artists and has also got me to go into central more often, which means I often end up spending money at local businesses in the square, too.

Thanks,
Amina Sheikh

--

Amina Sheikh
aminaksheikh@gmail.com
510.759.3352

Pacheco, Maria

From: Abbie Cohen <abbie.cohen24@gmail.com>
Sent: Monday, March 6, 2023 2:37 PM
To: Pacheco, Maria
Subject: Letter of Support for Starlight Square

Board of Zoning Appeal,

My name is Abbie Cohen and I was born and raised in Cambridge, MA and currently reside at 35 Magee St, Cambridge MA 02139 nearby Central Square and have been able to benefit from the amazing development, installation, and programming that Starlight Square has produced. **I strongly support Starlight's continued use as a community space!**

Starlight has been a space of community, activity, joy, and connection. I have attended numerous events, shopped at Popportunity, and had the amazing opportunity to teach yoga for free to the Cambridge community all in Starlight's beautiful redeveloped space. I'd love to be able to continue to utilize the amazing community space Starlight Square created and has effectively implemented.

We ask that we're able to continue to benefit from the unique and special community space Starlight Square offers us. Please consider this in your review to approve Starlight Square's space.

Thank you,
Abbie



CAMBRIDGE CITY COUNCIL

Quinton Y. Zondervan
City Councillor

To the members of the BZA:

March 6, 2023

Once again, I write in strong, enthusiastic support of Starlight Square and I urge you to approve the Special Permit requested in case BZA 163746-2022 without delay and without placing any further restrictions on the operation of this establishment.

Starlight Square has been a lifeline for our community. Shows and Popportunity events have created real economic opportunity for our city's young entrepreneurs and artists of color. I love stopping by on a warm Sunday afternoon because you never know who you might run into or what you might find to buy. These spaces have brought immense joy and there is truly something for everyone, with entry always free of charge. Though it started as a way to safely bring people together at the height of the pandemic, Starlight Square has become an indispensable part of our community and should continue even as the pandemic's worst days appear to be behind us.

I recognize that abutting neighbors have raised concerns about the noise impact, and it is clear to me that those concerns have been taken very seriously. I want to thank Michael Monestime, Nina Berg, Erik Sarno, and everyone else at the Central Square BID for putting in the work and adapting their programming to substantially improve conditions for the neighbors. Though I know they are open to continued dialog, the current proposal before you is already a good compromise.

Any delay in this case would postpone Starlight Square's opening for the next season, at a time when residents continue to ask for safe, fun social engagement. Please approve this application without delay or additional stipulations beyond what the BID has offered so we can have another awesome summer of programming in Central Square.

Sincerely,

A handwritten signature in black ink, appearing to be "QZ", written over a horizontal line.

Quinton Y. Zondervan
Cambridge City Councillor

Pacheco, Maria

From: Matt Laidlaw <matt@improvboston.com>
Sent: Monday, March 6, 2023 2:24 PM
To: Pacheco, Maria
Subject: Letter of Support for Starlight Square

Good Afternoon -

On behalf of ImprovBoston community, I'm writing to offer my full support and endorsement of Starlight Square.

Starlight Square is an amazing resource for local artists, vendors and the Central Square community. As frequent performers on their stage, the opportunity for all of us to have a venue to share our art, to educate and inform our neighbors and to bring joy to our local community is immeasurable.

We look forward to many more summers of amazing entertainment in Central Square.

With kind regards,
Matt Laidlaw

--

Matt Laidlaw
He/Him/His
Managing Director
ImprovBoston
www.improvboston.com





The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

Committees:
Housing
Bonding, Capital Expenditures
and State Assets
Export Development
Municipalities and Regional Government

STATE HOUSE, ROOM 156
TEL: (617) 722-2240
Mike.Connolly@MAhouse.gov

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

March 3, 2023, via email

Regarding CASE NO. 207271-2023

To the Members of the Board of Zoning Appeal,

As State Representative for the 26th Middlesex District, which includes Central Square and other parts of Cambridge and Somerville, and as a resident of 4 Ashburton Place, just steps away from Municipal Lot #5, I want to continue to offer my strong support and to advocate for the renewal of the special permits necessary to allow Starlight Square to launch its fourth season of operations. Thank you for your previous votes allowing for this important venue to operate for the past 3 seasons.

I have personally enjoyed the wide variety of programming over the past three seasons of Starlight Square, and I know constituents have as well. To name just a few: the inauguration of our city council and our city's MLK Day of Service and Learning events, the celebration of the lives of Dr. Bob Moses and Peter Valentine, outdoor shopping with local vendors and the Popportunity initiative, and the city's Juneteenth celebrations. I cannot imagine how we would have endured the first years of the pandemic without the safe and vibrant outdoor gathering space for the arts, civic life, and small businesses that Starlight provides. And as we look to the future Starlight *still* serves critical needs that were exacerbated by COVID, like evaporating arts spaces, civic engagement, youth workforce programs, and public health resilience. In this moment it is so important that we continue to maintain this outdoor gathering space as not just a way to build community, but also as a way to promote public health.

I recognize that some abutters have raised important concerns about noise, and I support efforts to continue working to mitigate these concerns. At the same time, I appreciate the Central Square BID's responsiveness in addressing these concerns, their commitment to ongoing dialogue with neighbors, and this Board's ongoing efforts to bring everyone together.

In conclusion, Starlight Square's continuation is essential to the wellbeing of Central Square and our entire community, and I respectfully urge a favorable vote for its continued operation.

Yours in service,

A handwritten signature in blue ink that reads "Mike Connolly".

Mike Connolly

Hello Members of the BZA,

I write to you all today to give my full support for the Central Square BID's application for a special permit to continue their incredible work at Starlight Square for a 4th season.

The team at the Central Square BID has successfully operated Starlight Square throughout the COVID-19 emergency, giving many community members a chance to safely gather outdoors while supporting local artists and businesses. In addition to community events, Starlight provides space for essential City functions like Department meetings and public health events, whose impact is amplified by having such a prominent, community-embedded venue. I was inaugurated as a city councillor at Starlight Square on a very frigid Monday last January. Even with record high case numbers during the Omicron variant surge, it was great having the opportunity to safely celebrate the start of the term in person with members of the community.

While the COVID-19 emergency is starting to wane, Starlight still serves critical needs that were exacerbated during the pandemic, like evaporating arts spaces, Main Street vacancy, anemic civic engagement, needed youth workforce programs, and public health resilience among other things. Popportunity, which incubates 30 local businesses each year, has exemplified the importance of these economic empowerment initiatives even in a post-pandemic world. Four business owners of color have graduated on to brick-and-mortar locations on Mass Ave in the past two years.

The Starlight team has been flexible and creative in its response to neighborhood concerns while ensuring the space doesn't feel less lively. Ahead of their proposed 2023 season, they are making a series of further adjustments to lessen negative impact, including reducing the number of performances featuring live drum kits (the primary source of noise complaints) and reducing the total number of events.

The requested special permit will allow the continuation of the Outdoor Entertainment and Recreation part of the programming to continue. This programming buoyed the local arts and culture scene during the early days of the COVID-19 pandemic, and provided safe space for events like the CRLS highschool prom, interfaith services, out-of-school time education programming, and much more. Starlight Square embodies the limitless possibilities when we prioritize people over parking.

