



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yeas and nays vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

July 6, 1990

Mr. Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA 02139

Dear Mr. Higley:

Enclosed you will find copies of amendments to the Municipal Code of the City of Cambridge which were passed to be ordained at the City Council meeting held on June 25, 1990 as follows:

1. Regulation of Street Performers
2. Disposition of City Owned Property.

Would you kindly review these amendments and indicate your approval of disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton  
City Clerk

JEC/dl

Encs. Ordinance Number 1104 and 1105

c.c. Councillor Duehay, Chairman, Committee on Ordinances  
Joseph Cellucci, Commissioner of Inspectional Services  
Birge Albright, Law Department



# City of Cambridge

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The Municipal Code of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:  
Chapter 12.16 of the Code (Street and Sidewalk Use

Regulations) is hereby amended by adding thereto the following new section 12.16.160 (Street performers):

12.16.160 Street performers

The City Council finds that the existence in the City of Street Performers provides a public amenity that enhances the character of the City and seeks to encourage such performances to the extent that they do not interfere with the reasonable expectations of residents to the enjoyment of peace and quiet in their homes. This Ordinance seeks to balance the interests of the performers with those of the residents of the City.

The City Council hereby designates the Arts Council of the City to be the agent of the City primarily charged with the responsibility of supervising the provisions of this Ordinance.

### A. Definitions

1. "Perform" includes, but is not limited to, the following activities: acting, singing, playing musical instruments, pantomime, juggling, magic, dancing, reading and reciting.

2. "Performer" means a person who has obtained a permit pursuant to this section.

3. "Public areas" means public sidewalks, parks, playgrounds and all public ways in Cambridge.

B. Prohibition

No person may perform in a public area without a permit issued pursuant to subsection C of this section.

C. Permit

1. A permit shall be issued by the Cambridge Arts Council to each applicant therefor in exchange for a completed application and a fee of \$25.

2. A completed application for a permit, and the permit itself, shall contain the applicant's name, residence address and telephone number, and shall be signed by the applicant.

3. A permit shall be valid from the date on which it is issued through the end of that year.

4. A permit shall be non-transferable, and shall contain the permit number of the applicant and the year in which the permit is valid. Each member of a group of performers who play together shall be required to obtain an individual permit. In no event shall any group of performers, identified as such in their application and noted on their permits, be charged more than one hundred dollars (\$100.00) total for permits for group members.

5. Upon issuing a permit, the Arts Council shall also give the performer a copy of this section.

D. Display of permit

A performer shall clearly display his or her permit while performing, and shall allow inspection of the permit by any Cambridge Police Officer or staff person of the Cambridge Arts Council on request.

E. Permitted performances

1. Performances may take place in the following locations:

In public areas, except within 100 feet of an elementary and/or secondary school, library, or church while in session, a hospital at any time, and except public areas excluded by the City Council, the Commissioner of Public Works, or the Chief of Police pursuant to subsection F of this section;

On private property, with the written permission of the owner or other person in control of such property;

In public areas where an authorized street fair or public festival is being conducted, with the permission of the sponsor of such fair or festival.

2. Performances may take place at the following times:

Monday through Thursday, between 7:00 a.m. and 11:00 p.m.

Friday, between 7:00 a.m. and 11:00 p.m.

Saturday, between 7:00 a.m. and 11:00 p.m.

Sunday, between 10:00 a.m. and 11:00 p.m.

3. No performer or group of performers may generate noise exceeding a median sound level of 80 decibels measured at a distance of 50 feet from the performer or group of performers. A performer or group of performers may use sound amplification as

long as this sound level is not exceeded. Upon a complaint by a resident the designated staff of the Cambridge Arts Council shall, with the permission of the resident, measure the sound level from inside the residential dwelling. If the sound level exceeds a median sound level of 60 decibels in the daytime or a median sound level of 50 decibels in the nighttime, as defined in the City's Noise Ordinance, the performer(s) causing the excessive sound level shall either turn down the music or move to a distance from the residence so as to reduce the sound level within these limitations, providing that the music noise level being measured exceeds the background noise by at least 10 dB(A). Background noise for this purpose shall mean  $L_{90}$ .

4. A performer may not create an undue interference with the passage of the public through a public area. If a performer attracts a crowd sufficient to obstruct the public way, a police officer may disperse the portion of the crowd that is creating the obstruction. The police officer shall not cause the performer to leave the location unless efforts to move the crowd fail to adequately protect the public safety or order. A police officer shall not ask the performer to leave the location unless all other means of restoring the public safety or order have been exhausted.

5. No performer or group of performers may perform less than 50 feet from another performer or group of performers.

6. A performer may request contributions of money or property at a performance, provided that no sign requesting contributions shall exceed 12" x 18" in size. Contributions may be

received in any receptacle, such as an open musical instrument case, box or hat. Performers may offer for sale representations of their own work, including but not limited to photos, records, cassettes, videotapes or compact discs. No display of such representations of the performers own work shall exceed more than twenty-five percent of the width of the sidewalk from the property line of the premises in front of which the display is installed. In public areas other than sidewalks, no such display shall exceed twenty-five square feet, and it shall be prohibited to place a carpet, rug, blanket, or other such covering over grass in a public place.

F. Exclusion of public areas

(1) A specific public area may be excluded from performances in accordance with constitutional standards by decision of the City Council after a public hearing notice of which shall be advertised once in a local newspaper no less than 14 days prior to said hearing. In addition a written notice shall be sent to the Street Artists Guild no less than 10 days prior to said hearing; or

(i) Based upon evidence presented to the City Council during its deliberations on the adoption of this Ordinance, the City Council hereby designates Brattle Street on both sides from the northerly side of Church Street to the northerly lot line of 76 Brattle Street as an excluded area, thereby prohibiting performances in that area.

(2) By decision of the Chief of Police in the case of an emergency: any holder of a license who disputes the need for said

emergency exclusion may appeal to the City Council for review.

(3) By decision of the Commissioner of Public Works in the case of an emergency regarding a park or playground: any holder of a license who disputes the need for said emergency exclusion may appeal to the City Council for review.

G. Penalties.

1. Noncriminal disposition

Whoever violates any provision of this section may be penalized by a noncriminal disposition as provided in G.L. c. 40, s. 21D. For purposes of this section, the following officials shall be enforcing persons: Police Officers and Cambridge Arts Council staff. The penalty for each violation will be \$25.

2. Suspension of permit

The Cambridge Arts Council and/or the Cambridge Police may suspend a permit for no more than 30 days if a performer is found to have knowingly provided false information in the application. Before suspending a permit, the Arts Council must hold a public hearing, after 10 days written notice to the performer setting forth the facts constituting the basis for the proposed suspension.

H. Exclusivity

The provisions of this section take precedence over any other City regulations or ordinance applicable to Street Performances. To the extent other City regulations or ordinances are applicable and are inconsistent with this section, this section shall govern.

Sound levels generated by Street Performances shall be governed by this section and not by the Cambridge City Noise Ordinance.

I. Peace and Quiet

A performance in accordance with this Ordinance shall be presumed not to constitute a disturbance of the peace or quiet.

J. Severability

The provisions of this section are severable, and if any part of this section should be held invalid by a court of competent jurisdiction, such invalidity shall not affect the remainder of the section and the remainder of the section shall stay in full force and effect.

In City Council June 25, 1990.

Passed to be ordained as amended by a yea and nay vote:- Yeas 6;  
Nays 2; Absent 0; Present 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth that contain an independent, good faith estimate of such property's worth to the prospective buyer, transferee, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within six weeks of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

**In City Council June 25, 1990.**

**Passed to be ordained as amended by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.**

**Robert W. Healy, City Manager.**

**ATTEST:- Joseph E. Connarton  
City Clerk.**



# A TELEPHONE DIRECTORY FOR CAMBRIDGE AREA READERS FINGERTIP SHOPPING

GOOD PEOPLE TO KNOW WHO TO CALL-WHERE TO BUY

### ACCOUNTING & TAX SERVICES

• Accounting & Tax Services  
• Grants Management  
• Enrolled Agent  
**EILEEN F. LIPPE**  
634 Mass. Ave. Cambridge 02139 864-8996

### ACUPUNCTURE

ACUPUNCTURE CENTER OF CAMBRIDGE  
WON KYUNG PAK, LICENSED ACUPUNCTURIST  
General Pain Treatment  
Pak's STOP Smoking Program  
Est. 1973 • Free Consultation • Disposable Needles  
10 Pleasant Street, Central Sq., • 864-4600

### AIR CONDITIONING & REFRIGERATION

**METROPOLITAN**  
AIR CONDITIONING & REFRIGERATION  
**YORK**  
Specializing In:  
• Heating and Air Conditioning  
• Hot Air Heating • Refrigeration  
• Air Conditioning • Sheet Metal Work  
CALL 491-2560

### AUTO BODY REPAIRS

**WEBSTER AUTO BODY CO.**  
A Standard of Quality Since 1902  
• FRAME & ALIGNMENT SPECIALISTS  
Call 666-8191 or 776-0500  
69 Webster Ave. Somerville  
Somerville-Cambridge Line

### AUTO RENTALS

• ECONOMY CARS • INSURANCE REPLACEMENTS  
• WEEK-END SPECIALS • SMALL TRUCKS  
• S.ATION WAGONS • LONG TERM RATES  
**BRODIE AUTO RENTALS**  
CALL 491-7600  
24 ELIOT ST. HARVARD SQUARE

### AUTO REPAIRING

**GENERAL AUTO REPAIRS**  
Foreign & American  
• CHECK OUR PRICES & SAVE!! •  
CAMBRIDGE  
PROSPECT AUTO CENTER  
Cor. Broadway & Prospect Open 7 AM-9PM  
354-3588 or 354-9004

### BAKERS

**CENTRAL BAKERY, INC.**  
• Portuguese and French Bread  
• Subs - Rolls - Sweet Breads  
OPEN 7 DAYS A WEEK  
FRESH BREAD ON SUNDAYS  
732 Cambridge St., Cambridge 547-2237

### BEAUTY SALONS

**Donna's Beauty Salon**  
featuring Kenneth  
• YOUR FAMILY HAIR CARE CENTER  
600 Cambridge St., East Cambridge  
354-9036

### CABINERY & WOODWORKING

**FREEMAN • REINHART**  
WOODWORKING CO.  
Custom architectural woodwork and cabinetry  
• Free Estimates (617) 625-9044  
• Free Estimates (617) 776-7888  
Six Vernon St. Somerville, MA 02145

### CAKE DECORATING SUPPLIES

**Verna's**  
Candy Decorating and Candy Making Supplies  
2348 Massachusetts Avenue Cambridge, MA 02140 617-864-7745  
We Carry A Complete Line of Cake Decorating & Candy-Making Supplies, Holiday Cakes, Party Molds & Novelties.  
OPEN MON-SAT 9:30-5:00 THURSDAY UNTIL 6:00  
DAILY U.P.S. SERVICE

### CHAIR CAR SERVICE

**CHISHOLM**  
CHAIR CAR SERVICE 876-0444  
• Handicapped School Transportation  
• Clinic and Doctor's Appointments

### CHICKEN TAKE-OUT

European Style Rotisserie  
736 Mass. Ave., Cambridge  
**\$1.00 OFF ANY DINNER PLATE**  
ALL FOOD PREPARED DAILY ON THE PREMISES  
• DINNER FOR TWO \$9.75  
1 Rotisserie Chicken • 1 Pint of Side Order • 2 Dinner Rolls  
Open Mon-Sat 11AM to 10PM Sunday 12PM-8PM

