



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Thursday, April 13, 2023

3:30 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Ordinance Committee will meet to hold a Public Hearing on the Citizens Zoning Petition received from Michael Monestine et al. regarding Outdoor Use Zoning in the Central Square Cultural District

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carlone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	

The Cambridge City Council’s Ordinance Committee held a public hearing on Thursday, April 13, 2023. The meeting was Called to Order at 3:30 p.m. by the Chair, Councillor Zondervan. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via zoom.

At the request of the Chair, City Clerk LeBlanc called the roll.

- Councillor Azeem – Present/Remote
- Councillor Carlone – Absent
- Vice Mayor Mallon – Absent
- Councillor McGovern – Present/Remote
- Councillor Nolan – Present/In Sullivan Chamber
- Councillor Simmons – Present/Remote
- Councillor Toner – Present/Remote
- Councillor Zondervan – Present/In Sullivan Chamber
- Mayor Siddiqui – Present/Remote

Present – 7, Absent – 2. Quorum established.

The Chair, Councillor Zondervan gave opening remarks and noted that the call of the meeting was to hold a public hearing on the Citizen’s Zoning Petition received from Michael Monestime et al. regarding Outdoor Use Zoning in the Central Square Cultural District. Councillor Zondervan introduced the Petitioner, Michael Monestime, President of the Central Square

Minutes Acceptance: Minutes of Apr 13, 2023 3:30 PM (Committee Reports)

Business Improvement District. Michael Monestime was joined by Nina Berg and Matthew Boyes-Watson from Flagg Street Studio.

Michael Monestime gave a presentation titled “The Monestime Et Al Petition, Central Square Advisory Committee, April 12, 2023” (Attachment A). They shared that the petition addresses the entirety of the Overlay District and provides a structure for considering future undefined uses. Michael Monestime highlighted four foundational elements that Starlight consists of, which included a home for the arts and civic life, a model for public space and creation, a mini Main Street, and a platform for public art. After their presentation, Michael Monestime was available to respond to questions or concerns from Councillors.

The Chair, Councillor Zondervan opened Public Comment.

Jonathan King, 40 Essex Street, Cambridge, MA, shared that they were in favor of keeping Starlight permanent and noted it is one of the best things to happen to Cambridge.

James Williamson, Churchill Avenue, Cambridge, MA, offered comments on Starlight and suggested that the City come up with litigation to address noise concerns.

Tony Clark, Elm Street, Cambridge, MA, shared they were in support of keeping Starlight permanent and noted that Starlight has helped people heal and brought light through the Pandemic and brings opportunity to dream differently.

Robin Lapidus, Flemington, NJ, shared they were in favor of Starlight being permanent and it is important for other communities to look at Cambridge and Starlight to build and create something positive for their own communities.

The Chair, Councillor Zondervan introduced Iram Farooq, Assistant City Manager for Community Development Department (CDD) who was joined by her team, Daniel Messplay, Acting Director Zoning & Development, Mason Wells, Associate Zoning Planner, Claudia Zarazua, Director of Arts and Cultural Planning, and Jason Weeks, Executive Director for the Arts Council. Mason Wells reviewed CDD’s response to the Monestime et al. Citizens Zoning Petition which made language recommendations to improve clarity and consistency. (Attachment B).

The Chair, Councillor Zondervan recognized Councillor Azeem who shared that he supported the petition and asked CDD to provide more detail on the proposed amendments and what the clarifications are. Mason Wells was available to respond and shared that they made minor modifications to the footnotes of the petition and shared the language that was added to the petition. Councillor Azeem asked the Petitioner if they supported the amendments and Michael Monestime said that they do. Councillor Azeem noted he was looking forward to Starlight season.