Starlight is now a part of Central Square's identity, a truly public space for all. No other space in Cambridge exists like it. Please allow for the wonderful work at Starlight Square to continue for Season 4.

Thank you for your consideration,
Cambridge City Councillor Burhan Azeem

Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Cambridge Board of Zoning Appeal,

Hello, My name is Manouchea Lord. I'm a Cambridge resident and the Program Director for Popportunity, an economic development initiative that runs from May through October, Saturdays, and Sundays, at Starlight Square.

This is my second time at this point pleading for Starlight Square to remain standing. I mentioned before that since 2020, a former parking lot has served well over 400 small business owners.

This parking lot inspired people to learn new skills.

This parking lot inspired an 11-year-old to run a jewelry business with her mom.

This parking lot increased neighbors', young and old, confidence to continue building community safely.

This parking lot provided a safe space for the Inauguration of city council members and the Mayor.

This parking lot provided a space for other non-profits to host culminating events to bring youth and families together.

This parking lot helped a home chef legitimize his business to sell Jamaican food to the community.

This parking lot helped entrepreneurs sell a product they are proud of.

This parking lot serves Cambridge residents, whose backgrounds span all corners of the globe: Mexico, Ethiopia, Haiti, and Iraq, Ireland, to name a few. It serves residents who are often looked past for other opportunities. Starlight Square is absolutely necessary for our community. By extending Starlight's permit, my team will continue to be able to provide this economic opportunity to Cambridge residents, which not only encourages entrepreneurship city-wide but also provides residents with a way to shop small and keep their dollars in the community. Extending Starlight means you're supporting small business owners, immigrant entrepreneurs, community builders, and families—all in a public destination that all Cambridge residents can be proud of.

Best,

Manouchea

Pacheco, Maria

From: Danielle Williams <dwilli424@gmail.com>
Sent: Monday, March 6, 2023 11:17 AM
To: Pacheco, Maria
Subject: Letter in support of Starlight

To whom it may concern,

We are writing this letter to express and support our love for Starlight and it's future. Starlight came about during Covid so that people can feel a sense of normalcy with a chance for people to be able to be back outside. We've had the honor to be able to not only work at Starlight but to be able to experience the joy of community engagement and many great events throughout the seasons.

It's been a great experience being able to not only attend and work the events but having the opportunity to create and host our own events at Starlight really gives us a sense of purpose and a healing sensation and it is an overwhelming sense of joy and success especially being lifelong Cantabrigians.

It would be with great loss and sadness that Starlight would be shut down especially now that we've been able to experience all that came from it. Not only all of the jobs it has created during the pandemic but the relationships that we have formed through it have become more like family. It also has brought back life into Central Square and what Cambridge used to stand for which is Community and diversity.

Thank you for your time,

Danielle Williams and Malene Council
Central Square Bid

Sent from my iPhone

Pacheco, Maria

From: Erin Mabee <erin@improvboston.com>
Sent: Monday, March 6, 2023 11:35 AM
To: Pacheco, Maria
Subject: Letter of Support for Starlight Square

To Whom it May Concern,

I am sending in a letter of support to keep the Starlight Square space open. As someone who has worked and performed in Central Square before and after Starlight was there, I know first hand that Starlight has brought a lot of positive art to Central Square and has kept the arts as a staple of this location, especially in a time where it felt like arts were dying. I have performed in this space and attended shows in this space. I fully encourage that Starlight remains!

Best,
Erin

--



Erin Mabee (she/her)
Comedy School Manager & Graphic Designer
erin@improvboston.com
improvboston.com

Pacheco, Maria

From: Zach Goldhammer <zachg@cambridgecc.org>
Sent: Monday, March 6, 2023 6:01 PM
To: Pacheco, Maria
Subject: Letter of Support for Starlight Square

To Whom It May Concern,

I am writing to you now to express my strong support for Season 4 of programming at Starlight Square. As a Cambridge native, I want to say that Starlight Square is genuinely one of the most exciting and important recent developments in Central Square. Starlight's role as a free, accessible venue for small-scale local performances is also, I believe, critically important to the overall creative health of this city. In my own professional role as the Community Engagement Coordinator at the Cambridge Community Center, I have seen firsthand just how badly this kind of space is needed here. CCC has recently been overwhelmed with rental requests from bands, comedians, dancers, and other performers who simply have nowhere else to go. Having Starlight available as a free, open-air space in the spring and summer is incredibly valuable as an outlet for those groups.

In particular, I'm grateful that the Starlight stage has become something like a second home for CCC's flagship music program The Hip-Hop Transformation, which hosts its annual end-of-summer showcase at Starlight. These outdoor showcases allow THHT's teen participants to have a chance to perform for friends, family members, and neighbors. The showcase regularly sells out Starlight, drawing a crowd which is too large for CCC's own primary performance rooms but also too small for the larger, for-profit performance halls in the area. With the recent closures of so many local music venues throughout Greater Boston, it's hard to imagine where or when these teens would have the opportunity to perform on a professional stage like this again if Starlight was no longer available.

For this reason, I hope that the BZA will not only allow Starlight to continue its programming for this upcoming season, but will also help its organizers create a plan for a permanent space. Ensuring that Starlight stays will mean that young performers growing up in this city will always have a stage that they can return to and feel at home. I hope that the Board will believe in this vision and can help make this dream a reality.

Best,
Zach Goldhammer

Community Engagement Coordinator
zachg@cambridgecc.org
617-460-1765

Pacheco, Maria

From: Rachel Klein <rachelklein.mail@gmail.com>
Sent: Monday, March 6, 2023 5:01 PM
To: Pacheco, Maria
Subject: Letter of Support for Starlight Square

Board of Zoning Appeal,

My name is Rachel Klein and I moved to Cambridge 5 years ago to pursue a graduate degree. Though my program only lasted an academic year, I stayed living in Cambridge for an additional 4 years because of its beauty and unique community. Though I moved out of the city last year, I continue to stay connected to the city and honor the community programs I participated in as a resident that make it so special. One such opportunity is the amazing development, installation, and programming that Starlight Square has produced. **I strongly support Starlight's continued use as a community space!**

Starlight was for me a space of community, activity, joy, and connection. I attended numerous events, shopped at Popportunity, and participated in free yoga all in Starlight's beautiful redeveloped space. I hope other short-term and long term residents will have the continued opportunity to utilize the amazing community space Starlight Square created that made my experience in Cambridge so memorable. Please consider this in your review to approve Starlight Square's space.

Thank you,
Rachel

Pacheco, Maria

From: Linda Nathan <lfnathan@gmail.com>
Sent: Monday, March 6, 2023 5:01 PM
To: Pacheco, Maria
Subject: Board of Zoning Appeal

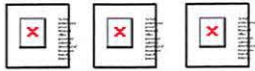
My name is Linda Nathan and I was born and raised in Cambridge, MA and currently reside at 217 Erie St Cambridge MA 02139 nearby Central Square and have been able to benefit from the amazing development, installation, and programming that Starlight Square has produced. **I have sold my pottery to benefit other Cambridge nonprofits and I have enjoyed many community events. strongly support Starlight's continued use as a community space!**

Starlight has been a space of community, activity, joy, and connection. I have attended numerous events, shopped at Popportunity, and, as mentioned, sold pottery there!. I'd love to be able to continue to utilize the amazing community space Starlight Square created and has effectively implemented. Please consider this in your review to approve Starlight Square's space. I would love to continue to be a community potter who comes to sell, to demonstrate and to share my craft!