### CHINESE RESTAURANT

**Live Jazz with Chinese Food**  
Thursday/Friday/Saturday  
Frank Wilkins & Visions  
Featuring Kris Key  
9:00 pm-1:00 am  
Free parking available  
**LAI • LAI**  
Chinese Restaurant  
700 Mass. Ave., Central Sq., Cambridge  
Reservations 876-7000

### COMPUTER SALES, REPAIR, SERVICE

**ONE STOP FULL SERVICE COMPUTER STORE**  
AUTHORIZED SALES AND SERVICE  
IBM COMPATIBLES • PERIPHERALS  
Epson • HP • LaserJet • Modem • Mouse  
• Int'l • Panasonic • MON-FRI 9 AM-5 PM  
SAT 9 AM-5 PM 492-2345  
**E.L.I. COMPUTERS inc.**  
YOUR HOME AND OFFICE COMPUTER STORE  
139 HAMPSHIRE ST., CAMBRIDGE, MA. 02139

### CONTRACTORS/HOME RENOVATIONS

**M.P. STEAD**  
COMPLETE HOME RENOVATIONS  
• Kitchens, Bathrooms, Additions, Windows,  
Porches, Decks, Roofing & Gutter Work, Interior &  
Exterior Painting and HOME BUILDING  
FREE ESTIMATES-FULLY INSURED. CALL 241-6655

### DENTIST

**CHARLES W. MALTA, D.D.S.**  
FAMILY & GENERAL DENTISTRY  
• Quality-Affordable Care  
• Modern Facilities  
• Pleasant, Friendly Atmosphere  
527 Cambridge St., Cambridge 681-1120  
(Between 6th & 7th Streets) Emergency 387-2033

### ELECTRIC SUPPLIES, FIXTURES, BULBS

**Arglo Electric Supply Co. Inc.**  
• Cambridge's largest stock of all types of Bulbs, Light  
ing Fixtures, Track & Recessed Lighting, Tiffany, Pole  
& Floor Lamps. Lamp repairs, Portable Fans, Home  
Wiring Supplies. Mastercard - Visa.  
902-904 Mass Ave. Camb. 864-0590

### FLOOR SANDING

**THE FLOOR SANDERS**  
Expert and Courteous Service  
Installation - Sanding - Refinishing  
Call 923-8871

### FORMAL WEAR

**NEW & USED TUXEDOS**  
AT THE LOWEST PRICES  
IN METRO BOSTON  
547-2455  
140 River St., Central Sq. Cambridge OPEN Mon.-Sat. 10-6

### FURNITURE

**HEDIN FURNITURE CO.**  
Established 1881  
Elegant & Distinctive Furniture  
Free Delivery • Layaways • Credit Terms  
Open Thurs. & Friday 'til 9 pm  
616 Cambridge St., Cambridge 547-8686

### GERMAN & JAPANESE AUTO REPAIRS

**Foreign Auto Exchange, Inc.**  
• Specializing In German & Japanese Cars  
For The Past 23 Years  
• Complete Service and Sales  
• Visit Our Cambridge Shop Soon -  
SAVE 20% on any Sale, Service or Repair  
251 Prospect St., Cambridge 661-8558

### GIFT SHOPS

jewelry, gifts & cards  
**passim**  
47 Palmer Street  
Cambridge, MA 02138  
(617) 492-7679

### JANITORIAL SERVICE

**Brightworks Office Cleaning**  
✓ THOROUGH  
✓ RELIABLE  
✓ BONDED & INSURED  
Somerville, Mass. 623-2383

### JUNK CARS

**JUNK CARS WANTED**  
CALL 628-4691  
**J & A AUTO PARTS**  
517 COLUMBIA ST. SOMERVILLE

### LAWYERS

**ADAMS & BLINN**  
COUNSELLORS AT LAW, P.C.  
REAL ESTATE, WILLS, ESTATES AND TRUSTS  
CORPORATE AND BUSINESS  
Bulfinch Square  
43 Tomalke St.  
Cambridge 02141 577-9700

### LUMBER & BUILDING MATERIALS

**Cambridge Lumber & Supply Co.**  
Your Full Line Lumber Yard  
• Call us for hard to find specialty items in lumber & building materials  
YOUR NEIGHBORHOOD LUMBER YARD  
• EASY FREE PARKING  
135 Harvey St., No. Cambridge  
Opposite 2409 Mass Ave 876-4460

### MIDDLE EAST RESTAURANT

**2 for 1 Middle East DINNER**  
From 3-7 pm  
Buy 1 entree get equal or lower priced one free.  
472 Mass. Ave., Cambridge 354-8238

### OFFICE SUITES/SECRETARIAL SERVICES

**2 GREAT CAMBRIDGE LOCATIONS**  
FURNISHED OFFICES  
PLUS  
MEETING/TRAINING FACILITIES  
PERSONALIZED PROFESSIONAL SERVICES  
• TELEPHONE ANSWERING  
• SECRETARIAL SERVICES  
155 Alwite Brook Parkway (near Rte. 1A) 876-6900  
One Kendall Square (near MIT) 577-1200

### OILS-FUEL/HOME HEATING

**THERMOIL**  
• HEATING OIL • COMPLETE BURNER SERVICE  
• AUTOMATIC DELIVERIES  
• BUDGET PAYMENT PLAN  
• 24 HOUR EMERGENCY SERVICE  
CALL 926-0779

### OPTICIANS

**GENERAL OPTICAL CO.**  
• Prescription Filled  
• Eye Exams Arranged  
• Eye Glass Repairs  
• Free Parking in Rear  
• Invisable Bilocal Specialists  
• Uvaret, Rayban Sunglasses  
• Contact Lenses Fitted  
• Master Card - Visa  
2038 Mass. Ave., Cambridge 864-0204

### PIZZA & SUBS

**ARMANDO'S PIZZA & SUBS**  
Open 7 days: Mon.-Sat. 9 am - 11:30 pm  
Sunday 4 pm to 11:30 pm  
163 Huron Ave. FOR FAST SERVICE CALL 354-8275

### PLUMBING & HEATING

**WILLIAM J. MALCOLM & SON, INC.**  
OVER ONE CENTURY OF SERVICE  
PLUMBING - HEATING  
DISHWASHERS GAS APPLIANCES  
75 BAY STATE RD., CAMBRIDGE 876-7523

### PODIATRIST

**THE FOOT DOCTOR**  
Dr. Robert Nunberg  
Dr. Brian Zinsmeister  
Medical & Surgical Treatment of the Foot  
18 Brattle St., Suite 251  
Cambridge, MA 02138  
(617) 547-2400

### PSYCHOLOGIST

**BOSTON BEHAVIORAL MEDICINE CENTER**  
Dr. Stephanie Sidney, Director  
Active Brief Collaborative Treatment for:  
• DEPRESSION • ANXIETY • SLEEP PROBLEMS  
• SCHOOL/WORK PROBLEMS • SUBSTANCE ABUSE  
• SEXUAL DYSFUNCTION • WEIGHT SMOKING  
Insurance Accepted  
Sitting Room • Evening Hours 924-1801 Waltham, MA 02127

### REAL ESTATE

**Century 21**  
864-0700  
Cambridge Area's Most Active Real Estate Firm  
**BENOIT REALTY, INC.**  
30 College Ave., Somerville Relocation Specialists

### REST HOMES

A Home for Elderly Ladies  
Good Food - Friendly Staff  
**ARLINGTON REST HOME, INC.**  
Eloise C. Milligan, Lic. Adm.  
129 Lake St., Arlington 643-8761

### RESUME SERVICE

**Professional Resume Service**  
Bob Fitzsimmons  
Writer/Manager  
Expert Writing, Editing, Printing  
185 Alwite Brook Pkwy.  
Suite 4200, Cambridge 497-4988

### ROOFING CONTRACTOR

**R.P. FARINA**  
ROOFING COMPANY  
• SHINGLES • RUBBER ROOF SYSTEMS  
• GUTTERS • SLATE  
• ROOF REPAIRS • CHIMNEYS  
CALL FOR FREE ESTIMATE 648-5446 ARLINGTON

### RUBBISH REMOVAL

**LADLAW**  
LADLAW WASTE SYSTEMS, INC.  
"Managing waste better in more ways than one"  
FULL SERVICE COMMERCIAL AND INDUSTRIAL  
Solid Waste Management-Recycling  
66 Cambridge St., Charlestown 445-8383

### SPANISH RESTAURANT

Owner: Israel Maldonado Call 661-3910  
**IZZY'S RESTAURANT/SUB SHOP**  
COMIDAS CRIOLLAS  
ORDER TO EAT HERE  
OR TAKE OUT  
MON-FRI 10AM-8:30PM  
SAT. 10-8 • CLOSED SUNDAY  
169 Harvard St. (cor. Windsor St.) Cambridge

### SPANISH & WEST INDIAN FOODS

**El Coloso Market, Inc.**  
Spanish-American Groceries  
Tropical Foods & Specialty Products  
(617) 491-1361  
Noel C. Cruz, President  
Eduardo Cruz, Manager  
102 Columbia Street Cambridge, MA

### STEREO & VCR REPAIRS

**AUDIOSONICS**  
Established 1952  
COMPLETE SERVICE ON HOME STEREO,  
CAR STEREO & VIDEO RECORDERS  
• ALL WORK GUARANTEED •  
159 MASS. AVE., ARLINGTON 648-2430

### TELEPHONE ANSWERING SERVICE

**MESSAGE DELIVERY**  
Beeper Paging • Desk Top Printers • Mobile Phones  
and Much, Much More  
We should be Part of YOUR Communications Future  
661-0334 **ANSAPHONE**  
1753 Massachusetts Avenue Cambridge, MA 02140-2224

### TRAVEL AGENCIES

Trains, Planes & Ships - Domestic & International  
Let Us Take You Home.  
WE SPECIALIZE IN SMALL CORPORATE ACCOUNTS  
InterContinental Travel, Ltd.  
20 University Rd. • Charles Square • Cambridge, MA 02138  
617-497-0070

### TRUCK BODIES & EQUIPMENT

**LACEY**  
Truck Equipment, Inc.  
50 Myrtle Avenue  
P.O. Box #67  
Medford, MA 02155  
Pick Up • Tool Boxes • Bodies • Service  
• Ladder Racks • Dump  
• Bed Liners • VAN INTERIORS • Rack • Van  
FAX NO. 1-617-396-8457 (617) 396-2880

### UPHOLSTERERS

**LOCATELLI-SMITH INTERIORS**  
Family Operated Since 1924  
• Upholstery • Slipcovers  
• Draperies • Free Estimates  
• Free Pickup and Delivery • Shop-At-Home Service  
• Antique Furniture Specialists  
623-2899  
61 Dartmouth St., Somerville

### USED FURNITURE

SPECIALIZING IN JAPANESE AND AMERICAN ANTIQUES  
**EAST-WEST ANTIQUES**  
Fine Used Furniture, China,  
Bric-a-brac and Collectibles,  
Home Furnishings, Leaded  
Glass, Lamps, Vintage Watches.  
We Buy & Sell Single Items or Entire Estates  
223 CONCORD AVE., CAMBRIDGE  
617-354-3540

### WINDOW SHADES & SCREENS

**Reliable Shade & Screen Co., Inc.**  
Manufacturers of Shades & Screens  
Horizontal & Vertical Blinds • Glass Repaired  
686 Mass. Ave., Cambridge 547-9222

# SCHOOL NEWS

## Thompson to work half-time at school

The school committee on Tuesday approved Superintendent Mary Lou McGrath's recommendation to increase state Rep. Alvin Thompson's hours as a safety specialist at Cambridge Rindge and Latin School from 15 to 20 hours per week.