The Chair, Councillor Zondervan recognized Councillor McGovern who asked the Petitioner what type of outreach they have done with residents in the community who have expressed concerns about the noise level that comes from Starlight. Michael Monestime highlighted all the extensive outreach efforts made by Starlight to work with community members and improve the situation. He noted that they have personally reached out to abutting residents to have in person conversations, but residents have not responded to their invitation. Councillor McGovern shared that the outreach efforts of Starlight and work done to address the concerns raised, is very impressive and he is supportive of Michael Monestime working with his team to find solutions to make all parties involved happy. Councillor McGovern asked if there is a permanent structure that could be in place to help with the noise barrier, to which Michael Monestime responded the temporary structure will stay in place until the permanent structure does come in. Councillor

McGovern shared he was in favor of moving forward with the petition to have Starlight thrive in the community.

The Chair, Councillor Zondervan recognized Councillor Nolan who stressed the importance of the community outreach efforts and noted that she is happy to assist with the outreach by sharing emails of concern that have been brought to her attention by residents. Councillor Nolan shared that she was in favor of the petition moving forward and that she is supportive of artists and entrepreneurs having a permanent, active and safe space.

The Chair, Councillor Zondervan shared that he fully supports the petition and had one clarifying question on two changes that were made in the uses, one being #6 Outdoor Entertainment and Recreation and #5 Outdoor Retail or Consumer Service Establishment. Councillor Zondervan asked why Starlight would fall under #6 and not #5. Michael Monestime shared that Starlight, as proposed, would fall under Outdoor Entertainment and Recreation facility because that is how Starlight has been and plans on operating. The Petitioner noted that #5 would be a safeguard and catch all category for future, unimagined ideas, to help the City have protection for those future uses that have not yet been imagined.

The Chair, Councillor Zondervan recognized Councillor Nolan who made a motion to amend the petition for clarity and consistency with the updated language recommended by the Community Development Department.

City Clerk LeBlanc called the role.

Councillor Azeem – Yes

Councillor Carlone – Absent

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Absent

Councillor Zondervan – Yes

Mayor Siddiqui - Absent

Yes–5, No–0, Absent -4. Motion passed.

The Chair, Councillor Zondervan recognized Councillor Nolan who made a motion to send the petition as amended to the Full City Council with a favorable recommendation to pass to a second reading.

City Clerk LeBlanc called the role.

Councillor Azeem – Yes

Councillor Carlone – Absent

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Absent

Councillor Zondervan – Yes

Mayor Siddiqui - Absent

Yes–5, No–0, Absent -4. Motion passed.

The Chair, Councillor Zondervan recognized Councillor Simmons who made a motion to adjourn the meeting.

City Clerk LeBlanc called the role.

Councillor Azeem – Yes

Councillor Carlone – Absent

Vice Mayor Mallon – Absent

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Absent

Councillor Zondervan – Yes

Mayor Siddiqui - Absent

Yes–5, No–0, Absent -4. Meeting adjourned.

Attachment A – Presentation from the petitioner titled “The Monestime Et Al Petition, Central Square Advisory Committee, April 12, 2023”

Attachment B – Memo from CDD

Attachment C – Monestime Petition as Amended

The City Clerk’s Office received two written communications, Attachments D and E.

Clerk’s Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record.

The video for this meeting can be viewed at:

https://cambridgema.granicus.com/player/clip/484?view_id=1&redirect=true&h=10344f1755bba56e2e559fa9ef55b3e0

A Zoning Petition Has been received from Michael Monestime et al. regarding Outdoor Use Zoning Petition for the Central Square Cultural District.

