



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

Date: February 5, 2019

Subject: Petition to rezone the parcel at 234 Monsignor O'Brien Highway
from Residential C-1 to Business A.

Recommendation: The Planning Board does NOT RECOMMEND adoption.

To the Honorable, the City Council,

On January 22, 2019, the Planning Board held a public hearing on this petition, submitted by Anthony F. Gargano on behalf of property owner Hercules Kalogeropoulos, trustee of 234 Monsignor O'Brien Highway Realty Trust, to change the zoning designation for a single parcel with frontage on Monsignor O'Brien Highway in East Cambridge. The proposal would change the designation of the parcel from Residence C-1 to Business A (BA), which would expand the range of allowed uses to include retail and office uses. According to the petitioner, the intent of proposed change is to have a zoning designation for the parcel that permits the establishment of a cannabis retail store. The Board heard testimony from members of the public, who were predominantly residents living near the affected area who were opposed to the petition.

The Board does not see any compelling need to extend the allowed uses of this parcel beyond the limitations of the current zoning district, presuming that the current use may be maintained in its nonconforming status. The Board also does not see any public purpose in making the proposed change in zoning, none having been offered by the petitioner, and is in general agreement that the petition does not support city planning goals. Therefore, the Board does not recommend the adoption of this zoning proposal.

Respectfully submitted for the Planning Board,

Catherine Preston Connolly, Chair.