The increase will bring Thompson to the status of half-time employee, making him eligible for health benefits. The health benefits, 99 percent of which will be paid by the city, will cost the city approximately \$6,000.

Thompson had taken a leave of absence from his job after his election to the legislature in 1988, but returned to work in February. Some school committee members have questioned whether the position is necessary.

Only Wolf and committee member Frances Cooper voted against increasing Thompson's hours Tuesday.

"The chair cannot vote for this," said Mayor Alice K. Wolf. "I'm very concerned about it as I have stated at previous times," she said. Wolf did not elaborate on her objections during the meeting.

"He'll be providing a service that we need for the kids," said McGrath.

Throughout the summer, Thompson will be working at the high school fieldhouse from 7 until 11 a.m. Monday through Friday. During the regular school year, he will be working Monday through Friday at the field house from 6:30 until 8:30, and on the third floor of the arts building from 8:30 until 10:30.

## Kindergarten wins

Carolyn Schneider's kindergarten class at the Morse School won a prize for a poster and poem which the class entered in a contest sponsored by the Charles River Watershed Association. The topic was keeping the Charles River clean.

## Maynard School thanks supporters

The Maynard School held its second annual multicultural Festival on May 25. The staff and students would like to thank the following neighborhood merchants for their generous contributions: Izzy's Restaurant, Burger King, McDonald's, Roast's Bakery, La Groceria Restaurant, U-Need-A-Market, Peppercorn's Restaurant, Squirrel Brand Company, and The Bakery. They would also like to thank the parents of the Maynard School students for their contributions and support.

## Harrington gets books

A book collection was dedicated at the Harrington Elementary School Media Center on May 31 in memory of Albertina A.C. Brown. Brown, a former teacher at the school, and her four-year-old daughter, Nichole, were killed in a train accident in July 1982 in Lisbon, Portugal. Brown was attending the university there, preparing to instruct Portuguese speaking students at the Harrington School. The books in memory of Brown were purchased with funds raised by the Harrington staff.

## Dancing for funds

At a dance contest on June 2, Cambridge Rindge and Latin students raised \$1,000 for the Summer School Drop Out Prevention Program.

## Student remembered

The Martin Luther King Jr. School staff and administration recently contributed over \$300 to the Sickle Cell Parents Support Group in memory of Charlton Augustus (Darwin) Clarke, who died of sickle cell-thalassemia on March 31 at Children's Hospital in Boston. Clarke graduated from the King School in 1985 and from Cambridge Rindge and Latin in 1989.

## Apprentice program aids city students

A guided first step into the world of work was offered to Cambridge elementary students by more than 80 companies and agencies this school year through the Schools' Community Apprenticeship Program.

## A celebration, honoring and recognizing the participating organizations was held in Mayor Alice Wolf's office on May 31.

Wolf said that the apprenticeship project is part of the school department's drop-out prevention effort, which is jointly sponsored by the schools, the Cambridge Partnership for Public Education and School Volunteer Program. She said that more than 78 eighth grade pupils completed apprenticeships this school year, working in positions ranging from law to fashion.

## The Community Apprenticeship Program, now in its fourth year, is coordinated by Lisa Dittich.

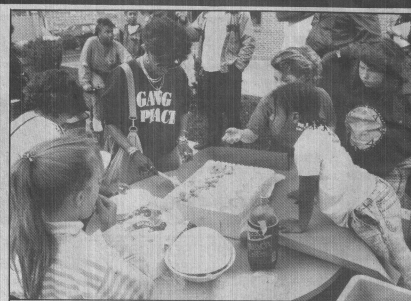
Superintendent Mary Lou McGrath said "The purpose of the program is to offer young people from 11 to 14 years old an opportunity to experience a job of their choice, working closely with an adult professional."

## Germany bound

Ann Gaffney of the Cambridge Rindge and Latin Pilot School, will leave in July to live with a host family and attend school in West Germany for a year.

## Barbara's

Serving Daily From 9 to 5  
Soups • Subs • Salads  
Grilled Foods • Daily Specials  
Take Out Available  
Special Tables For Business Lunches  
51 First St. Cambridge  
INSIDE THE VFW 492-1049  
OPEN TO THE PUBLIC



**YOUTH CENTER COOKOUT** — Gail Counsel cuts a cake on Thursday, June 21, during the seventh annual Willis David Moore Youth Center cookout at Hoyt Field. Watching were Samantha Gurskis (front left), Deanne Graham, Denise Sibert and April Sibert (right). (Staff photo by Cheryl Miller)

Family and attend school in West Germany for a year. Gaffney is a recipient of the Congress-Bundestag scholarship administered through Youth for Understanding International Exchange in cooperation with other exchange programs.

The group of scholarship recipients will attend language and cultural training sessions in Germany before meeting their host families. During the year, they will travel to Berlin and to the capital city, Bonn, where they will meet with German government officials. Upon returning to the United States in July 1991, the students will attend a reentry orientation in Washington, D.C.

In Germany, students were chosen to come to the United States to live with host families and attend school as part of a reciprocal program. For additional information about Youth For Understanding's youth exchange opportunities, including the opportunity for American Families to host international students, call 1-800-USA-0200.

**Harrington gets books**  
A book collection was dedicated at the Harrington Elementary School Media Center on May 31 in memory of Albertina A.C. Brown. Brown, a former teacher at the school, and her four-year-old daughter, Nichole, were killed in a train accident in July 1982 in Lisbon, Portugal. Brown was attending the university there,

preparing to instruct Portuguese speaking students at the Harrington School. The books in memory of Brown were purchased with funds raised by the Harrington staff.

**Dancing for funds**  
At a dance contest on June 2, Cambridge Rindge and Latin students raised \$1,000 for the Summer School Drop Out Prevention Program.

**Student remembered**  
The Martin Luther King Jr. School staff and administration recently contributed over \$300 to the Sickle Cell Parents Support Group in memory of Charlton Augustus (Darwin) Clarke, who died of sickle cell-thalassemia on March 31 at Children's Hospital in Boston. Clarke graduated from the King School in 1985 and from Cambridge Rindge and Latin in 1989.

**Apprentice program aids city students**  
A guided first step into the world of work was offered to Cambridge elementary students by more than 80 companies and agencies this school year through the Schools' Community Apprenticeship Program.

A celebration, honoring and recognizing the participating organizations was held in Mayor Alice Wolf's office on May 31.

Wolf said that the apprenticeship project is part of the school department's drop-out prevention effort, which is jointly sponsored by the schools, the Cambridge Partnership for Public Education and School Volunteer Program. She said that more than 78 eighth grade pupils completed apprenticeships this school year, working in positions ranging from law to fashion.

The Community Apprenticeship Program, now in its fourth year, is coordinated by Lisa Dittich.

Superintendent Mary Lou McGrath said "The purpose of the program is to offer young people from 11 to 14 years old an opportunity to experience a job of their choice, working closely with an adult professional."

**Germany bound**  
Ann Gaffney of the Cambridge Rindge and Latin Pilot School, will leave in July to live with a host family and attend school in West Germany for a year.

**Barbara's**  
Serving Daily From 9 to 5  
Soups • Subs • Salads  
Grilled Foods • Daily Specials  
Take Out Available  
Special Tables For Business Lunches  
51 First St. Cambridge  
INSIDE THE VFW 492-1049  
OPEN TO THE PUBLIC

# GRADUATES

## Program

More than 300 students cheered their classmates throughout the competition. Arno Latimer and his group 3-D won first prize, two tickets to a Madonna concert and limousine service to and from the concert. Charles Griffith won second place, George Torres and Milli DeJesus won third place, Mark Girardin and Erik Brown won fourth, and Louis McRae took fifth.

A special rap song and dance for Students Against Violence and for Equality (SAVE) was written and performed by Rindge and Latin students Terrence Yancey and Jason Pina.

For further information about the Summer School Drop Out Prevention Program or to make a donation to the program, call Karen Prentice at 498-9200.

## Winning Edge event

On Wednesday evening, June 6, the Winning Edge Program held its closing celebration at the Dante Alighieri Center. The Winning Edge program is operated by the Cambridge Community Services in collaboration with the Cambridge School Department, the Cambridge Partnership for Public Education, and the Sports Museum of New England. It brings students at risk of dropping out of school together with celebrity athletes to learn that discipline and practice are necessary for any pursuit. Former Boston Celtic Dave Cowens and other athletes were present on Wednesday to honor Winning Edge students. The evening of music, refreshments and recognition marked the completion of the program's first full year.

## TV quiz ahead?

Those with graying hair may recall the 1950s "Quiz Kids" radio and television shows that pitted school children against each other in a battle of the minds. A Los Angeles group is attempting to bring back the program and recently auditioned Cambridge public school students. Quiz Kids representative Norm Fox said Cambridge students ranked among the top of those auditioned nationwide. He will return here next fall to make final selections.

## Quilt for Armenia

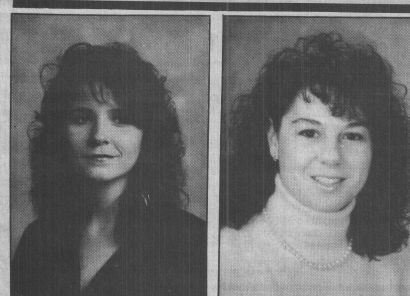
Ariene Brown's fourth grade class at the Fletcher School has created a quilt which is being sent through the Armenian Health Alliance to earthquake victims in the Second Children's Hospital in Lenakan, Armenia. A heart, a smiling face, a rainbow, and other designs are displayed in the squares of the quilt. The project was funded by a mini-grant from the Cambridge Partnership for Public Education.

## Computer delivered

Cooperation between MIT Lutheran Episcopal Ministry and Cambridge Rindge and Latin School resulted in Rindge and Latin's receiving a complete Mac Plus computer system through the Stop & Shop Co.'s Apple computer contest. CRLS teacher Phil Dussault wrote to MIT's James Violette, extending the appreciation of CRLS students and staff for his assistance in helping CRLS meet contest requirements to win the computer system.

## Vellucci thanked

School committee member Alfred Vellucci received letters of appreciation from the schools' director of educational media, Mary Frances Zlotis, and from school librarians for his efforts in creating the Mayor Bookworm Fund, a fund that has supplemented purchases of books at school libraries and at the CRLS student library. Recently the Dante



**GILLIAN JANE HARPER** graduated magna cum laude with a bachelor of arts degree in anthropology from Washington University in St. Louis. She is the daughter of Kathryn Harper of

SERVICE REACTORY

•TV Repairs •Painting •Plumbing •Tile, Floors
•House Repairs •Carpeting •Electrical •Masonry
•Miscellaneous •Roofing •Wallpapering •Hot Top

ASPHALT/PAVING CARPENTRY ELECTRICIANS PAINTING ROOFERS
PAVING BY G. STANLEY
Close the sale Open the doors

AMBIENCE CONSTRUCTION REMODELING SPECIALIST
Attics-Basements-Additions-Kitchens-Baths
"ONE CALL DOES IT ALL"

JOHN J. HOLLY, INC. Sewer, Drain & Water Lines
(Repairs - Installations) Licensed and Bonded Drain Layer

GENERAL CONTRACTOR REMODELING RENOVATIONS REPAIRS ADDITIONS
Res. - Comm All Types of Carpentry

ANGEL BRIGHT CONSTRUCTION General Contractor
Res. - Comm All Types of Carpentry

JACK'S HOME REPAIR Carpenter Contractor
Licensed Remodeler - Renovator

H.F. FENOCHETTI CARPENTRY CONTRACTOR
Complete Remodeling Additions, Kitchens, Baths

S & S ACOUSTICAL CEILING 10x8 Room \$100.00
Including labor & material. Corrugated Aluminum

CONTRACTING PALMACCI GENERAL CONTRACTING
Interior/Exterior HOME IMPROVEMENT SERVICES

SENENCE COMPANY GENERAL CONTRACTOR
All types of carpentry, plumbing, electrical, masonry, etc.

