

NEIGHBORHOOD MEETING REPORT

Property: 120 Beacon Street
Applicant: Animal Care Innovations Ltd.
Owner: 120 Beacon Street Limited Partnership
Agent: Adam Dash, Esq.
Zoning District: Mid-Rise 4 (“MR4”)
Not in a Transit Area
In the Pedestrian Street District

Neighborhood Meeting Date: September 9, 2024

This is the required Neighborhood Meeting Report which is part of the zoning application process regarding the above-referenced property.

The September 9, 2024 neighborhood meeting was held as a hybrid meeting, both in person at PRB Boulangerie and via remote participation, beginning at 6:00 pm and was recorded by Ward 2 City Councilor J.T. Scott.

The slides used at the meeting are filed herewith.

Flyers were mailed on August 21, 2024 to the Somerville and Cambridge abutter owners of the properties as stated on the abutter’s lists filed herewith. Flyers were also hand delivered to said properties and posted at the 120 Beacon Street property on August 21, 2024.

Attendees:

J.T. Scott, Ward 2 City Councilor
Emily Hutchings, City Planning, Preservation and Zoning Staff
Prem Sharma from Applicant
Doug Kurth from Applicant
Jennifer Whitmore from Applicant
Bill Kaplan from Owner
Adam Dash, Esq., attorney for Applicant
Eric Nelson, architect for Applicant
William Dean
Fernando Music
Ann Camara
Tyler Goodman
Michael Byrne
Vijantha Saini
Caroline Bisic

Councilor Scott welcomed everyone, introduced himself, said that the meeting was being recorded, and stated the purpose of the meeting before handing the floor over to Attorney Dash.

Attorney Dash went through the project details for a veterinary clinic with no overnight boarding of animals, the property zoning designation, the process going forward, the relief sought, the site and floor plans, the elevations and the interior renderings.

Public Comment can be summarized as follows:

A resident remarked that this was a wonderful spot for a veterinary clinic. The resident asked how there could not be any overnight boarding of animals after surgery. Dr. Whitmore stated that only day surgery would be performed at this location, however, animals needing invasive surgery would go to a veterinary emergency room that Applicant partners with.

A resident asked whether the exam rooms were too large. Dr. Whitmore said that they were standard exam room sizes. She said that there is a large room for family consultations where there would be a larger number of people.

A neighbor was happy to see a veterinary clinic here, and said that the other local veterinary clinics were not taking new patients. The neighbor said that parking can be difficult and thought that parking should be provided because the square footage of the space is just under the limit which would require parking. Ms. Hutchings stated that the limit to require parking is a hard threshold and that the City Mobility Division may require certain materials. Mr. Sharma stated that the clinic would have the use of the existing 15 surface parking spaces at the property for clients, and the 80 parking spaces under the building for employees. The neighbor stated that the surface parking lot is 50% empty when the neighbor goes by it.

A neighbor stated that a veterinary clinic is needed here and asked when it would open. Attorney Dash explained the zoning approval timeline, which he thought would be done by the end of the year. Mr. Sharma said they would need four months for construction and one month for equipment installation.

A resident of Cambridge expressed support for the veterinary clinic and said that the space had been vacant for a long time. The resident asked why the meeting was being held. Councilor Scott explained that the meeting was part of the required special permit process.

Councilor Scott said that he had received emails focusing mostly on overnight boarding and parking concerns, which had been answered. He said that the veterinarian clinic down the street is moving to Union Square and that it has a wait list.

A resident asked about how hazardous materials would be disposed of. Dr. Whitmore stated that there are required protocols for disposal of hazardous materials, and that they would be separated out from the regular trash.

Seeing no further comments or questions, Councilor Scott thanked everyone for attending and closed the meeting.

The meeting was adjourned at 6:33 pm.