

Harvard Square Advisory Committee

c/o Cambridge Community Development Department

344 Broadway

Cambridge, MA 02139

617/349-4647

Case: 57 JFK Street, Tom's Bao Bao

Applicant: QOS Harvard Square, Inc. – c/o Rosamond Lu, 1500 Providence Highway, #36, Norwood, MA 02062

Proposal and Zoning Issues: The Board of Zoning Appeal Special Permit application is for a Fast Order Food Establishment (Sections 4.35.o and 11.30) to replace an existing fast order food establishment (Yogurtland) with another fast order food establishment (Tom's BaoBao).

Harvard Square Advisory Committee: January 4, 2016

Summary: Rosamond Lu and Austin Collier and their representative, Andrew F. Upton, Esq., of DiNicola Seligson & Upton, LLP, presented information about the company and the business of making and selling steamed buns as well as the plans for 57 JFK Street. A copy of the presentation is on file.

Committee members asked about the hours of operation, 7 days a week from 8 am to 10 pm and suggested that the hours be extended later into the evening. There will be 13 seats, a reduction from the original submittal with 26 seats. The revision is due to a reconfiguration of the interior Galleria space that precludes an entrance directly into the interior hall space. The packaging, while still being developed, will be biodegradable boxes for take away and waxed paper on reusable trays for dining in. The expected number of customers is 700 to 800 per day at the opening with a goal to eventually reach 1,000 customers per day.

The members spent a great deal of time discussing the revised floor plan that now consists a long and narrow space leading to the service area. The Committee members emphasized that activity at the front windows would be the greatest benefit in drawing more customers inside. They discussed trash, trash storage and trash handling, with emphasis on the restaurant providing enough receptacles for customers as well as containers for staff to transport trash to the alley for storage.

HSAC comments: A motion was made and seconded to support the application for the Fast Order Food Establishment, that the proposal meets the guidelines of the Harvard Square Overlay District. There is a need for Fast Order Food in Harvard Square for visitors, employees in the Square as well as the student population. There will be no changes to the building façade other than signage as allowed in Section 7.000. This particular location has been a mixture of restaurants as well as other customer service establishments.

There are four conditions suggested by the Committee if the Board of Zoning Appeal grants this Special Permit. One is that trash be handled in such a way as to provide receptacles inside and outside of the restaurant and they be monitored to prevent overflow. Two is that the trashed is moved to the alley for

storage in such a way as to not leak and/or spill along Winthrop Street or in the alley, a solid container, not just a plastic bag is suggested. Policing the trash in front of the restaurant as well along Winthrop Street is very important. Three, the applicant reconsider the design of the entrance to increase the level of activity along the street. And lastly, the applicant should consider expanding the hours of the restaurant to appeal to customers later than 10 pm, especially on weekends.

All members in attendance but one supported the motion.

Committee Members in Attendance: John DiGiovanni, Lauren Curry, Kari Kuelzer, Alexandra Offiong, Frank Kramer, Allison Crosbie, Matt Simitis, and Gladys Gifford.

Respectfully submitted for the Committee,



Liza Paden

Community Development Department