Paradise Painting Co. INTERIOR & EXTERIOR DRYWALL-PLASTERING-CARPENTRY

Jim Barry Roofing Co., Inc. Specializing in Tar, Gravel, Roofing and Goodyear rubber roof systems

HOME MAINTENANCE SERVICE CO. INTERIOR/EXTERIOR PAINTING WALLPAPERING - CARPENTRY

ROBERT PANN CO. Plumbing • Heating • Gas Fitting
Boiler and Hot Water Heater Installation

LANDRY'S PLUMBING AND HEATING CO. Call The Friendly Plumber

BRUSH & 4 PAINTING COMPANY Interior & Exterior Carpentry-Roofing

PAVIDS PLUMBING & HEATING CO., INC. Hot Water heaters, boilers, baths and kitchens

PLUMBING HEATING & GAS FITTING SERVICE Remodeling & Repairing Appliances

M.A. GUZZO Plumbing & Heating Emergency Service & Repairs

ROOFING CO. NEW ROOFS - ROOF REPAIRS - GUTTERS-CHIMNEYS

ROOFERS WATER FILTER SYSTEMS RESERVOIR FILTER CO.

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

NOTICE TO ESTABLISH CHARGES FOR CLEANING OUT SEWER LINES

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

NOTICE OF THE ESTABLISHMENT OF A DRAIN LAYERS ANNUAL EXAM & LICENSE

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE BOARD OF ZONING APPEAL

SERVICE REACTORY

•TV Repairs •Painting •Plumbing •Tile, Floors
•House Repairs •Carpeting •Electrical •Masonry
•Miscellaneous •Roofing •Wallpapering •Hot Top

ASPHALT/PAVING CARPENTRY ELECTRICIANS PAINTING ROOFERS
PAVING BY G. STANLEY
Close the sale Open the doors

AMBIENCE CONSTRUCTION REMODELING SPECIALIST
Attics-Basements-Additions-Kitchens-Baths
"ONE CALL DOES IT ALL"

JOHN J. HOLLY, INC. Sewer, Drain & Water Lines
(Repairs - Installations) Licensed and Bonded Drain Layer

GENERAL CONTRACTOR REMODELING RENOVATIONS REPAIRS ADDITIONS
Res. - Comm All Types of Carpentry

ANGEL BRIGHT CONSTRUCTION General Contractor
Res. - Comm All Types of Carpentry

JACK'S HOME REPAIR Carpenter Contractor
Licensed Remodeler - Renovator

H.F. FENOCHETTI CARPENTRY CONTRACTOR
Complete Remodeling Additions, Kitchens, Baths

S & S ACOUSTICAL CEILING 10x8 Room \$100.00
Including labor & material. Corrugated Aluminum

CONTRACTING PALMACCI GENERAL CONTRACTING
Interior/Exterior HOME IMPROVEMENT SERVICES

SENENCE COMPANY GENERAL CONTRACTOR
All types of carpentry, plumbing, electrical, masonry, etc.

Paradise Painting Co. INTERIOR & EXTERIOR DRYWALL-PLASTERING-CARPENTRY

# City of Cambridge

MASSACHUSETTS

In City Council \_\_\_\_\_

199

*I. Duehay*

*Unfinished Business # 1*

*Perm. Com. on Ordinance in Re Amendment*

	YEA	NAY	ABSENT	PRESENT
Mr. Ed Cyr	✓			
Mr. Francis H. Duehay	✓			
Mr. Jonathan S. Myers	✓			
Mr. Kenneth E. Reeves	✓			
Mrs. Sheila T. Russell	✓			
Mr. Walter J. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Mr. William H. Walsh	✓			
Mayor Alice K. Wolf	✓			

9

0

*I. Duehay  
MS  
1/1/99*



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." ~~This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.~~

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property ~~for a private purpose~~, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, ~~all requirements of applicable State law have been met~~, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth ~~that contain~~ an independent, good faith estimate of such property's worth to the prospective buyer, ~~transferee,~~ or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within ~~one month~~ ~~six weeks~~ of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

C:\WP51\DATA\CITYPROP.DIS



# OFFICE OF THE MAYOR

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9090

## MEMORANDUM

**TO:** The Honorable Members of the City Council

**FROM:** Alice K. Wolf  
Mayor

A handwritten signature in cursive script, appearing to read "AKW", positioned to the right of the "FROM:" line.

**DATE:** June 21, 1990

**RE:** Public Land Ordinance

=====

I am planning to ask for ordination of the public land disposition ordinance on the 25th. Amendments to be proposed are marked on the attached copy of the ordinance.

AKW/cmm

5.

**COMMUNICATIONS & REPORTS FROM  
CITY OFFICERS**

Comm. from Mayor Alice K. Wolf transmitting an amended text to the proposed amendment to the Municipal Code of the City of Cambridge on the Disposition of City Owned Land.

**In City Council,**

**June 25, 1990**



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety

## AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property." This Ordinance shall not apply to the transfer of real estate, or any interest therein, to the Affordable Housing Trust for the purposes of construction of low- and moderate-income housing pursuant to M.G.L. c. 40, s. 15A.

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the City's public purpose.

In addition, when the public purpose is found to be best served by a Disposition of City Property for a private purpose, the City's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, all requirements of applicable State law have been met, and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other

city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth ~~that contain~~ an independent, good faith estimate of such property's worth to the prospective buyer, ~~transferee~~, or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within ~~one month~~ ~~six weeks~~ of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

*Approval of  
City Solicitor  
on last page.*

Mr. Russell B. Hig  
City Solicitor  
City Hall  
Cambridge, MA 021

Dear Sir:

Enclosed you  
Code of the City o  
City Council meeti  
City Owned Land.

ment to the Municipal  
cond reading at the  
o the Disposition of

Would you kindly review this amendment and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

*Joseph E. Connarton*  
Joseph E. Connarton  
City Clerk

JEC/dl

Enc. First publication number 2481

c.c. Councillor Duehay, Chairman, Committee on Ordinances  
Joseph Cellucci, Commissioner of Inspectional Services.

NOV 10 1980

NOV 10 1980



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

April 2, 1990

Mr. Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA 02139

Dear Sir:

Enclosed you will find a copy of a proposed amendment to the Municipal Code of the City of Cambridge which was passed to a second reading at the City Council meeting held on March 26, 1990 relative to the Disposition of City Owned Land.

Would you kindly review this amendment and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

*Joseph E. Connarton*  
Joseph E. Connarton  
City Clerk

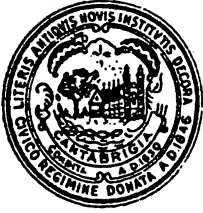
JEC/dl

Enc. First publication number 2481

c.c. Councillor Duehay, Chairman, Committee on Ordinances  
Joseph Cellucci, Commissioner of Inspectional Services.

APR 11 1990

APR 11 1990



# City of Cambridge

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge," as revised in 1972, and now designated as "The Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair marked value for such property, to protect real estate values, and to dispose of each

property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

---

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post

notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

Passed to a second reading as amended at the City Council meeting held on March 26, 1990 and on or after April 9, 1990 the question comes on passing to be ordained.

4/19/90  
Approved  
*[Signature]*

ATTEST:- Joseph E. Connarton,  
City Clerk.

LAW DEPARTMENT

'90 APR 5 AM 9 50

11

The Committee on Ordinances conducted a public hearing on Wednesday, March 28, 1990 beginning at 5:40 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review a proposed amendment to the municipal code relative to re-cycled used motor oil. Those members present were Councillor Francis Duehay, Councillor Sheila Russell, Mayor Alice Wolf, Councillor Ed Cyr, Councillor Jonathan Myers, Councillor William Walsh, Councillor Walter Sullivan, Vice Mayor Kenneth Reeves and City Clerk, Joseph Connarton.

Councillor Duehay, Chairman of the Committee, opened the meeting by explaining the procedure for the public hearing and that a series of speakers have already indicated their intention to speak and <sup>a</sup> to sign up sheet was available for any one in the audience who wanted to testify.

At this time, Councillor Duehay recognized Cynthia Bellamy, 113 Inman Street, Cambridge, MA, who is a planner for the Massachusetts Department of Environmental Protection and the principal drafter of the proposed ordinance.

Ms. Bellamy outlined the various provisions of the ordinance,  
specifically:

Section 2: entitled: Cambridge Oil Recycling; Committee; its powers and duties, Section 3: entitled: Illegal Disposal of Used Motor Oil are also, Section 3E: concerning enforcement.

Furthermore, she stated in response to a question from Councillor Russell, ~~Ms. Bellamy stated~~ that all area gas stations would come within the jurisdiction of the Ordinance.

Mayor Wolf, stated that she supported the Ordinance, but she was concerned with what may be ~~some~~<sup>some</sup> inconsistencies relative to fines being levied and the issuance of criminal complaints. The Mayor suggested that the Committee may want to take a look at this particular issue.

The following individuals appeared before the Committee offering testimony in favor of the proposed Ordinance:

Honorable Elizabeth Kline  
15 Kirkland Road, Cambridge, MA  
Asst. Secretary, Dept. of Environmental Affairs  
Commonwealth of Massachusetts.

Honorable Daniel Greenbaum  
1 Winter Street, Boston, MA  
Commissioner, Department of Environmental Protection  
Commonwealth of Massachusetts

Pat Matsumiya  
100 Banks Street, Cambridge, MA  
Aide to Senator Michael LoPresti, Jr.  
Massachusetts Senate  
Suffolk & Middlesex District  
State House . Room 413A  
Boston, MA 02133

Sheila Lynch-Benttinen  
200 Sherman Street  
Cambridge, MA 02140

Roy Crystal  
Technical Services Manager  
Toxics Reduction and Control Department  
Sewerage Division  
Massachusetts Water Resources Authority  
Charlestown Navy Yard - 100 First Street  
Boston, MA. 02129

Elizabeth Epstein  
Executive Director  
Cambridge Conservation Commission

Donald MacIver  
7 Craigie Circle  
Cambridge, MA  
Secretary, Massachusetts Association of Conservation Commissions (MACC)

Ann Fine  
15 Kirland Road  
Cambridge, MA  
Massachusetts Audubon Society  
South Great Road  
Lincoln, MA 01773

Jon Reinhardt  
30 Upland Road  
Cambridge, MA  
Executive Director  
Mystic River Watershed Association

Stephen Stichter  
65 Dartmouth Street  
Boston, MA  
Save the Harbor/Save the Bay

Fred Small  
80 Aberdeen Avenue  
Cambridge, MA

The above referenced individuals submitted written testimony as well as having spoken before the Committee, copies of which are attached to the report and <sup>by</sup> ~~any~~ references are included herein.

Also speaking in favor of the proposed Ordinance was Gary Miller, 57 Grove Street, Somerville, Ma, who stated he was a free lance writer who had done extensive research on the issue of recycled motor oil and found not only was an extensive educational program ~~was~~ necessary, but a strong local Ordinance as well.

Senator William B. Golden  
Massachusetts Senate  
Norfolk - Plymouth District  
Room 416B  
State House - Boston, MA

James. T. McDavitt, Chair  
Cambridge License Commission  
831 Mass. Avenue  
Cambridge, MA

William A. Currier, President  
Recycling, Services, Inc.  
516 East Second Street  
South Boston, MA

Councillor Duehay requested that anyone wishing to speak in opposition, please come forward.

No one appeared in opposition.