Thank you, Linda Nathan

--

Linda Nathan
Educator, Artist, Author



cell: [617-212-5225](tel:617-212-5225)



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Erik Sarno Date: 2/22/23
(Print)

Address: 84 Bishop Allen Drive

Case No. BZA-207271

Hearing Date: 3/9/23

Thank you,
Bza Members

2

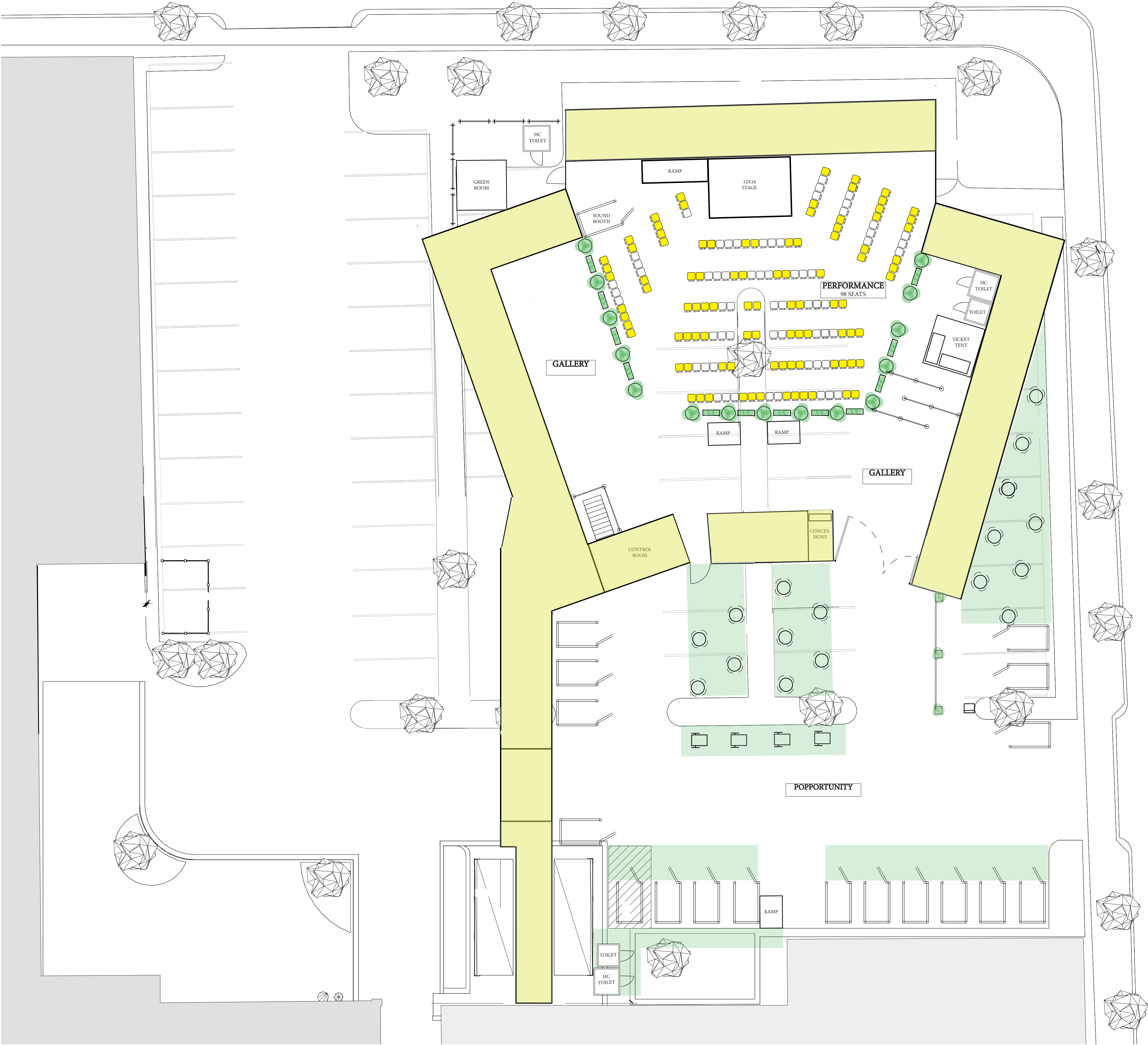
1

84 Bishop Allen Drive BZA-207271





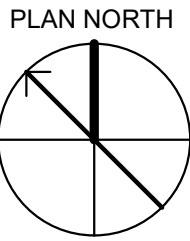
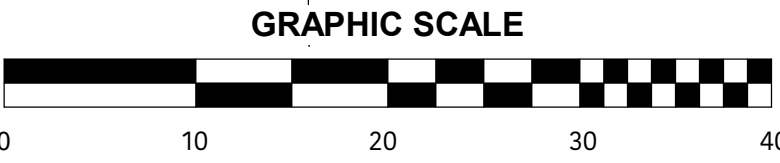
BISHOP ALLEN DRIVE