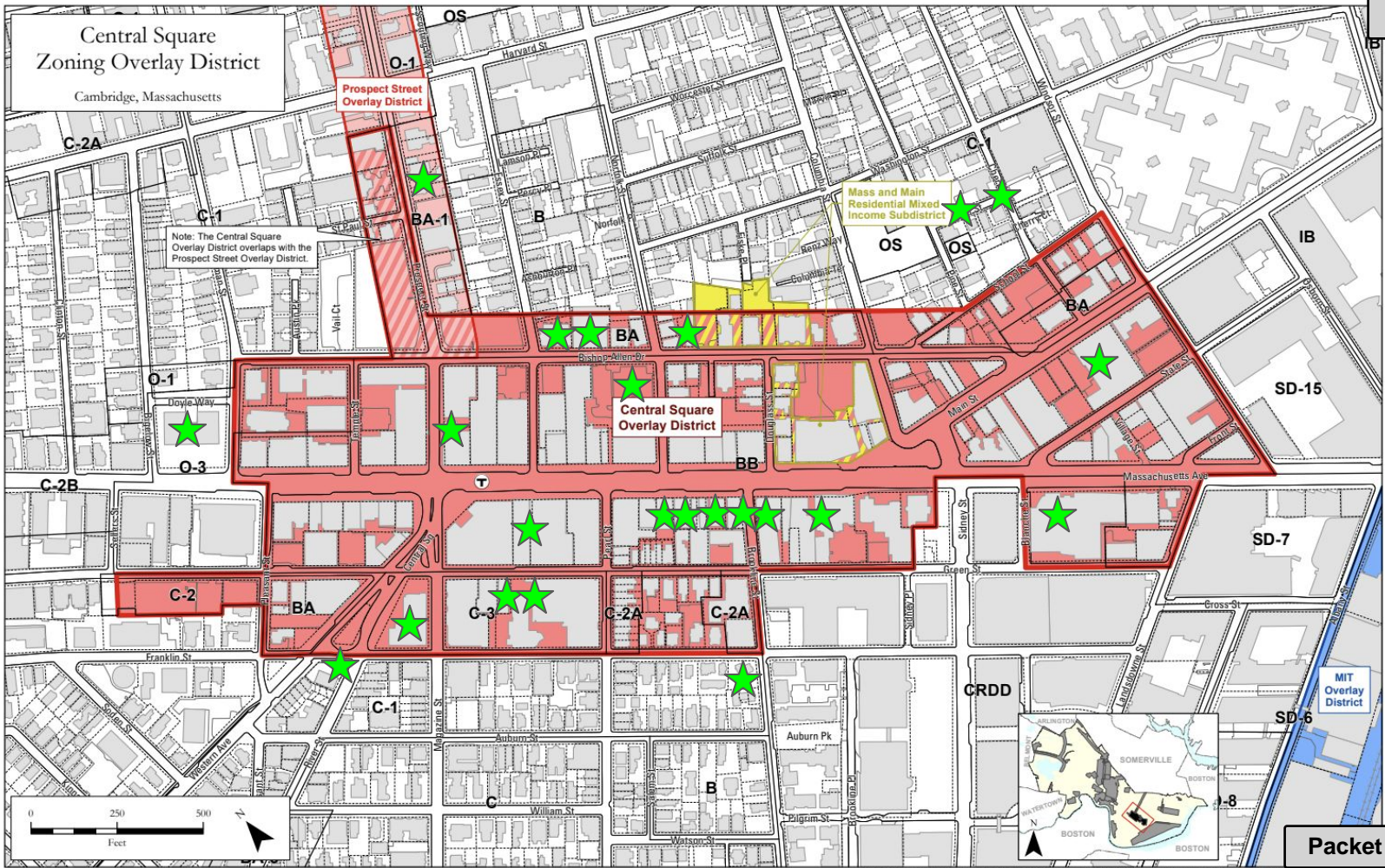
A communication was received from Assistant City Manager for Community Development, Iram Farooq, transmitting Council Order Response to the Monestime et al Citizens Zoning Petition.

A communication was received from Michael Monestime, regarding Central Square Advisory Committee Presentation.