At this time Councillor Duehay requested the City Clerk ~~to~~<sup>to</sup> read into the record <sup>a</sup> ~~an~~ communication from Birge Albright, Esquire, Legal Counsel, Office of the City Solicitor. Said communication, copy of which is attached and make part of this report by reference, indicated several technical connections within the proposed Ordinance.

Councillor Sullivan moved that the technical ~~conn~~<sup>con</sup>nections offered in the form of amendments by the Law Department be incorporated within the proposed amendment.

Vice Mayor Reeves agreed that the technical amendments be incorporated with the exception of paragraph 2 and 3 on page 2 of Attorney Albright's communications and that those two paragraphs be taken under advertising by the Committee.

Councillor Sullivan amended his previous motion pursuant to the suggestion of the Vice Mayor.

The motion carried.

At this time Councilor Sullivan moved that the proposed amendment, as amended be referred for the full City Council with a favorable recommendation.

The hearing was adjourned at . . . P. M.

The motion carried.

For the Committee

Councillor Francis H. Duehay  
Chairman

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied or, to ensure this goal, until the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

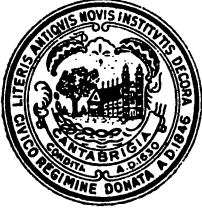
- (2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;
- (2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;
- (2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;
- (2.5) The development potential of the Property.
- (2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;
- (2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;
- (3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.
- (4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, <sup>LISTED ON ASSESSORS RECORDS</sup> listed on the annual street list, ~~abutting~~ and ~~opposite said City Property and abutters of abutters~~ within 300 feet <sup>of said</sup> ~~thereof~~ <sup>PROPERTY</sup> thereof.

*Mayor  
Amended  
1/1*

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge," as revised in 1972, and now designated as "The Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each

property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or lessee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post

notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

March 23, 1990

TO: THE HONORABLE, THE CITY COUNCIL

FROM: JOSEPH E. CONNARTON *JEC*  
CITY CLERK

SUBJECT: PROPOSED ORDINANCE — DISPOSITION OF CITY OWNED LAND.

As you will recall the Committee on Ordinances held a hearing on February 21, 1990 to review a proposed amendment to the Municipal Code as offered by Mayor Wolf dealing with the disposition of city owned property. During the hearing several suggestions and amendments were offered.

At the request of the Committee the proposed amendments were forwarded to the City Solicitor for review and incorporation within the proposed amendment. The Law Department has completed the text submitted herein for your review.

You will currently see this item listed as **Calendar Item Number Three** in the City Council Packets for the meeting scheduled for **March 26, 1990**.

I hope you will find this information beneficial.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge," as revised in 1972, and now designated as "The Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

---

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

---

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair marked value for such property, to protect real estate values, and to dispose of each

property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post

notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

---

Passed to a second reading as amended at the City Council meeting held on March 26, 1990 and on or after April 9, 1990 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton,  
City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge," as revised in 1972, and now designated as "The Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

---

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

---

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair marked value for such property, to protect real estate values, and to dispose of each

property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post

notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

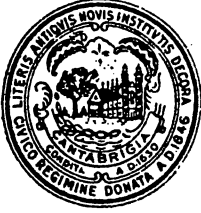
The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

Passed to a second reading as amended at the City Council meeting held on March 26, 1990 and on or after April 9, 1990 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton,  
City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge," as revised in 1972, and now designated as "The Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair marked value for such property, to protect real estate values, and to dispose of each

property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post

notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

~~(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.~~

---

Passed to a second reading as amended at the City Council meeting held on March 26, 1990 and on or after April 9, 1990 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton,  
City Clerk.

# City of Cambridge

The Committee on Ordinances conducted a public hearing on Wednesday, February 21, 1990, beginning at 5:56 p.m. in the Sullivan Chamber, City Hall. Present at the hearing were Councillor Francis Duehay, Mayor Alice Wolf, Vice Mayor Kenneth Reeves, Councillor Jonathan Myers, Councillor Timothy Toomey, Councillor William Walsh and City Clerk Joseph Connarton.

The purpose of the hearing was to review a proposed amendment to the Municipal Code relative to the disposition of city owned land.

At this time Councillor Duehay, Chairman of the Committee stated that given the history of recent sales of city owned property and the controversy they generate, this amendment was very timely. He then recognized Mayor Wolf who submitted the proposal.

Mayor Wolf stated that she and several concerned citizens had in fact worked on the proposal before the Committee in response to three major and controversial issues which had been before the previous city council: specifically the Harvard Motor Inn easement, the proposed sale of Riverside Road to Stop & Shop and the proposed lease of a piece of land to the Troika Restaurant. Furthermore she stated that she really began to think about this issue during a conversation with Philip Dowds who informed her that he believed that given what he saw of sales of city owned property, no one in government ever reassessed the process to determine if in fact, it could be done a better way.

The Mayor further stated that the process, as proposed, places the City Manager in a central role while allowing, the public to enter into the process at a very early stage.

Finally she stated that possibly some amendments may be offered to waive the process for small parcels of property, possibly by requesting that the City Manager seek a waiver from the City Council.

Speaking in favor of the proposal were:

Robert LeTremaille  
348 Franklin Street  
Cambridge, MA

Carol O'Hare  
173 Magazine Street  
Cambridge, MA

Philip Dowds  
48 Banks Street  
Cambridge, MA

William Cavellini  
274 Brookline Street  
Cambridge, MA

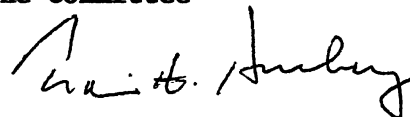
At this time Mayor Wolf, given the testimony received from Robert LeTremaille moved to amend Section 5 of the proposal by adding after the word property on line 5, the words "listed on assessors records" and further by striking on line 5 and line 6 the words "abutting and opposite said city property and abutters of abutters", and adding in line 6 after the record feet the words "of said property".

The motion to amend prevailed.

Mayor Wolf moved to forward the proposed amendment as amended to the full City Council without recommendation and the motion was adopted.

The hearing was adjourned at 6:19 p.m.

For the Committee



Councillor Francis H. Duehay, Chair

2. Cal # 3

COMMITTEE REPORT

Report from the Committee on Ordinances  
for a hearing held on February 21, 1990  
to review a proposed amendment to the  
Municipal Code relative to the disposition  
of city owned land.

In City Council,

March 12, 1990

*Yabled*  
*3/26/90 Report accepted*  
*Passed to a second*  
*reading*



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

March 23, 1990

TO: THE HONORABLE, THE CITY COUNCIL

FROM: JOSEPH E. CONNARTON *JEC*  
CITY CLERK

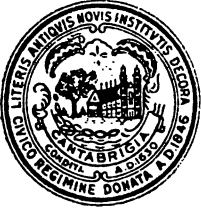
SUBJECT: PROPOSED ORDINANCE — DISPOSITION OF CITY OWNED LAND.

As you will recall the Committee on Ordinances held a hearing on February 21, 1990 to review a proposed amendment to the Municipal Code as offered by Mayor Wolf dealing with the disposition of city owned property. During the hearing several suggestions and amendments were offered.

At the request of the Committee the proposed amendments were forwarded to the City Solicitor for review and incorporation within the proposed amendment. The Law Department has completed the text submitted herein for your review.

You will currently see this item listed as **Calendar Item Number Three** in the City Council Packets for the meeting scheduled for **March 26, 1990**.

I hope you will find this information beneficial.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred and Ninety

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge," as revised in 1972, and now designated as "The Code of the City of Cambridge."

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Code of the City of Cambridge is hereby amended by deleting Chapter 2.110, Section 2.110.010, "Sale, Lease or Rental Procedures" in its entirety, and substituting therefore a new Section 2.110.010 entitled "Disposition of City Property" which shall read as follows:

### Disposition of City Property

---

This Ordinance shall apply to the "sale, transfer, lease or rental," or exchange of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair marked value for such property, to protect real estate values, and to dispose of each

property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied and the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected person describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property;

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation and the Planning Board report.

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post

notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list or on the assessor's records, within 300 feet of the City Property.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of the general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

(7) For the disposition of property that is of such little significance that the above described process would be unduly burdensome, the City Manager may request of the City Council a diminution of this process. Approval of such a request shall require a 2/3 vote of the City Council.

MUNICIPAL CODE

The ~~General Ordinances~~ of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

TITLE 2 : CHAPTER 2.110

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, <sup>or</sup> ~~relocation~~, exchange, ~~or similar disposition~~ of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied, <sup>and</sup> ~~or, the following process has taken place:~~ the following process has taken place:

- (1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;
- (2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:
  - (2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property.

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation ~~along with the Planning Board's report.~~ *and the Planning Board report.*

(5) At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list, <sup>listed on the assessor's records.</sup> ~~abutting and opposite said City Property and abutters of abutters~~ <sup>within 300 ft.</sup> ~~within 300 feet~~ thereof.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6) The Disposition of City Property shall require a 2/3 vote of the City Council.

De minimis /

City Manager can come in with some parameters  
Criteria  
+ O'Hare  
+ Dowds  
+ Hattemerille  
+ Cavellini

(7) ~~For additional matters~~ disposition of property that is of such little significance that this process would be unnecessary, the City Manager may request of the City Council a determination of this process. Such a request would require a 2/3 vote.

Opinion re: CC - who has auth.  
c. 159A, §1



RECEIVED BY  
SIDE OF CITY CLERK  
1990 MAR -6 PM 3:01

# CITY OF CAMBRIDGE CAMBRIDGE MA.

Office of the City Solicitor  
City Hall  
795 Massachusetts Avenue  
Cambridge, Massachusetts 02139

(617) 498-9020

Russell B. Higley  
City Solicitor

Donald A. Drisdell  
Deputy City Solicitor

Michael C. Costello  
Assistant City Solicitor

Birge Albright  
Legal Counsel

Gail S. Gabriel  
Legal Counsel

Joseph M. Kaigler  
Legal Counsel

Diane Wynshaw-Boris  
Legal Counsel

Edward J. O'Connell  
Legal Counsel

February 5, 1990

Councillor Francis Duehay  
Chairman, Committee on Ordinances  
City Hall  
Cambridge, MA 02139

Re: Review of Pending Ordinances

Dear Councillor Duehay:

I write in response to Joe Connarton's letter of January 24th to Russell Higley, in which he says that you would like all Ordinances reviewed by this office prior to the hearing before the Committee on Ordinances. In this letter, I will comment on some of the Ordinances mentioned in Mr. Connarton's letter.

1. Disposition of city-owned land (I understand that there will be a hearing on this Ordinance on 2/21/90)

This Ordinance would replace s. 2-10 of the 1972 Codification of the City Ordinances and s. 2.110.010 of the Cambridge Municipal Code.

Towns are generally authorized to convey real estate by G.L. c. 40, s. 3, which is made applicable to cities by G.L. c. 40, s. 1. In a city like Cambridge, the sale of city-owned property is "essentially a legislative function." Sancta Maria Hospital v. Cambridge, 369 Mass. 586, 592 (1976).

I see no legal impediment to the passage of this Ordinance, but I have the following questions, comments and suggestions:

First paragraph

What is meant by "relocation" of city-owned property?

I suggest that the phrase "or similar disposition" be eliminated and that this paragraph specify exactly which transactions it applies to.

Third paragraph

Strike the words "unless" through "goal," so that the paragraph reads as follows:

No disposition of City Property shall be completed until the following process has taken place:

Paragraph (4)

For the sake of clarity, I would amend this paragraph to read as follows:

The City Council shall hold a public hearing within one month of receipt of the Planning Board's recommendation.

