

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

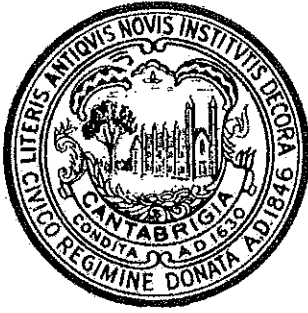
2022 MAR 15 PM 1:46
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

| | |
|---|--|
| Case Number: | 378 |
| Address: | 1290 Massachusetts Avenue |
| Zoning: | Business B District (BB) / Harvard Square Overlay District |
| Applicant: | Santander Bank N.A. 75 State Street, Boston, MA 02109 |
| Owner: | 1280 Massachusetts Avenue Owner MA, LLC 1270 Soldiers Field Road, Boston, MA 02135 |
| Application Date: | March 31, 2021 |
| Date of Planning Board Public Hearing: | May 18, 2021; continued to December 14, 2021 and March 1, 2022 |
| Date of Planning Board Decision: | March 1, 2022 |
| Date of Filing Planning Board Decision: | March 15, 2022 |
| Application: | Request for special permit pursuant to Section 20.54.9 of the Zoning Ordinance to exceed the limitations on bank frontages in the Harvard Square Overlay District. |
| Decision: | LEAVE TO WITHDRAW THE SPECIAL PERMIT APPLICATION. |

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

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



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

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DOCUMENTS SUBMITTED

Application Documents and Supporting Material

1. Special Permit Application submitted on 3/31/2021, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Narrative, Community Outreach Summary, and plan set titled Santander #0698, prepared by ImageOne Industries, dated 3/29/2021.
2. Request to withdraw the special permit submitted on 2/2/2022, containing letter from Adam Braillard dated 2/2/2022, plan set titled Santander #0698, prepared by Gensler Industries, dated 11/15/2021, and Building Permit BLDC-85636-2022, dated 1/25/2022.

City of Cambridge Documents

3. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 5/11/2021.

Other Documents

4. Memorandum to the Planning Board from Harvard Square Advisory Committee, dated 5/11/2021.
5. Letter to the Planning Board from Harvard Square Neighborhood Association, dated 2/27/2022.
6. Notice of Extension of Time to December 17, 2021, dated 9/23/2021.
7. Notice of Extension of Time to March 18, 2022, dated 12/16/2021.

APPLICATION SUMMARY

The Application proposed to change the use of an existing space at 1290 Massachusetts Avenue from a retail use to an office use, specifically a bank. The proposed bank would occupy approximately 36 feet of ground floor frontage on Massachusetts Avenue and approximately 70 feet of frontage on Linden Street. This means that the bank would occupy approximately 50% of the building's combined Massachusetts Avenue and Linden Street frontages.

The Application did not propose to change the façades, footprint, or interior layout of the current building, but did propose to install new signage on the façades and windows, as well as an ATM on the building's exterior. The Application proposed signage that reflects the corporate branding for Santander Bank, including a logo, font, and color. This includes wall signs, a blade sign extending over the sidewalk, signage around the ATM, and a vinyl film on the door of the Massachusetts Avenue entrance. The Application also proposed placing "privacy film" along the lower portions of the windows along Massachusetts Avenue and Linden Street, except for the southernmost bay on Linden Street, which would feature a window graphic instead.

DECISION

At the regularly scheduled Planning Board meeting of March 1, 2022, the Planning Board voted to grant the applicant leave to withdraw the application after the application had been advertised. Voting in the affirmative were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Mary Flynn, Tom Sieniewicz, and Associate Member Alan Price, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board. Planning Board Member Hugh Russell was recorded as present.

For the Planning Board,

A handwritten signature in cursive script that reads "Mary Flynn". The signature is written in black ink and is positioned above the printed name.

Mary Flynn, Vice Chair

A copy of this decision PB-378 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision has been filed on March 15, 2022 with the Office of the City Clerk, by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:
_____ no appeal has been filed; or
_____ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: _____, City Clerk

Appeal has been dismissed or denied.

Date: _____, City Clerk