**THE MONESTIME ET AL PETITION
CENTRAL SQUARE ADVISORY COMMITTEE
APRIL 12, 2023**







THE MONESTIME PETITION

4.36	Outdoor Retail or Consumer Service Establishments													
	Outdoor Retail or Consumer Service Establishment, not otherwise defined	No ¹¹	No	No	No	No	SP	SP	SP ⁶²	SP	SP	SP	SP	SP
	a. Open-Lot Retail Sales Establishment	No	No	No	No	Yes ¹²	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Drive-In Food Service Establishment	No	No	No	No	No	SP	SP	No	SP	No	SP	No	SP
	c. Drive-In Consumer Service Establishment	No	No	No	No	No	No	SP	SP ¹³	SP	SP	SP	No	SP
	d. Outdoor Entertainment and Recreation Facility	No ¹¹	No	No	No	Yes ¹²	No	No	SP ⁶³	SP	SP	SP	SP	SP
	e. Drive-In Theater	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
	f. Outdoor Auto Sales Facility	No	No	No	No	No	No	SP	No	No	No	SP	No	SP
	g. Auto Service Station	No	No	No	No	No	SP	SP	SP ¹³	SP	No	Yes	SP	Yes
	h. Auto Wash	No	No	No	No	No	No	SP	No	No	No	SP	SP	SP
	i. [Deleted]													
	j. Temporary Outdoor Retail or Consumer Service Use	Yes	No	No	SP ⁶¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

⁶² For the Central Square Overlay see Section 20.304.5 (5)

⁶³ For the Central Square Overlay see Section 20.304.5 (6)

THE MONESTIME PETITION

20.304.5 Allowed Uses, Use Limitations and Restrictions. In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must be able to find the proposed use has been designed and located to minimize the impact on neighboring uses, including but not limited to light trespass, noise mitigation, hours of operation, and other measures to ensure ongoing compliance with the Planning Board's findings.
6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be permitted as of right within the Business B District of the Central Square Overlay.

THE MONESTIME PETITION

20.304.5 Allowed Uses, Use Limitations and Restrictions. In addition to the use regulations applicable in each base zoning district the following use restrictions and limitations shall apply in the Central Square Overlay District:

5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must be able to find the proposed use has been designed and located to minimize the impact on neighboring uses, including but not limited to light trespass, noise mitigation, hours of operation, and other measures to ensure ongoing compliance with the Planning Board's findings.

6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be permitted as of right within the Business B District of the Central Square Overlay.

- This Petition addresses the entirety of the Overlay District.
- A robust suite of controls exist outside of zoning to check and balance programming, including noise ordinances, licence commission, etc.
- Provides a mechanism for considering future undefined uses



STAR LIGHT

Starlight consists of
four foundational elements.

A HOME FOR THE ARTS
+ CIVIC LIFE

A MODEL FOR PUBLIC
SPACE CREATION

A MINI MAIN STREET

A PLATFORM FOR
PUBLIC ART



STARLIGHT HIGHLIGHTS

200+ Safe, Shared Experiences

100 Programming Partners

2 Unforgettable CRLS High School
proms, one featuring
Congresswoman Pressley

\$275,000 Paid to community
organizers, artists,
and producers

\$0 Total entry fees; all events are
free and open to the public

+
+ +



Minutes Acceptance: Minutes of Apr 13, 2023 3:30 PM

POPPORTUNITY OVERVIEW

Popportunity continues to evolve at Starlight and beyond, providing a variety of vending opportunities to local entrepreneurs—from one-day carts and seasonal Pop Up Shops to subleases at brick-and-mortar stores.

108 Vendors

\$200,000 Revenue Generated by program participants

47% Female **61%** POC

74% of vendors live and work in Cambridge



6.6

Minutes Acceptance: Minutes of Apr 13, 2023 3:30 PM

Packet Pg. 585



ADDENDUM

THE STATE OF CULTURAL SPACES



Boston, Cambridge and Somerville Launch Regional Effort to Protect and Plan for Arts Spaces

Making Space for Art is supported by a \$140,000 Technical Assistance Grant from MAPC

BOSTON - January 30, 2022 - The cities of Boston, Cambridge, and Somerville are joining together with the Metropolitan Area Planning Council (MAPC) to better protect existing arts and cultural spaces and to identify opportunities and partnerships that lead to the creation of new ones.