- ~~2. Zoning-Petition of David Clem to change the area bounded by Binney Street and Cardinal Medeiros Avenue from Industry B to Industry A - 1st pub. #2475.~~
3. Cambridgeport Interim Planning Extension
4. East Cambridge Planning Extension

I see no legal problems regarding these three zoning matters. I understand from Les Barber that the Planning Board will be making recommendations.

5. Licensing of dogs - 1st pub. #2436

This section 4-7 in the 1972 codification is now section 6.04.020 in the new code.

6. Disposition of Complaints - dogs - 1st pub. #2437

This section 4-11(b) in the 1972 codification is now section 6.04.110 (c) in the new Code.

Both of these are technical amendments drafted by the Law Department, and we recommend their ordination.

I will comment on the other Ordinances in a future letter.

Very truly yours,

*Birge Albright*

Birge Albright

BA/jab

cc: Robert W. Healy  
Honorable Alice K. Wolf  
Joseph E. Connarton  
Lester Barber  
Russell B. Higley  
Donald A. Drisdell

Corr.#3

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied or, to ensure this goal, until the following process has taken place:

- (1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;
- (2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:
  - (2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property.

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.

(5)At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list, abutting and opposite said City Property and abutters of abutters within 300 feet thereof.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6)The Disposition of City Property shall require a 2/3 vote of the City Council.

CITY OF CAMBRIDGE  
 CITY CLERKS OFFICE  
 795 MASS AVENUE  
 CAMBRIDGE, MA 02138  
 C FEB 8  
 ALTM: DONNA LOPEZ/LEGAL TARRANTSHEET

# Cambridge Chronicle

## Death of 2nd victim adds to city's grief

**By ZACHARY GAULKIN**  
Chronicle staff

Elva Martinez Carrion, a native of Puerto Rico, was in her home early Jan. 25 when her son was found bleeding from a stab wound to the heart at Main and Osborn streets opposite the Newtonville Court housing project.

Her son, Rigoberto Carrion — known to family and friends as "Pico" — had come to Cambridge to visit his mother and other relatives, as he had many times before. A Chelsea resident who lived in Cambridge for 14 years, Pico was a familiar face around the adjoining housing projects of Newtonville Court and Washington Elms, where his mother lives.

But an apparent robbery early that morning turned brutally violent. Carrion, 31, died Wednesday, Feb. 7, becoming the second vic-

tim of an attack that also claimed the life of 21-year-old Jesse McKie.

McKie, stabbed twice in the chest and once in the head, died instantly. Carrion was under intensive care at Beth Israel Hospital in Boston for nearly a week before dying of his wounds last Wednesday.

**Five are charged**

Four Boston youths and one Brookline youth are accused of the murders. Police say the attacks occurred around 12:30 a.m. during what appeared to be a random robbery. Carrion and McKie reportedly were friends and were walking together at the time of the attack.

The Middlesex County District Attorney's office is seeking a grand jury indictment against the five youths for murder, according to Thomas Samoluk, a spokesman for the office.

The youths charged with the murders are

**Anti-crime movement marches on in city.**  
Page 6

Ronald Settles, 25; Sean Lee, 18; and Ventry Gordon, 18, all of Mattapan; Ricardo Parks, 18, of Dorchester; and Lazell Cook, 19, of Brookline.

More than 200 family members, friends and neighbors — some from as far as Texas — attended a memorial service for Carrion Saturday, Feb. 3, at St. Mary's Church on Norfolk street. After the funeral and a long procession through the city to Cambridge Cemetery with a police escort, the family gathered at the Pisani Center in the Washington Elms housing project, across the street from Newtonville Court and just blocks from where Carrion and McKie were killed.

"He was a loving father," said Anna Her-

nandez, Carrion's girlfriend and mother of their five year-old twins, Rigoberto and Stephen, who will celebrate their 6th birthday on Feb. 17. "He loved his family with all his life."

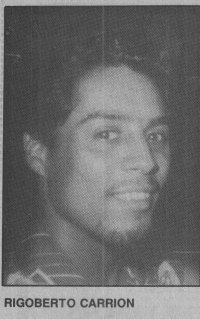
**Worked for city**

Family members said Carrion came to the United States from Puerto Rico in 1971 with his mother, a widow, and 15 brothers and sisters. He was a mechanic and former employee with the Cambridge Housing Authority.

"She came to give her family a better future," said George Negron, Carrion's cousin, referring to the victim's mother. "It's a shame that she had to go through this after so many struggles."

"We regret what happened and we hope that no other family will have to go through what we

Please see VIOLENCE, page 6



RIGOBERTO CARRION

## Karpov visits, plays

City youth, computer have same fate: losing

**By EILEEN EGAN**  
Chronicle staff

Forty-three players were seated at chess boards in Harvard University's Memorial Hall Saturday morning for simultaneous matches against Anatoly Karpov, the No. 2 ranked chess player in the world. Among the challengers was Brian Duran, 13, a seventh grader at Agassiz School, who had found out for sure only 24 hours earlier that he would play the former champion.

Duran's father, Peter Duran, taught him to play chess when he was seven years old. The elder Duran, who is blind, used chess books on tape and a special chess board designed for the blind in teaching his son, who is now ranked in the top one-third of all adults and children in the nation and in the top 50 among 13-14 year olds.

Before the match, Duran said he was nervous. "After 10 moves, I knew I would get crushed, so then I just had fun," said Duran.



BRIAN DURAN, a 13-year-old Agassiz School student, watches chess star Anatoly Karpov during a match Saturday at Harvard's Memorial Hall. (Staff photo by Cheryl A. Miller)

He lost after 27 moves, but said, "It was exciting and an honor" to play Karpov.

The Harvard Chess Club brought Karpov to Cambridge for a match Friday night against an advanced computer chess program called Deep Thought, which Karpov won, as well as the 43 simultaneous matches Saturday morning. Karpov, the world chess champion from 1975 to 1985, is the leading rival of current titleholder Garry Kasparov.

Duran's opportunity to play Kar-

pov came when City Councilor Jonathan Myers, who had paid \$100 for the privilege, was unable to play because of a conflict in his schedule. He said he wanted to give his seat to a Cambridge child who played chess, and Duran got his chance.

Besides Duran, Karpov defeated 34 other challengers Saturday, had six draws and lost just one match, to Lou Mercuri of Natick. The field included grandmasters, masters and experts.

Among Karpov's other op-

ponents was Nathan Resika, a 29-year-old Somerville resident who has been playing chess for six years and said he is on the verge of attaining the ranking of master.

"I couldn't pass up the opportunity to play Karpov. I looked at several openings and studied end-games to prepare," Resika said.

**Man vs. computer**

Friday night's match between the chess computer and Karpov drew about 250 people to Memorial

Please see CHESS, page 10

## Students vow to continue giving condoms

**By ZACHARY GAULKIN**  
Chronicle staff

A group of students said Tuesday they will continue to distribute condoms at Cambridge Rindge and Latin School to help prevent teen pregnancies and stem the spread of AIDS, adding fuel to the debate over whether the school should provide students with more than just sex education.

The students, trained as "peer leaders" by school health officials to help promote AIDS education among the student body, told the school committee at its meeting Tuesday night that they will continue to make condoms available since the committee forbids contraception from being distributed by the teen health center at CRLS. They said the condoms are being paid for by an anonymous donor, widely rumored to be local AIDS activists.

The group of eight students started distributing the condoms recently and had stopped for several days before Tuesday's meeting. The matter was brought to the school committee by administrators from the high school.

"We felt it should be a community decision," said Elsa Wasserman, acting principal of CRLS.

The group also said it consulted a civil rights attorney and were advised that they had a legal right to give

**James Rafferty, a school committee member opposed to the idea, said the committee must take into account "the rights of parents and various religious and cultural groups."**

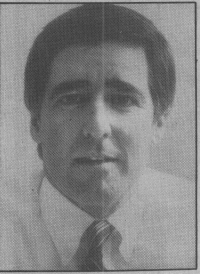
out condoms, even though school policy bars distribution of contraception by the faculty and staff.

Calling the meeting with the students an "informal hearing," the school committee did not change its policy, nor did it request the students to stop their activities. A health subcommittee is expected to hold another hearing on the subject later this month or early in February.

**Support for the students**

The often stormy meeting Tuesday night attracted between 75 and 100 parents, students and teachers — most of whom were there to support the students. It came only two weeks after a school committee meeting at which a separate group of students

Please see CONDOMS, page 7



REP. CHARLES FLAHERTY of Cambridge is in line to become speaker of the state House of Representatives next fall. (File photo)

## Flaherty working quietly

He's waiting for fall leap to speaker's chair

**By ERIC M. STAHL**  
Chronicle staff

At a meeting held in Charlestown for newly elected legislators one year ago, freshman Rep. Alvin Thompson was asked the size of his city's delegation to Beacon Hill.

He replied, "There's only one representative from Cambridge — Charlie Flaherty."

Please see FLAHERTY, page 14

## Cable TV is city's forum

Variety of programs do what commercial TV can't

**By ZACHARY GAULKIN**  
Chronicle staff

Staring at a bank of TV monitors and video recorders, George Mokray scans through his next project, a cable program about a collection of Rembrandt paintings displayed in Cambridge briefly and which most people will never see except by video.

His show is unconventional, relying on nothing more than images of paintings — some moving, some still — set to music. He admits a program like his will never attract a large audience and is anathema to commercial TV, but that only makes it perfect for Cambridge Community Television.

**Local cable programs win state awards.** Page 13

"The promise of television has never really taken off," says Mokray, one of 700 Cambridge residents who belong to Cambridge Community Television, or CCTV, the city's public-access cable station. "On public access, you can do what commercial television will never do.



**MAKING LOCAL TV** — Alexis Layton, Jeff Chase and Sue Ann Hargis prepare a television program that will be shown on Cambridge Community Television. (Staff photo by Cheryl A. Miller)

There's a possibility to use some imagination."

There seems to be no lack of imagination among CCTV's membership: A teen group from public housing in Cambridge produces a show called "Risin' to the Top"; "Women in Cable" features women's topics and local personalities; "Blues Views" showcases the city's music scene.

Politicians have also made successful use of cable during campaigns, and now some, like city Councilor William Walsh, are starting their own programs. And all this doesn't even include CCTV's station devoted solely to minority and non-English speaking programs.

CCTV is a video version of a community newspaper — whatever you want to say there's a forum to say it.

All you need is to learn to focus and shoot.

**A typical member**

Mokray, although he speaks the part of the seasoned videographer, is a typical CCTV member and a relative newcomer to video. His only experience before joining CCTV was photography and occasionally making "home videos" with a standard camcorder.

Irwin Hipsman, CCTV's director since the station's inception 1½ years ago, says most Cambridge residents who pay the \$30 membership fee have little or no video experience. CCTV offers 20 courses in shooting and editing videotape, direction and production. Whatever its members produce, CCTV will air on one of its

Please see CABLE, page 10

## NCC beats Mission with buzzer shot

Gross hits from half court to win

**By ZACHARY GAULKIN**  
Chronicle staff

A more dramatic ending could not have been given for Sunday afternoon's grudge match between the boys' basketball teams from North Cambridge Catholic and Mission High School of Boston.

With the score tied at 59-59, North Cambridge junior guard Lorenzo Gross hit a three-point jump shot from half-court at the buzzer to give the Panthers an upset 62-59 victory over previously undefeated Mission.

The win was sweet revenge for North Cambridge, whose only loss of the season was a 102-68 thrashing by Mission on Jan. 12.

Both teams are now 13-1 on the year, with North Cambridge rated fifth and Mission sixth in the latest Boston Globe Division III rankings.

