

Ann Machado - Fwd: Re: 252 Commercial Street - another Tenant fit-up

From: Jean Fraser
To: Machado, Ann
Date: 9/3/2013 1:14 PM
Subject: Fwd: Re: 252 Commercial Street - another Tenant fit-up
Attachments: Commercial St. - 254 - (CCSB Level III Amend) #2013-154.pdf; PB Report and Attach.pdf

Ann

I think this answers your question- it needs to come to Planning but not to the Board.

Jean

>>> Jean Fraser 8/2/2013 10:32 AM >>>
Marge

The Planning Board were OK to drop the condition which required a return to the PB for any change of use. That was because the non-marine use area is almost full, leaving just the marine use area for them to find a tenant for. It was noted that each time there is a change of use it goes back to you re zoning compliance, so from now on its a zoning interpretation of the WCZ- but it should be referred to Planning re the Performance Standards that the Planning Authority is supposed to review eg the ordinance states (14-311 (d): "standards 8, 10, 13, 14, 15, 16, and 17 below shall be reviewed by the planning authority:..."

I attach the PB approval letter and the PB Report which confirms the position re CCSB. I think adequate parking for employees, and ensuring that the marine uses and marine-dependent uses are not impacted by any new uses, are the main issues and Tom Errico hopes that the Planning Authority review provision will be enough to avoid any problems.

As I mentioned at Dev Rev, several Board members felt that the wording of the ordinance re marketing for marine uses needed to be tightened up (and that Bill should be tracking prices per square foot on the waterfront so we have a baseline for assessing whether marketing is targeted to marine uses- the marketing info for CCSB included ref to \$21.50/sq ft and then referenced discounts for marine uses but no numbers) and we will follow up on that. As an input to that process, the Board asked the applicant to send us some feedback regarding the process and the ordinance as experienced re the Cumberland Cold Storage Building.

At some point a follow up internal meeting would probably be helpful, but Bill is on vacation and I need to put him in the picture when he gets back next week.

thanks
Jean

>>> Marge Schmuckal 7/31/2013 5:01 PM >>>

We have a building permit for another tenant first floor fit-up at Merrill's Wharf - 252 Commercial Street. It is for Offices and maybe retail for Richoh Corp.

Do you need to review/go thru site plan/go to the PB? Or was all that resolved with the restaurant review. What is the protocol for review on this property?

Marge