AREA OF
SCAFFOLDING & SCRIM
= 3,700 SF

AREA ENCLOSED BY
SCAFFOLDING & SCRIM
= 5,200

NORFOLK



110373 682 23
 Ctf 110373 Brink 682 Page 23

6442^B

SUBDIVISION PLAN OF LAND IN CAMBRIDGE

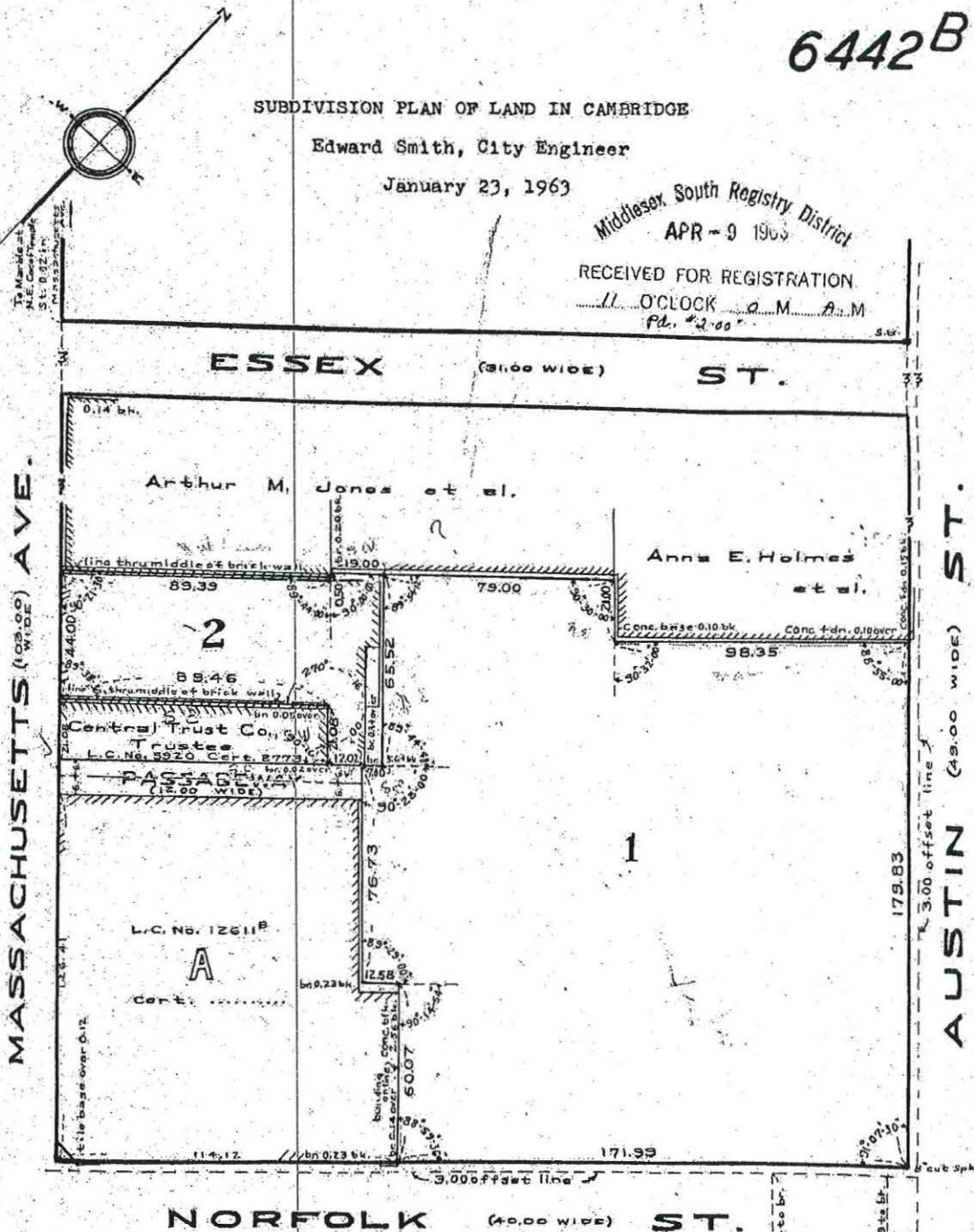
Edward Smith, City Engineer

January 23, 1963

Middlesex South Registry District
 APR - 9 1963

RECEIVED FOR REGISTRATION

11 O'CLOCK P.M. A.M.
 Pl. #2-00



Subdivision of Land
 Shown on Plan 6442^A
 Filed with Cert. of Title No. 8762
 South Registry District of Middlesex County

Separate certificates of title may be issued for land
 shown hereon as Lots 1 & 2
 By the Court.

FEB. 6, 1963.

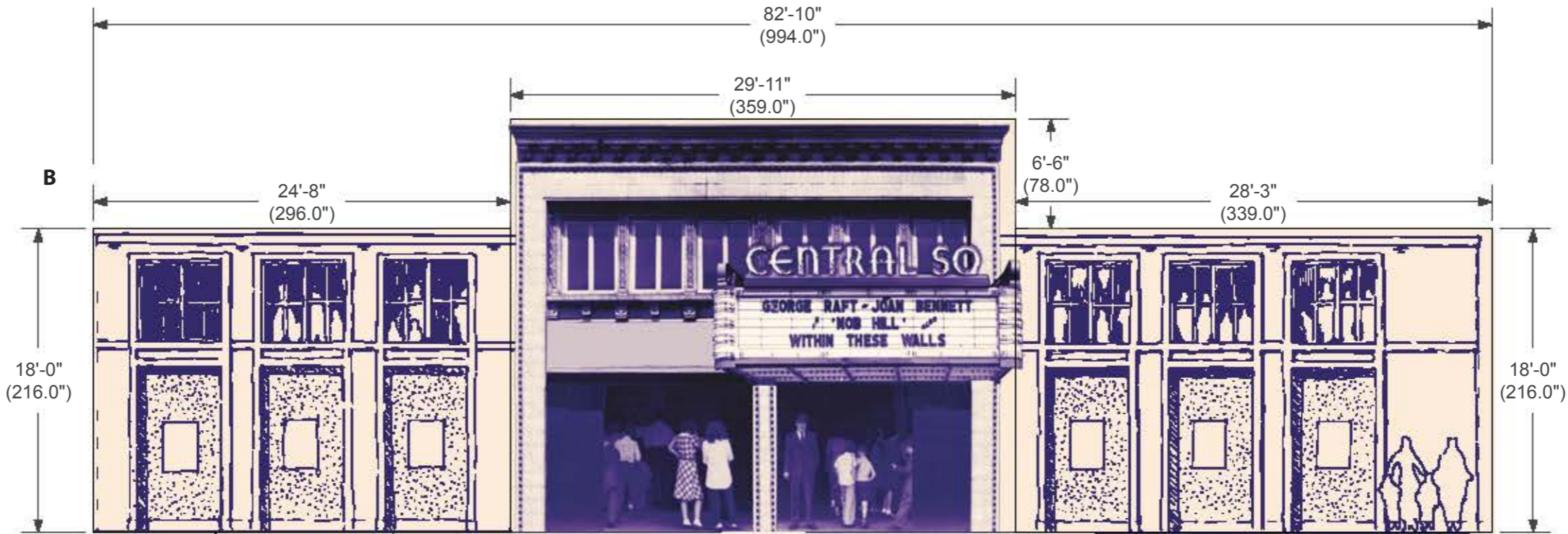
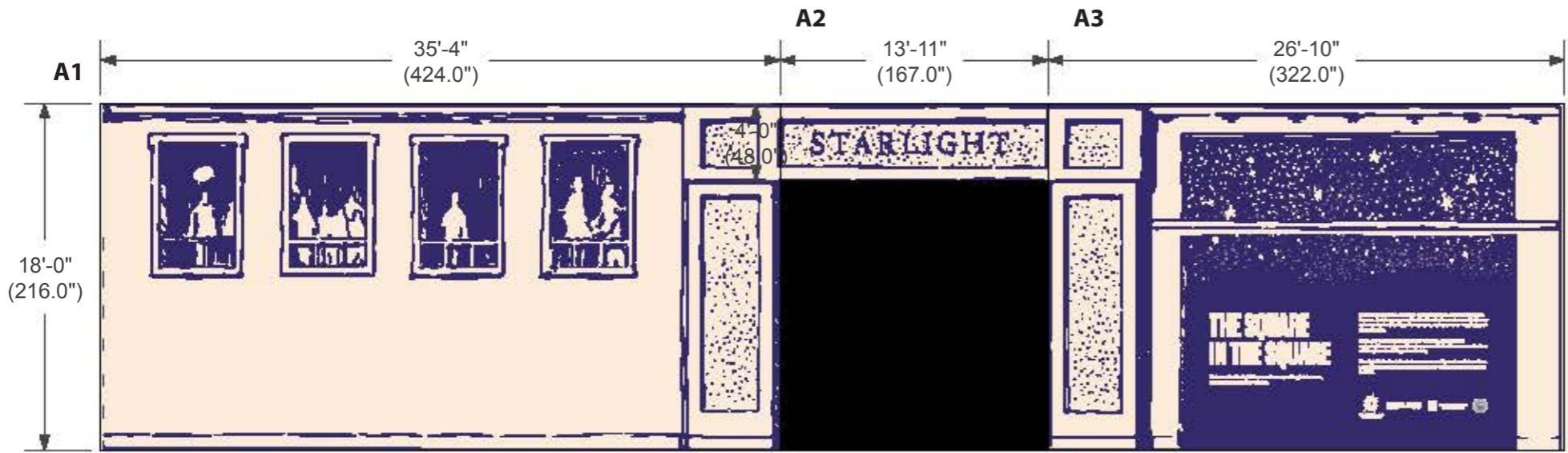
Margaret M. Daly
 Recorder.