Music venues, artists' studios, rehearsal halls and other creative workspaces across the region have been closing at concerning rates due to rising rental and real estate prices — losses that only worsened amidst the health and financial problems of the COVID-19 pandemic. In response, Boston, Cambridge, and Somerville have been working to better help artists and organizations stay in their existing venues or find new, affordable ones.

PRESS CONTACT

Tim Viall
Senior Communications
Specialist
tviall@mapc.org
C: 508-965-0456

LOCAL COVERAGE

Home // Local Coverage // Arts & Culture

'Wiped out by biotech': Musicians to lose giant practice haven in Allston-Brighton

Updated January 04, 2023

By Amelia Mason [@](#)



A mixing board sits on top of a piano in one of the studios at the Brighton Sound Museum. (Robin Lubbock/WBUR)

After nearly a year in limbo, the Sound Museum, a large music rehearsal complex in Brighton, will close at the end of January.

The owner of the property, California-based life sciences developer IQHQ, plans to demolish the existing structure and replace it with office, lab and retail space. The project is awaiting approval by Boston development officials.

THANK YOU



CITY OF CAMBRIDGE

 Community Development Department

IRAM FAROOQ
*Assistant City Manager for
Community Development*
SANDRA CLARKE
*Deputy Director
Chief of Administration*
KHALIL MOGASSABI
*Deputy Director
Chief Planner*

To: The Ordinance Committee
 From: Iram Farooq, Assistant City Manager for Community Development
 Date: April 12, 2023
 Subject: Council Order Response – Monestime et al Citizens Zoning Petition (the “Petition”)

The Community Development Department (CDD), in consultation with the Law Department, have developed the following in response to Council Order No. O-5 of 4/3/23, which directed CDD and Law Department staff to review the Citizens Zoning Petition received from Michael Monestime et al. regarding Outdoor Use Zoning for the Central Square Cultural District (APP 2023 #12) for form and content.

Enclosed herein are recommended changes to the language of the Petition for the purpose of clarity and consistency. These changes do not address the substance or policy considerations of the Petition, and are strictly offered for the purpose of improving the overall construction of the zoning text.

Minutes Acceptance: Minutes of Apr 13, 2023 3:30 PM (Committee Reports)

344 Broadway
 Cambridge, MA 02139
 Voice: 617 349-4600
 Fax: 617 349-4669
 TTY: 617 349-4621
www.cambridgema.gov

4.36	Outdoor Retail or Consumer Service Establishments													
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	e. Drive-In Theater	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
	f. Outdoor Auto Sales Facility	No	No	No	No	No	No	SP	No	No	No	SP	No	SP
	g. Auto Service Station	No	No	No	No	No	SP	SP	SP ¹³	SP	No	Yes	SP	Yes
	h. Auto Wash	No	No	No	No	No	No	SP	No	No	No	SP	SP	SP
	i. [Deleted]													
	j. Temporary Outdoor Retail or Consumer Service Use	Yes	No	No	SP ⁶¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

⁶² For development within the Central Square Overlay District, see Section 20.304.5 For the Central Square Overlay see section 20.304.5 (5)

⁶³ For the Central Square Overlay see section 20.305.5 (6)

20.304.5 ~~Allowed uses, Use Limitations and Restrictions~~Use Regulations. In addition to the use regulations applicable in each base zoning district the following ~~use restrictions and limitations~~provisions shall apply in the Central Square Overlay District:

5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be a permitted use within the Central Square Overlay, subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must make the required findings in Section 10.43 and 10.43.1 of this Ordinance and may impose conditions pursuant to Section 10.44 of this Ordinance. ~~be able to find the proposed use has been designed and located to minimize the impact on neighboring uses, including but not limited to light trespass, noise mitigation, hours of operation, and other measures to ensure ongoing compliance with the Planning Board's findings.~~
6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be a permitted use ~~permitted as of right~~ within the Business B District of the Central Square Overlay.