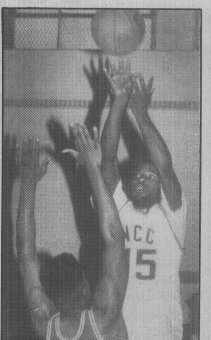
"This was just a tremendous effort by our club," head coach Frank McGrail said. "To come back and beat a team that only three weeks earlier had beaten us by 40 points shows a lot of character."

**Expectations fulfilled**

From the start, the game lived up to all the hype it had received ahead of time. Before a standing-room only crowd at the Fitzgerald gym on Rindge Avenue, senior Jon Ace directed the opening tap to Gross, who passed the ball to Ace for a quick basket.

The teams traded baskets until Mission pulled out to a seven-point lead with a minute remaining in the first quarter. However, two late NCC baskets cut the margin to three, 16-13.

In the second quarter, the two teams continued to battle, with Mission again extending its lead, this time to nine points. The Panthers began to pick up the pace, and began to rattle Mission on foul shots by



LORENZO GROSS of North Cambridge Catholic fires off a jump shot in the fourth quarter against Mission Sunday. His last-second shot from half court later gave NCC the win. (Staff photo by Cheryl A. Miller)

Gross, drives by senior captain John Bernard and a defensive showcase by senior captain Jay Morris.

NCC closed the gap, regaining the lead at 35-33 with 31 seconds left in the half.

Mission came out in the second half determined to win. They outscored the Panthers 12-2 at the beginning of the third quarter to take a 45-37 lead. Again, the Panthers fought back, with baskets from Gross and junior

Please see PANTHERS, page 22

### INSIDE

Arts.....	16	Deaths.....	8	Movies.....	17
Business.....	16	Editorial.....	4	Politics.....	4, 14
CitySide.....	8, 22	Employment/classified.....	18-21	Sports.....	22
Crime beat.....	6	Letters.....	4, 5	Restaurants.....	17

# CITYSIDE

## Breakfast to benefit meal

"Have a Heart for the Hungry" will be the theme of the third annual educational and fund-raising pancake breakfast Saturday, Feb. 10, at Pilgrim Congregational Church to raise funds for the "Loaves and Fishes" meal program.

When "Loaves and Fishes" began at the church in January 1987, 45 guests were served a meal. That number grew steadily to more than 100 and plateaued there. Today that number is rising again; more than 150 guests are served a hot meal every Saturday night.

The breakfast will be at the church, 33 Magazine St., on Saturday. Doors open at 9:30 a.m. for coffee and live music, with breakfast served at 10 a.m. Shoshana Parklar, executive director of Project Bread/Walk for Hunger, will be the keynote speaker. Tickets are \$5 per person. People are encouraged to bring donations. For more information, call 354-4385.



FOOD AND SHELTER INFORMATION is contained on this poster with tear-off summary that Harvard University began distributing last week. Developed by the office of Public Service Programs at Harvard, the poster lists homeless shelters, community meals, and food pantries around Harvard Square and throughout the city. Copies are available by calling 495-8934.

## Public meetings

**Thurs., Feb. 8 — 7:30 pm.** Area Four Neighborhood Coalition meeting, Margaret Fuller House, 71 Cherry St. Teen center programming will be discussed.

**Fri., Feb. 9 — 10:30 am.** Cambridge Redevelopment Authority general meeting, 336 Main St.

**Mon., Feb. 12 — 5:30 pm.** regular city council meeting, Sullivan Chamber, city hall.

**Tues., Feb. 13 — 7 pm.** East Cambridge stabilization committee meeting, Kennedy School.

**Tues., Feb. 13 — 7:30 pm.** ward six Democratic committee caucus to elect representatives to the senate district conference, Room 113, Cambridge Rindge and Latin School. Anyone registered as a Democrat prior to Dec. 31, 1989, may run as a representative to the March 10 conference.

**Wed., Feb. 14 — 6 pm.** school budget subcommittee, Harvard Faculty Club, 20 Quincy St. Meeting will include discussion and presentation of budget process. No votes will be taken.

**Thurs., Feb. 15 — 7 pm.** Board of Zoning Appeal, room 200, city hall.

**Thurs., Feb. 15 — 7:30 pm.** Mass. Water Resources Authority public hearing on proposals to control pollution caused by combined sewer overflows, Peneau Hall, Boston.

## Water notices draw complaints

The Cambridge Water Department angered consumers last week when it sent out notices explaining lapses in water quality and repeated failures to properly notify the public.

The notices were not criticized so much for the content but because, according to many residents, they were unintelligible.

But according to Water Dept. officials, the letters were written by the state Department of Environmental Protection following charges that the city did not properly warn residents of elevated levels of trihalomethanes, a chemical compound researchers believe can cause cancer.

"This is why it's a little ambiguous," said John Cusack, commissioner of the water department. The DEP has fined the city \$31,000 and required extensive public notices to be issued, although the city is appealing the penalty.

According to spokesmen for the water department, the city will be sending out more explicit notices in the future.

The department also reported this week that the latest testing showed a reduction in trihalomethane levels. The current level is less than 100 parts per billion, the maximum allowed by the state.

## Tenants get representation

Tenant and non-tenant members of the Riverside Cambridgeport Community Corporation (RCCC) board hammered out a compromise last week changing the makeup of the management committee overseeing RCCC's 59 housing units.

The new committee, in charge of the so-called Swartz properties which RCCC bought for low- and moderate-income housing, was established at a board meeting Jan. 30 and will contain five RCCC tenants.

A battle for control over the properties last week between non-tenant board members and tenants resulted in the agreement, which will give tenants more participation in the maintenance and oversight of their homes.

RCCC is a non-profit community development corporation open to all Riverside and Cambridgeport residents. Tenants have complained recently that the properties are poorly run and that the RCCC board limits tenant participation, charges non-tenant board members deny.

Now that the controversy has died, board president Dick Stone said the corporation can once again pursue the goals it was set up for in 1971, primarily affordable housing and economic development.

"Now we can really go out and do things for the community," he said.

## Harvard reports on school's impact

A report released last week by Harvard University details what the institution does to make itself a good neighbor in its host communities of Cambridge and Boston.

Prepared by the university's public affairs office, the report is being distributed to public officials and community leaders and is available to the public. It catalogues all the contributions — from tax payments to pro bono services — that the university provides to the city and non-affiliated residents.

Among the highlights:

- Harvard pays Cambridge a total of \$5.45 million in taxes, fees and in lieu of tax payments for its sizable amount of property exempt from real estate taxes. In Boston, the figure is \$4.96 million.
- The university employs 3,521 Cambridge residents (it is the largest employer in the city) and 2,364 Boston residents.
- 120 high school students from Cambridge and 90 from Boston are currently enrolled at Harvard. Other ties with Cambridge public schools include the Cambridge Partnership for Public Education; the James Bryant Conant fellowship for Cambridge and Boston teachers and other collaborations with Harvard museums.
- The report identifies numerous student and school-sponsored organizations which perform community services, including staffing a homeless shelter in Harvard Square, collecting food, helping refugees and non-English speaking immigrants and tutoring.

## Recycling is Saturday

Cambridge Recycling will operate its two drop-off sites Saturday, Feb. 10, from 9 a.m. to 3 p.m. Residents can bring recyclables to the North Cambridge site on Sherman Street between Rindge Avenue and Walden Street or east of Inman Square at 147 Hampshire St., the DPW parking lot. Materials can only be deposited during these hours on the second Saturday of each month.

Recyclers should remain in their vehicles as traffic volunteers guide them through the sites. Workers will unload the materials. To volunteer or to learn about site change or cancellation due to bad weather, call the 24-hour hotline number, 495-9078.

## Report from El Salvador

A group of Cambridge residents who recently returned from a visit to El Salvador will discuss current conditions in the Central American nation at a public meeting Sunday.

The group had hoped to visit San Jose Las Flores, Cambridge's Salvadoran sister city. While permission was denied, the 10-member delegation did travel into other rural areas, becoming the first overseas group allowed to do so since October 1989.

The delegation will reunite Sunday, Feb. 11 at the North Prospect Church, 1803 Mass. Ave. to give a presentation entitled "El Salvador today: conditions in the countryside, human rights and the prospects for peace." The program begins at 3 pm. Admission is free.

## Rent control workshop set

A workshop for tenants living in rent-controlled apartments to explain the city's condominium conversion laws following recent changes in the rent control ordinance has been scheduled for Feb. 10.

The workshop, given by the Cambridge Tenants Union, the Working Committee for a Cambridge Rainbow, the Eviction Free Zone Coalition and the Committee to Defeat Prop. 1-2-3, will be held at the Cambridge Committee of Elders, 15 Pearl St., from 2-4 pm.

**CitySide**  
continues on Page 22

# Rx

## CONSUMER AWARENESS

Like gravity, the basic laws of economics are never suspended. Profit making enterprises still must make a profit, or perish. Thus consumers should be aware that the "bargains," the "give aways" and the "low low prices" offered by one hand, are frequently and expertly, taken away by the other.

**SKENDERIAN'S** approach to the competitive problem is sane, sensible, respected, and TRADITIONAL. We deliver VALUE. A premium package of professional competence plus SERVICE that is kept responsive to human needs. On the person to person level. AND WITHOUT the premium costs.

This has proved not only REWARDING to our customers, but also to our management and staff. Which in effect makes us one big and happy family. With all sharing equally in the rapport, the satisfaction and the incidental peace of mind. This is a realistically advantageous situation that merits serious consideration the next time you are in the market for prescription or health needs.

**FREE DELIVERY**  
Pharmacy hours: Monday - Friday 8:30 a.m. to 8 p.m.  
Saturday 9:00 a.m. to 7:00 p.m., Sunday 9:30 a.m. - 5:30 p.m.

**The Skenderian Apothecary**  
1613 CAMBRIDGE STREET, CAMBRIDGE  
Open 7 Days a Week for Your Health Protection  
**354-5600**

**Amnesty International USA**

Presents its

**4th Annual Folk Concert**

Robin Lane Alejandro Rivera  
Dave Herlihy

FRIDAY, FEBRUARY 9, 1990 at 8:00 PM  
UNITARIAN CHURCH  
630 Mass. Ave., Arlington Center

TICKETS-\$10.00 Proceeds will benefit  
Amnesty International projects.  
Tickets available at:  
Sandy's, 896<sup>th</sup> Mass. Ave., Cambridge or by calling 666-2474.

**Egan joins Chronicle staff**

The editorial department at Dole Publishing this week announced the addition of Eileen Egan to its staff as a part-time editorial assistant/reporter.

Egan, 23, will handle obituaries and social news for the Somerville Journal and Cambridge Chronicle. She will also assume general reporting responsibilities for both papers.

A 1988 graduate of Emerson College with a concentration in broadcast journalism, Egan completed internships at WLVI - Channel 56 and in US Rep. Joseph P. Kennedy's 1986 congressional campaign. She was also active at WERS, Emerson College's campus radio station.

**EILEEN EGAN**

## PUBLIC HEARING

The Committee on Ordinances, comprised of the entire membership of the City Council will conduct a public hearing on Wednesday, February 21, 1990 in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the following:

**5:30 p.m.** Proposed amendment to the Municipal Code of the City of Cambridge on the Disposition of City-owned land.

**6:15 p.m.** There will be an informal hearing on the proposed Zoning amendment in the area bounded by Binney Street/Cardinal Medeiros Avenue on the petition of David Clem.

All persons interested are invited to attend at this time and be heard.