Copy of part of plan
 filed in
 LAND REGISTRATION OFFICE
 FEB. 6, 1963
 Scale of this plan 40 feet to an inch
 C. M. Anderson, Engineer for Court v. l.

Project: 0720_40 Central Square Bus. Improvement District - Starlight Square

Project Details:

- Mesh with 2" webbing and HD Grommets every 24" all around:



Our current production and installation/delivery schedule is 10-14 business days after final approval of above graphics unless otherwise noted.

Boston Building Wraps Inc Right to Authorship Credit. Client and/or Commissioner, hereafter referred to as User, and Boston Building Wraps Inc. hereafter referred to as BBWInc. ,agree that when asked, User must properly identify BBWInc. as the creator of artwork for future reproduction. Both parties agree that authorization to proceed with project whether per written estimate or verbal authorization will act as User's naming of BBWInc.; as vendor for said services. User does not have a proactive duty to display BBWInc.'s name together with Work, but User may not seek to mislead others that Work was created by anyone other than BBWInc. User request of BBWInc. to create project relevant drawings, sketches and/or artwork includes only the final, deliverable art, and not any preliminary Work or sketches. In the event of Termination. Either party may terminate the contract at any time through written request. The User shall upon termination pay BBWInc. all unpaid amounts due for Services completed prior to notice of termination.

BOSTON
WRAPS

General Notes

Client:

Matt Boyes-Watson (Project Manager)
Bow Market
617.852.8852
matt@boyeswatsonbaum.com

COURTNEY SCHWABE
Creative Director
wearecontraire.com
484.639.4605

markboyeswatson
markboyeswatson@gmail.com

Project Location:

Municipal Lot 5 in Central Square
The lot, at Bishop Allen Drive
and Norfolk Street
Cambridge, MA 02139

Artist:

Tony A.

Revision

1 2 3 4 5 6 7 8 9 10

Date: 07/23/2020

Scale: 1/8" = 1'0"

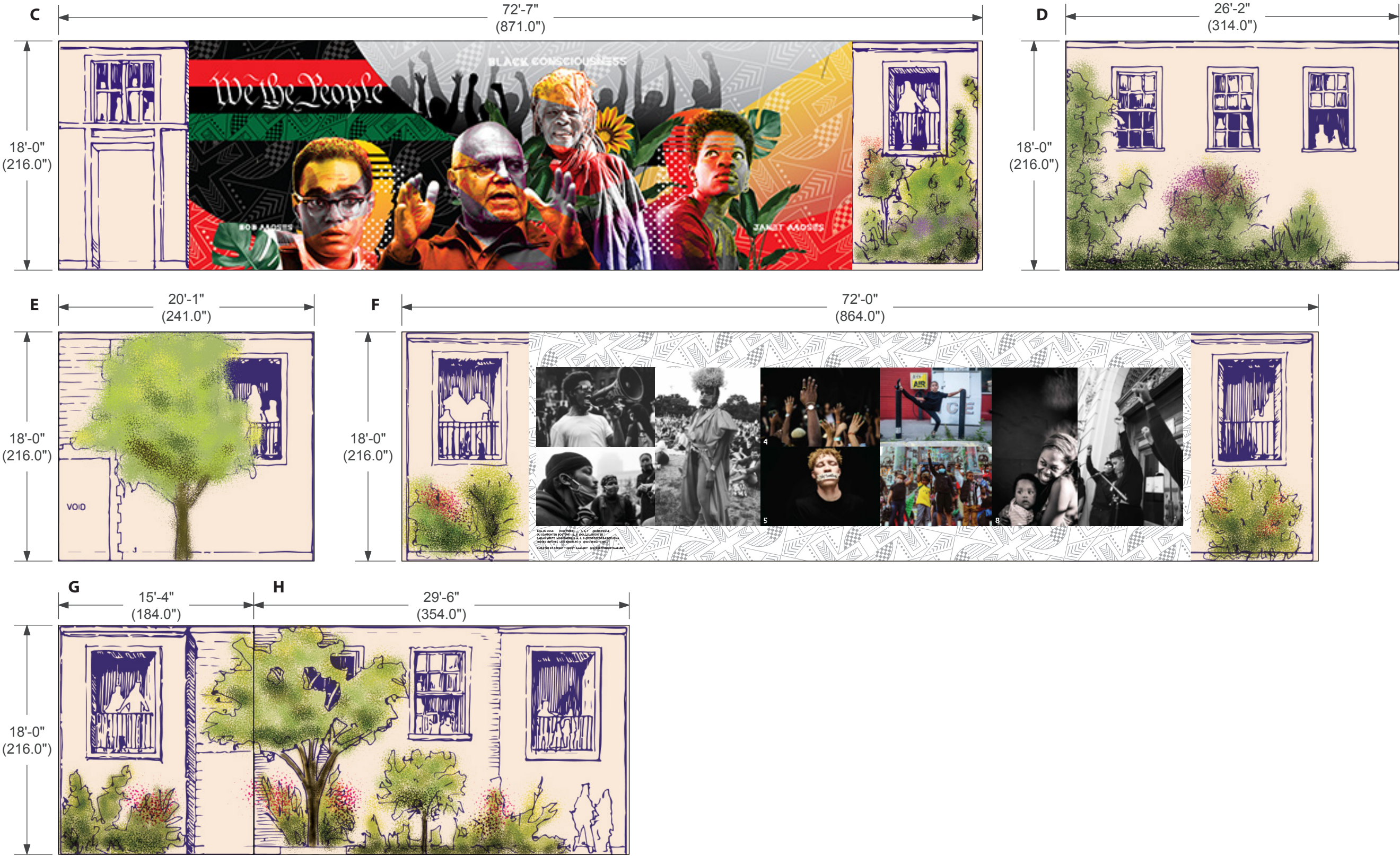
Drawing No.

MB1

Project: 0720_40 Central Square Bus. Improvement District - Starlight Square

Project Details:

- Mesh with 2" webbing and HD Grommets every 24" all around:



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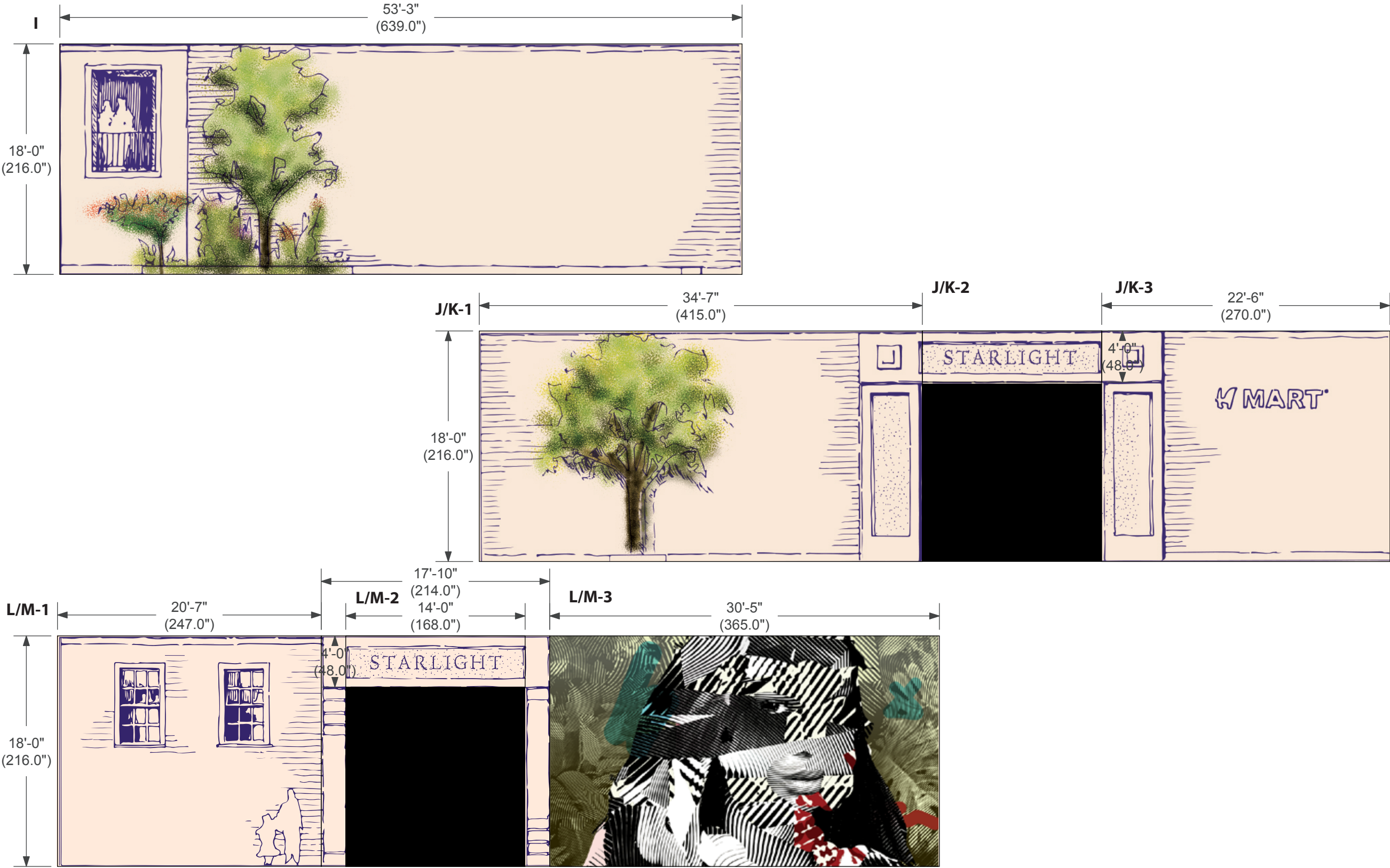
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BOSTON BUILDING WRAPS INC	
General Notes	
Client: Matt Boyes-Watson (Project Manager) Bow Market 617.852.8852 matt@boyeswatsonbaum.com COURTNEY SCHWABE Creative Director wearecontraire.com 484.639.4605 markboyeswatson markboyeswatson@gmail.com	
Project Location: Municipal Lot 5 in Central Square The lot, at Bishop Allen Drive and Norfolk Street Cambridge, MA 02139	
Artist: Tony A.	
Revision # ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	
Date: 07/23/2020	Drawing No.
Scale: 1/8"= 1'0"	MB2

Project: 0720_40 Central Square Bus. Improvement District - Starlight Square

Project Details:

- Mesh with 2" webbing and HD Grommets every 24" all around:



Our current production and installation/delivery schedule is 10-14 business days after final approval of above graphics unless otherwise noted.

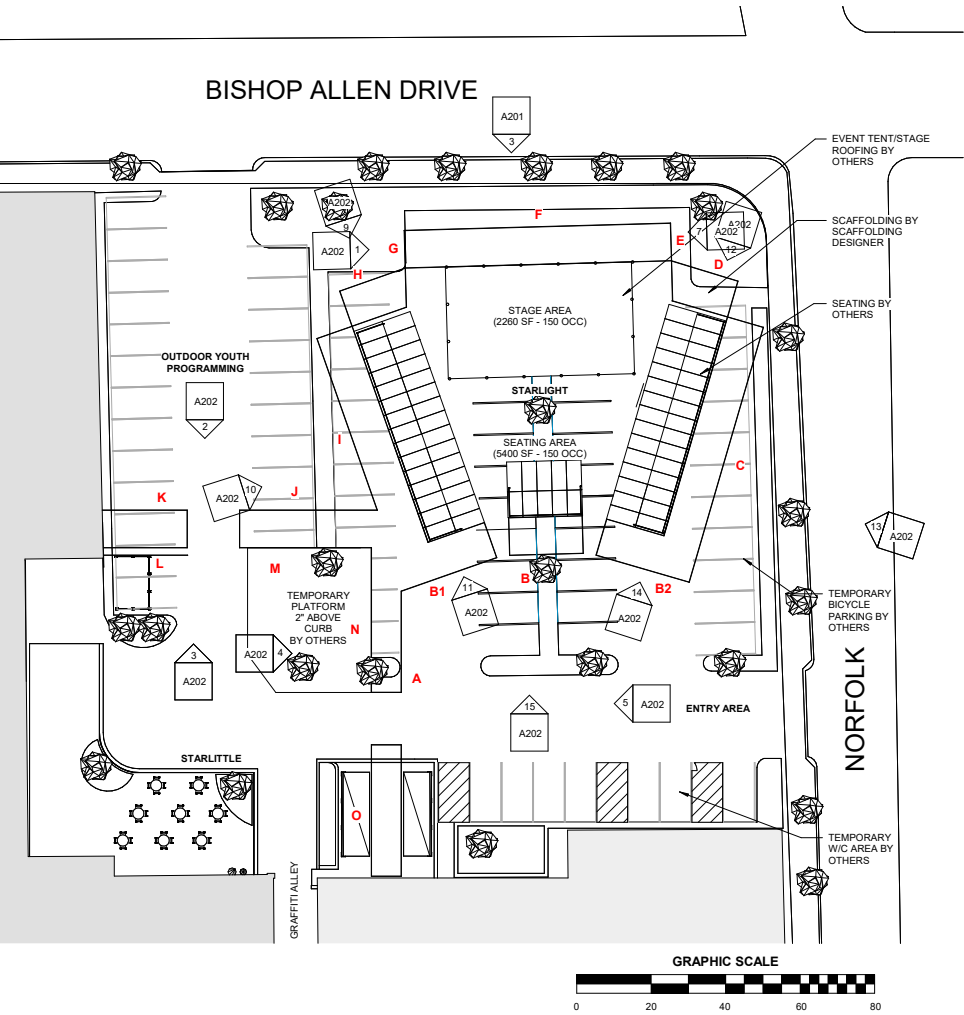
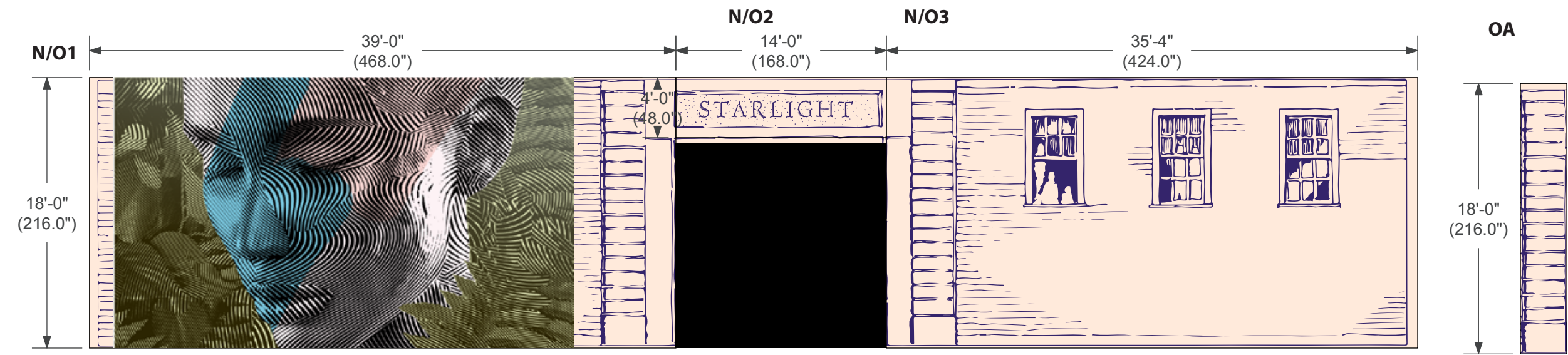
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<div>BOSTON BUILDING WRAPS INC.</div>	
General Notes	
<p>Client:</p> <p>Matt Boyes-Watson (Project Manager) Bow Market 617.852.8852 matt@boyeswatsonbaum.com</p> <p>COURTNEY SCHWABE Creative Director wearecontraire.com 484.639.4605</p> <p>markboyeswatson markboyeswatson@gmail.com</p>	
<p>Project Location:</p> <p>Municipal Lot 5 in Central Square The lot, at Bishop Allen Drive and Norfolk Street Cambridge, MA 02139</p>	
<p>Artist:</p> <p>Tony A.</p>	
<p>Revision #</p> <div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>8</div><div>9</div><div>10</div></div>	
<p>Date: 07/23/2020</p>	<p>Drawing No.</p> <p>MB3</p>
<p>Scale: 1/8"= 1'0"</p>	