ORDINANCE 2023-1

That the Zoning Ordinance of the City of Cambridge be amended on a Zoning Petition by Michael Monestime, et al., to amend the Zoning Ordinance of the City of Cambridge by creating new footnotes in the Table of Permitted Uses in Section 4.30 for *Outdoor Retail or Consumer Service Establishment, not otherwise defined* and *Outdoor Entertainment and Recreation Facility*” in the Business B, B-1 and B-2 column which read, “For the Central Square Overlay see section 20.304.5 (5)” and “For the Central Square Overlay see section 20.304.5 (6)”; and by amending Section 20.304.5 of the Central Square Overlay District to allow *Outdoor Retail or Consumer Service Establishment, not otherwise defined* by Special Permit from the Planning Board, with associated approval criteria, and to permit *Outdoor Entertainment and Recreation Facility* as-of-right within the Business B District of the Central Square Overlay District.

4.36	Outdoor Retail or Consumer Service Establishments													
	Outdoor Retail or Consumer Service Establishment, not otherwise defined	No ¹¹	No	No	No	No	SP	SP	SP ⁶²	SP	SP	SP	SP	SP
	a. Open-Lot Retail Sales Establishment	No	No	No	No	Yes ¹²	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Drive-In Food Service Establishment	No	No	No	No	No	SP	SP	No	SP	No	SP	No	SP
	c. Drive-In Consumer Service Establishment	No	No	No	No	No	No	SP	SP ¹³	SP	SP	SP	No	SP
	d. Outdoor Entertainment and Recreation Facility	No ¹¹	No	No	No	Yes ¹²	No	No	SP ⁶²	SP	SP	SP	SP	SP

⁶² For development within the Central Square Overlay District, see Section 20.304.5

e. Drive-In Theater	No	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
f. Outdoor Auto Sales Facility	No	No	No	No	No	No	No	SP	No	No	No	SP	No	SP
g. Auto Service Station	No	No	No	No	No	No	SP	SP	SP ¹³	SP	No	Yes	SP	Yes
h. Auto Wash	No	No	No	No	No	No	No	SP	No	No	No	SP	SP	SP
i. [Deleted]														
j. Temporary Outdoor Retail or Consumer Service Use	Yes	No	No	SP ⁶¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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- 5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be a permitted use within the Central Square Overlay, subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must make the required findings in Section 10.43 and 10.43.1 of this Ordinance and may impose conditions pursuant to Section 10.44 of this Ordinance.
- 6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be a permitted use within the Business B District of the Central Square Overlay.

Perez, Lori

From: Robert Camacho <musicamach@gmail.com>
Sent: Wednesday, April 12, 2023 7:42 PM
To: City Council; City Clerk; City Manager
Subject: radical revision to the Affordable Housing Overlay
Attachments: Response for 4-13-23 meeting on radical proposed AHO revision.docx

City Council, City Clerk, City Manager,

Attached find my thoughts on the AHO proposal for the meeting on 4/13/23

Robert Camacho

Minutes Acceptance: Minutes of Apr 13, 2023 3:30 PM (Committee Reports)

4/13/2023

Cambridge City Council – Neighborhood and Long-term Planning Committee
Clerk, Cambridge City Council
Re: Proposed AHO revision

I am writing to again state that the current proposed AHO revision is totally inappropriate, vastly overblown and destructively distractive and unfit for Cambridge and ignores those current important 3500 residents in need of affordable housing now. The current Envision target of +3,175 affordable units by 2030 is what those in favor of more Affordable Housing for Cambridge should be dealing with at this time.

The human-scale element is missing in this proposed 29-stories and more affordable housing amendment. Furthermore, the importance of scale is becoming increasingly supported by a growing amount of research on optimal community size and networks.

The proponents of this radical AHO revision have not justified the appropriateness of this proposal for already underserved Cambridge residents. Unfortunately, no definitive answers to effective community size are available at this time but one thing is already very clear and it is that there is an upper limit to the number of people who can occupy a common space before there are detrimental effects.

The Councillors proposing these high-rise monstrosities have done little research or investigation of the effect this warehousing of people will have on an already underserved population.

In fact, Councillors proposing this warehousing on an already underserved population have not yet even followed up on previous AHO commitments. What is to prevent current proponents of this grandiose revision making more overblown proposals before this current proposal is finished or for that matter even before one of these towering monstrosities is even half done?

There is absolutely no valid need for 25 story buildings, other than in Real Estate Developers' dream of a perfect world. What we should be doing is building new housing on city owned land and promote more equity by providing down payments for some of the units so some currently underserved residents can become new home owners and gain equity.

Robert Camacho, 24 Corporal Burns Road, Cambridge, MA 02138

Perez, Lori

From: Michael James <michael1331james@gmail.com>
Sent: Monday, April 10, 2023 6:35 PM
To: City Clerk; LeBlanc, Diane
Cc: City Council; City Manager
Subject: APP 2023 #12: ORDINANCE COMMITTEE Thursday, April 13, 2023 public comment

Dear City Clerk, Diane LeBlanc,

Below is a written comment for the april 13th ordinance committee meeting regarding APP 2023 #12.

I would like to ask for the ordinance committee to please take into consideration that the central square overlay is adjacent to many residential apartments. Particularly Starlight (City Lot 5) is adjacent to a residential area of affordable family housing whom this will undoubtedly disproportionately affect.

Unlike zoning appeal meetings this meeting does not get advertised through postings in the neighborhood so it's extremely difficult for residents to learn about it. Therefore, I ask that you please review the Thursday, March 9, 2023 BZA meeting minutes discussing Starlight and residents' comments there and take them into consideration.

Immediately surrounding the parking lot are 3 apartment buildings: 70 Bishop Allen, 51 Norfolk Street, 77 Bishop Allen that are affordable housing units for large families 4+ individuals with many young children. As we talk about increasing the city's affordable housing supply it's also important to have equitable housing opportunities.

This is a densely populated residential area of 40+ families. For us 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. Because of this I ask for you to put/ define protections in place that limit the decibel level that reaches these homes. The families here include everyone from infants to young adults and seniors. We will always be a minority and we are only asking you for your help and protection to want for us what you want for yourselfs as a choice of a place to live.

We cannot escape the sound coming from concert grade speakers and subwoofers right in front of our homes. It occupies some of our most intimate times, 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.

In the last summer the BID also hosted a Jazz in Central Square Series in Lafayette Square but events there never went beyond 7pm. This area is directly surrounded by Mass + Main Condos and the 907 main hotel. I point this out because near these spaces events at least ended at 7pm and were only held one day a week for a short period. But in Lot 5 Starlight square operates 6 months till 9PM 4 consecutive days Thursday - Sunday with amplified events (sometimes Wednesday too). An identical lot (Lot #6), a one block away, behind Mass + Main has also never had talk about changing it to a concert venue. I point this out because it's important to note the double standard in operation for different areas. This increases gentrification in the area and puts families in affordable housing units at risk on their mental wellbeing and children's upbringing.

I urge you please review the BZA meeting minutes on Starlight to learn about neighbors concerns during your consideration and I urge you if you licence starlight operation to please consider the following:

Minutes Acceptance: Minutes of Apr 13, 2023 3:30 PM (Committee Reports)

1) Please install sound monitors on Bishop Allen and Norfolk street across from Starlight to record sound every 5 mins and ensure that it's below at least 68 db (the limits on all other residential areas is 50-60db). Running an open air concert venue is a major change and there isn't any city testing to measure its effect on residents. Measurements at the beginning of events do not correlate to sound later during the event which often ends up twice as loud. The City needs to take an active role in enforcing this.

- The noise levels allowed are based on business zoning and ignore the fact that there are residents directly affected by it. This means that we have no one to turn to to lodge a complaint (like the licence commission) if the noise levels get too high.

2) Please do not allow for more than one amplified sound event per week and please only run it for 2 hours including rehearsals (often with rehearsals events can last 4-5 hours)

3) consider funding in some way for the cambridge housing authority to allow families to relocate if the sound is affecting them. There are families with infants and seniors here who are more sensitive to sound. As well as young scholars in middle school and highschool.