Project: 0720_40 Central Square Bus. Improvement District - Starlight Square

Project Details:

- Mesh with 2" webbing and HD Grommets every 24" all around:



BOSTON
BUILDING
WRAPS_{INC.}

General Notes

Client:
Matt Boyes-Watson (Project Manager)
Bow Market
617.852.8852
matt@boyeswatsonbaum.com

COURTNEY SCHWABE
Creative Director
wearecontraire.com
484.639.4605

markboyeswatson
markboyeswatson@gmail.com

Project Location:
Municipal Lot 5 in Central Square
The lot, at Bishop Allen Drive
and Norfolk Street
Cambridge, MA 02139

Artist:
Tony A.

Revision #
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩

Date: 07/23/2020
Scale: 1/8" = 1'0"
Drawing No.
MB4

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CITY OF CAMBRIDGE
OFFICE OF THE MAYOR
SUMBUL SIDDIQUI

mayor@cambridgema.gov
Phone: 617-349-4321

2/15/2023

To the Board of Zoning Appeals:

I am writing again in strong support of the Central Square BID's application for a special permit to continue their award-winning work at Starlight Square on Municipal Lot #5.

I wrote to the Board in July to express that Starlight has become an indispensable part of Cambridge. My office has held various events in the space, including our annual Bollywood Night at Starlight Square, with dancing, henna, and samosas. This event encapsulates what Starlight does for our community: hundreds of Cambridge residents celebrating together on a beautiful summer evening supporting local artists and businesses.

In addition to community events, Starlight provides space for essential City functions like Department meetings and public health events, whose impact is amplified by having such a prominent, community-embedded venue. This is in addition to the economic development impact of Popportunity, which incubates 30 local businesses each year and has graduated four business owners of color to brick-and-mortar locations on Mass Ave in just two years.

The Starlight team has responded to feedback from the BZA and abutters and worked to keep their impact on the neighborhood low without sacrificing the high-quality service that the space provides to the entire City. Ahead of their proposed 2023 season, they are making a series of further adjustments to lessen negative impact, including reducing the number of performances featuring live drum kits (the primary source of noise complaints) and reducing the total number of events, eliminating shows on Tuesday evenings to limit weeknight impact.

This continues last season's mitigation efforts, which included reducing speakers, installing acoustic panels, investing in a drum shield, reducing live music events, and ending performances earlier on Sunday. They continue to operate within the City's Sound Ordinance.

I, and the rest of the Council, have been included in outreach to neighbors where BID staff have offered direct, 1:1 support for neighbors who expressed concern at past BZA hearings, including hiring A/V staff to do sound tests in people's homes. I regularly hear from residents about their love for Starlight Square, and my office will continue taking advantage of the space to hold community events that highlight the diversity of Cambridge.

With BZA approval, Starlight Square will continue to serve Cambridge residents and be a place of joy for so many people in our city. Thank you for your consideration.



CITY OF CAMBRIDGE
OFFICE OF THE MAYOR
SUMBUL SIDDIQUI

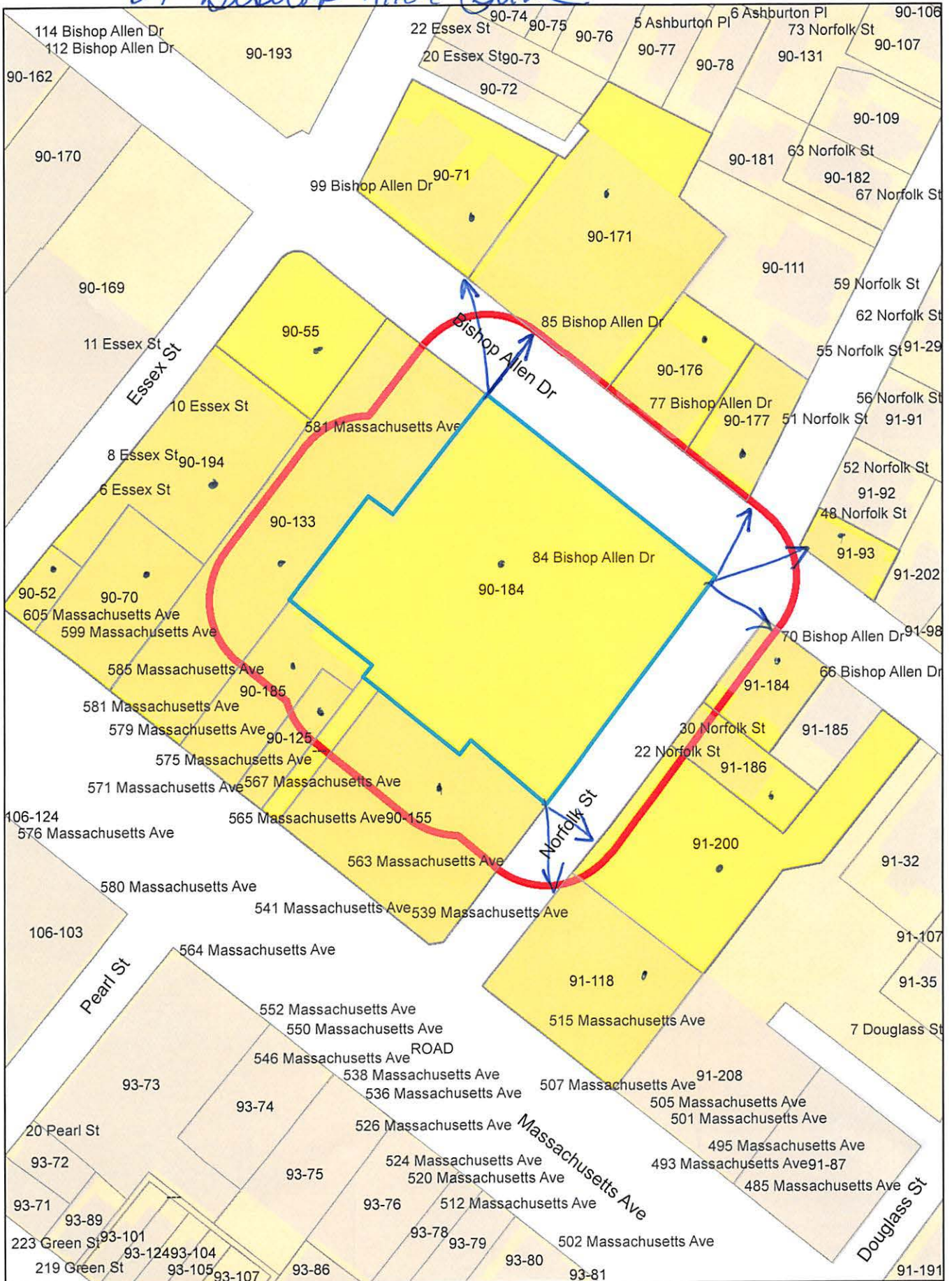
mayor@cambridgema.gov
Phone: 617-349-4321

Sincerely,

A handwritten signature in black ink, reading "Sumbul Siddiqui".

Sumbul Siddiqui, Mayor
City of Cambridge

84 Bishop Allen Drive



84 Bishop Allen Dr.

Petitioner

91-200 / 91-118
PARTEEN, LLC
C/O MINTZ LEVIN, COHN, FERRIS, GLOVSKY
ONE FINANCIAL CTR
ATTN: ALLAN CAGGIANO, ESQ
BOSTON, MA 02111

91-93
TAYLOR, SETH
48 NORFOLK ST
CAMBRIDGE, MA 02138

MICHAEL MONESTIME
620 MASS AVENUE – SUITE 3
CAMBRIDGE, MA 02139

91-184 / 90-177-176
BISHOP ALLEN APARTMENTS LLC
C/O JUST A START CORPORATIOIN
243 BROADWAY
CAMBRIDGE, MA 02139

91-186
HOYLER NORFOLK LIMITED PARTNERSHIP
22 WHITNEY WOODS LANE
COHASSET, MA 02025-1500

90-52-70-194-133
3MJ ASSOCIATES LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-55-184
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

90-55-184
CAMBRIDGE CITY OF PARKING
CITY HALL
CAMBRIDGE, MA 02139

90-55-184
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

90-125
KATIS, HARRY N, & VICTORIA KATIS,
TRUSTEE OF POTAMIA REALTY TRUST
720 MASS AVE
CAMBRIDGE, MA 02139

90-155
NAGGAR REALTY LLC.
C/O 545-565 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-171
SAINT PAUL AFRICAN METHODIST EPISCOPAL
CHURCH, INC. & CITY OF CAMBRIDGE TAX TITLE
39 BISHOP R.E ALLEN DR.
CAMBRIDGE, MA 02139-3498

90-185
575 MASS AVE LLC
585 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

90-71
THE CAMBRIDGE REDEVELOPMENT AUTHORITY
255 MAIN ST
CAMBRIDGE, MA 02142



CAMBRIDGE CITY COUNCIL

Alanna Mallon
Vice-Mayor

February 22, 2023

Constantine Alexander, Chair
Board of Zoning Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Re: Case No. BZA BZA-207271-2023
84 Bishop Allen Drive, Cambridge, MA 02138

Dear Chairman Alexander,

I write in strong support of Starlight Square's request for a Special Permit as outlined in case #BZA207271-2023.

Starlight Square has been a multi-use haven for the City for the last three years. Through its ability to adapt based on various needs, it has not only been a safe place to gather during the pandemic, but also a landing spot for free arts, economic development, and many other projects on the other side of the pandemic. Over the last three years Starlight has been the home of multiple plays, live music performances, CRLS senior prom, a flu vaccination clinic, several church services, the 2022 City Council inauguration, and many other events. Popportunity, which hosts weekend pop up business spaces for local budding entrepreneurs and crafters, has provided invaluable economic development for BIPOC community members as an incubator for their businesses, and has now grown from Starlight Square to a permanent brick and mortar space on Mass Ave, a feat that would have not been accomplished without Starlight Square as a springboard.

Starlight Square has seamlessly married the past with the present, by honoring the history of Cambridge and Central Square while embracing the possibilities of the future. I have continued to be amazed at the Central Square BID's vision that allowed a space originally intended for cars to be transformed into a space for people, and hope Starlight will serve as a model for other public spaces in the City moving forward. It is my sincere hope that the BZA will once again approve this Special Permit and not delay the upcoming season of Starlight Square.

Thank you,

A handwritten signature in black ink, appearing to read "Alanna Mallon", is positioned below the "Thank you," text.

Alanna Mallon
Vice Mayor

Pacheco, Maria

From: bobajoja@aol.com
Sent: Tuesday, February 28, 2023 6:26 PM
To: Pacheco, Maria
Subject: March 9 Zoning Board of Appeals Virtual Hearing RE: 84 Bishop Allen Drive - Case No. 207271

Dear Ms. Pacheco:

My Name is Robert Hoyler and I am the General Partner of Hoyler Norfolk L.P., the owners of 30 Norfolk Street - directly across the street from Parking Lot No. 5 at 84 Bishop Allen Drive.

In the past, we have had a serious problem with the events at 84 Bishop Allen Drive due to their patrons utilizing (filling) our trash barrels with their trash, leaving very little room for the occupants of 30 Norfolk Street to use their own trash and recycling barrels. As you know the Cambridge DPW distributed city trash receptacles last year to residential apartment buildings based upon the number of units in each building. We requested additional barrels at the time due to the commercial activity across the street (at 84 Bishop Allen Drive), but we were limited to the number of barrels dictated by the number of units in 30 Norfolk Street (i.e. our request was denied).

If the Starlight enterprise currently wishes to expand their activities, I request that they be permitted to do so only if they provide trash receptacles directly across Norfolk Street from 30 Norfolk Street. Alternately, you could request the DPW issue 30 Norfolk Street additional trash receptacles to avoid our allotted trash barrels from being filled by the patrons of the starlight enterprise. We are well aware of the rodent problem that overfilled trash barrels represents to the neighborhood, and we would appreciate your assistance in addressing this issue as a condition for approving the requested zoning variance.

I am out of town (several time zones away) and will be so until after the time of the hearing on these requested variances. therefore, I would appreciate your assistance in raising the trash issue in the spirit in which it is offered, that is a vital, yet rodent free neighborhood.

Thank You

Bob Hoyler, General Partner, Hoyler Norfolk L.P.
email - bobajoja@aol.com
781-424-5233