4) consider funding ways to soundproof the affordable homes facing starlight who absorb the sound for the rest of the neighborhood.

5) Please do not allow evening events (or at least end by 7pm) to be pursued in this area facing residents.

6) Please give residents a day off on the weekends. For example Sunday to be able to sit in their homes and invite guests. The events running overpower anything else we can do as the sound invades our home.

7) Please include language to limit the season length to at most 3 months. Running this for half the year in a repeated manner puts a serious toll on residents who are forced to attend nearly 100 events as they happen often well into the evenings at 9pm.

Please note that there are two separate amendments pursued. I want to clarify that I have no concerns about outdoor retail being pursued in this area. The farmers market for example has been in operation since my childhood and I have loved walking though it and being a part of it since.

I ask for the city council to please take an active role in safeguarding the families directly facing starlight as they have taken an active role in bringing back the venue.

Thank you for reading my comment,
Michael James

ORDINANCE 2023-1

That the Zoning Ordinance of the City of Cambridge be amended on a Zoning Petition by Michael Monestime, et al., to amend the Zoning Ordinance of the City of Cambridge by creating new footnotes in the Table of Permitted Uses in Section 4.30 for *Outdoor Retail or Consumer Service Establishment, not otherwise defined* and *Outdoor Entertainment and Recreation Facility*” in the Business B, B-1 and B-2 column which read, “For the Central Square Overlay see section 20.304.5 (5)” and “For the Central Square Overlay see section 20.304.5 (6)”; and by amending Section 20.304.5 of the Central Square Overlay District to allow *Outdoor Retail or Consumer Service Establishment, not otherwise defined* by Special Permit from the Planning Board, with associated approval criteria, and to permit *Outdoor Entertainment and Recreation Facility* as-of-right within the Business B District of the Central Square Overlay District.

4.36	Outdoor Retail or Consumer Service Establishments													
	Outdoor Retail or Consumer Service Establishment, not otherwise defined	No ¹¹	No	No	No	No	SP	SP	SP ⁶²	SP	SP	SP	SP	SP
	a. Open-Lot Retail Sales Establishment	No	No	No	No	Yes ¹²	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Drive-In Food Service Establishment	No	No	No	No	No	SP	SP	No	SP	No	SP	No	SP
	c. Drive-In Consumer Service Establishment	No	No	No	No	No	No	SP	SP ¹³	SP	SP	SP	No	SP
	d. Outdoor Entertainment and Recreation Facility	No ¹¹	No	No	No	Yes ¹²	No	No	SP ⁶²	SP	SP	SP	SP	SP

⁶² For development within the Central Square Overlay District, see Section 20.304.5

e. Drive-In Theater	No	No	No	No	No	No	No	No	No	No	No	Yes	No	Yes
f. Outdoor Auto Sales Facility	No	No	No	No	No	No	No	SP	No	No	No	SP	No	SP
g. Auto Service Station	No	No	No	No	No	No	SP	SP	SP ¹³	SP	No	Yes	SP	Yes
h. Auto Wash	No	No	No	No	No	No	No	SP	No	No	No	SP	SP	SP
i. [Deleted]														
j. Temporary Outdoor Retail or Consumer Service Use	Yes	No	No	SP ⁶¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

20.304.5 Use Regulations. In addition to the use regulations applicable in each base zoning district the following provisions shall apply in the Central Square Overlay District:

- 5. Outdoor Retail or Consumer Service Establishment, not otherwise defined shall be a permitted use within the Central Square Overlay, subject to a special permit granted by the Planning Board. In granting the special permit the Planning Board must make the required findings in Section 10.43 and 10.43.1 of this Ordinance and may impose conditions pursuant to Section 10.44 of this Ordinance.
- 6. Outdoor Entertainment and Recreation Facility, 4.36 (d), shall be a permitted use within the Business B District of the Central Square Overlay.