For the Committee,  
Councillor Francis H. Dughay,  
Chairman

**OPEN 'TIL MIDNIGHT**

**FOOD CLUB**

617 497-0833 FAX: 497-8363  
2445 MASS. AVE. CAMBRIDGE, MA

MON-SAT: 7 AM-Midnight  
SUNDAY: 8 AM-9PM  
9 PM-Midnight: Serving Pizza & Calzone ONLY

**FREE DELIVERY**  
Lunch and Dinner  
Lunch Delivery Orders Must Be in by 1:15 AM  
Breakfast, Lunch and Dinner

**\$200 off any LARGE PIZZA or CALZONE**  
after 9:00 pm Monday - Saturday  
expiration date of February 28

**THE MATTRESS MAN**

OPEN SUNDAY NOON TO 5:00 PM

**King Koil Warehouse!**

**King Koil**

TWIN SIZE MATTRESS OR BOXSPRING

**6495 HIGH PRICE**

WE CARRY:  
• HEADBOARDS  
• BUNK BEDS  
• TRUNDLE BEDS  
• SOFAS  
**AT BIG, BIG SAVINGS!**

**SALE!**

**King Koil**

FULL SIZE MATTRESS OR BOXSPRING

**8995 EACH PIECE**

SHOP OUR 6 STORES FOR SELECTION AND SAVINGS!

**King Koil**

QUEEN SIZE MATTRESS AND BOXSPRING

**21995 SET**

**King Koil**

KING SIZE MATTRESS AND BOXSPRING

**28995 SET**

OPEN MON., THURS., FRI. TIL 9 • TUES., WED., SAT. TIL 5:30 • SUN. TIL 5 PM

**BURLINGTON**

84 Cambridge Street  
Rt. 3A-Off Route 128  
Exit 433 B  
273-2220

**WATERTOWN**

660 Arsenal St.  
Opp the Watertown Arsenal  
923-0010

**IMPORTANT NOTICE TO ALL CAMBRIDGE ELECTRIC LIGHT COMPANY'S RESIDENTIAL CUSTOMERS**

As a result of its recent rate case Cambridge Electric Light Company now has a low income rate.

Although the rate will not be available until March 1, 1990 all customers who qualify will have their bills made retroactive to December 18, 1989.

The reason for the delay is that Cambridge Electric Light Company is presently involved in a competitive bid process to obtain a local agency to screen applicants for this new rate.

Please watch your local newspapers and Cambridge Electric Light Company's bill inserts for information as to when and how to apply for the new low income rate. Remember all customers who qualify will have their bills made retroactive to December 18, 1989.

**COM Electric**  
Cambridge Electric Light Company

**THE SOMERVILLE HOME**

117 Summer St.  
Enjoys Better Living  
Level 4 Retirement

Call for a brochure.  
776-0260

Respite care available

**CAMBRIDGE ORTHODONTICS**

MICHAEL A. BLAU, DDS, MPH  
ROBERT N. PETROSINO, DMD, MMS

- Orthodontics (braces) for adults and children
- No fee for initial examination
- Ceramic (clear) braces available
- Early morning hours
- Direct insurance payments accepted
- Members, American Association of Orthodontists

**491-6800**

1751 Massachusetts Ave. (Porter Square), Cambridge

Public hand Ordinance  
(Send copy + notice of meeting)

(1) Carol O'Hare  
Magazine Street 02139

(2) Jack Martielli  
Auburn Street 02139

(3) Phil Doude  
Banks Street 02139

(4) Phil Lego  
221 Nafalch 02139

PAGE NO.		PREPARED BY	
		DATE	
1		Susan	
2		Howard Medwed	
3		88 Washington Ave	
4			02140
5			

notched by mayor's off.

# City of Cambridge

## PUBLIC HEARING

The Committee on Ordinances, comprised of the entire membership of the City Council will conduct a public hearing on Wednesday, February 21, 1990 in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the following:

- 5:30 p. m. Proposed amendment to the Municipal Code of the City of Cambridge on the Disposition of City-owned land.
- 6:15 p. m. There will be an informal hearing on the proposed Zoning amendment in the area bounded by Binney Street/Cardinal Medeiros Avenue on the petition of David Clem.

All persons interested are invited to attend at this time and be heard.

For the Committee,

Councillor Francis H. Duehay,  
Chairman

# City of Cambridge

## PUBLIC HEARING

The Committee on Ordinances, comprised of the entire membership of the City Council will conduct a public hearing on Wednesday, February 21, 1990 in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the following:

- 5:30 p. m. Proposed amendment to the Municipal Code of the City of Cambridge on the Disposition of City-owned land.
- 6:15 p. m. There will be an informal hearing on the proposed Zoning amendment in the area bounded by Binney Street/Cardinal Medeiros Avenue on the petition of David Clem.

All persons interested are invited to attend at this time and be heard.

For the Committee,

Councillor Francis H. Duehay,  
Chairman

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied or, to ensure this goal, until the following process has taken place:

- (1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;
- (2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:
  - (2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property.

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.

(5)At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list, abutting and opposite said City Property and abutters of abutters within 300 feet thereof.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6)The Disposition of City Property shall require a 2/3 vote of the City Council.



# City of Cambridge

28.

IN CITY COUNCIL

January 8, 1990

MAYOR WOLF

WHEREAS: Public land is a precious resource in the City of Cambridge;  
and

WHEREAS: The sale, lease or rental, relocation, exchange or other  
transfer of city-owned property is a very important decision  
for the City Council; and

WHEREAS: The process for such disposition should have as its prime  
purpose to benefit the public; and

WHEREAS: Achieving this goal requires a careful and deliberate process,  
taking into account community concerns, on the part of the  
City Manager and the City Council in assessing alternative  
uses; now therefore be it

ORDERED: That the attached amendment to the Municipal Code of the City  
of Cambridge regarding Disposition of City Property is hereby  
submitted to the Committee on Ordinances for hearing and  
report.

In City Council January 8, 1990.  
Adopted by the affirmative vote of nine members.  
Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton  
City Clerk.

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied or, to ensure this goal, until the following process has taken place:

- (1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;
- (2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:

- (2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property.

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.

(5)At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list, abutting and opposite said City Property and abutters of abutters within 300 feet thereof.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6)The Disposition of City Property shall require a 2/3 vote of the City Council.



# City of Cambridge

23.

IN CITY COUNCIL

January 8, 1990

COUNCILLOR DUEHAY  
 MAYOR WOLF  
 VICE-MAYOR REEVES  
 COUNCILLOR CYR  
 COUNCILLOR MYERS  
 COUNCILLOR RUSSELL  
 COUNCILLOR SULLIVAN  
 COUNCILLOR TOOMEY  
 COUNCILLOR WALSH

ORDERED: That the draft ordinance attached entitled "AN ORDINANCE REGULATING FOOD AND BEVERAGE PACKAGING AND PROMOTING ENVIRONMENTALLY ACCEPTABLE PACKAGING" be referred to the Committee on Ordinances for hearing and report.

In City Council January 8, 1990.  
 Adopted by the affirmative vote of nine members.  
 Attest:- Joseph E. Connarton, City Clerk.

A true copy; *Joseph E. Connarton*  
 ATTEST:-

Joseph E. Connarton  
 City Clerk.

**An Ordinance Regulating Food and Beverage  
Packaging and Promoting  
Environmentally Acceptable Packaging**

**SECTION 1. Legislative Purpose.**

The City of Cambridge finds that discarded packaging from food and beverage items constitutes a significant and growing portion of the waste in Cambridge's waste stream. Residences and commercial businesses in Cambridge generated 47,000 tons of solid waste in 1987-- one-half ton of waste per person per year. As other cities and towns in the Northeast are discovering, the costs of disposing of solid wastes have greatly increased in the past five years, and will continue to do so in the foreseeable future.

WHEREAS food and beverage packaging materials represent a substantial fraction of Cambridge's waste stream and of its disposal costs, and

WHEREAS plastic packaging is rapidly replacing other packaging material, and most plastic packaging used for foods and beverages is nondegradable, nonreturnable, and nonrecyclable, and

WHEREAS the two main processes used to dispose of nondegradable, nonreturnable, and nonrecyclable food and beverage packaging are landfilling and incineration, both of which should be minimized for environmental and public health reasons, and

WHEREAS Cambridge endorses an integrated system of solid waste management that addresses the Commonwealth of Massachusetts' stated hierarchy which places source reduction and recycling ahead of safe, "environmentally sound" combustion and landfilling, and

WHEREAS there exist many simple ways by which businesses can significantly help reduce or recycle the waste they generate, which will result in economic savings to Cambridge as well as proving environmentally beneficial.

THEREFORE, The City Council finds that the minimization of nondegradable, nonreturnable, and nonrecyclable food and beverage packaging originating at retail establishments within the City of Cambridge is necessary and desirable in order to reduce the City's waste stream, which in turn will reduce the volume of landfilled waste, minimize toxic by-products of incineration, make the waste stream less damaging to the environment, and make our City and neighboring communities more environmentally sound places to live.

The City Council also hereby announces its intention to establish, pursuant to Section 6 of this ordinance, an Advisory Committee on Environmentally Acceptable Packaging, which shall assist in drafting the rules and regulations implementing this ordinance and shall establish an Environmental Practices Recognition Program for

Cambridge.

## **SECTION 2. Definitions.**

As used in this ordinance, the following terms and phrases shall have meanings as defined in this section:

(a) "Packaging" shall mean and include all food-related wrappings, adhesives, cords, bindings, strings, tapes, ribbons, bags, boxes, coverings and containers; and shall further include cups, glasses, and similar containers for drinking out of or for holding liquids, and plates and serving trays, but shall specifically exclude plastic knives, forks and spoons sold or intended for use as utensils.

(b) "Environmentally acceptable packaging" shall mean and include any of the following:

(1) **DEGRADABLE PACKAGING:** Paper or other cellulose-based packaging capable of being decomposed by natural biological or biochemical processes;

(2) **RETURNABLE PACKAGING:** Food or beverage containers or packages that are capable of being returned to a distributor for reuse as the same food or beverage container at least once;

(3) **RECYCLABLE PACKAGING:** Packaging made of materials that are separable from solid waste by the generator or during collection, and can be recycled in an organized fashion in a municipal, state, or private program within the City of Cambridge.

(c) "Food establishment" as used in this ordinance shall mean any person, business, or entity selling food at retail, whether for consumption on premises or not, and shall include, but not be limited, to supermarkets, restaurants, and convenience stores.

(d) "Commissioner" shall mean the Commissioner of Health and Hospitals of the City of Cambridge or the Commissioner's designee.

(e) "Advisory Committee," or "Committee" shall mean the Advisory Committee on Environmental Practices established pursuant to Section 6 of this ordinance.

## **SECTION 3. Prohibitions.**

No person owning, operating or conducting a food establishment within the City of Cambridge shall do or allow to be done any of the following within the City: sell or convey at retail, or possess with intent to sell or convey at retail, any food or beverage that is placed, wrapped or packaged, at any time at or before the time or point of sale, in or on packaging which is not

environmentally acceptable packaging. The presence on the premises of a food establishment of packaging which is not environmentally acceptable packaging shall constitute a rebuttable presumption of intent to sell or convey at retail, or to provide to retail customers, packaging which is not environmentally acceptable packaging; provided, however, that this subparagraph shall not apply to manufacturers, brokers, or warehouse operators, who conduct or transact no retail food or beverage business.

#### **SECTION 4. Enforcement.**

The Commissioner shall have the duty and the authority to enforce all provisions of this ordinance and the rules and regulations promulgated hereunder.

#### **SECTION 5. Rules and Regulations.**

The Commissioner shall, upon notice and hearing, promulgate such rules and regulations as are necessary to carry out the purposes of this ordinance and protect the health of the public, including the development of exemptions for packaging for which there is no commercially available alternative and for flexible packaging. In promulgating such rules, the Commissioner shall consider the legislative purposes provided in Section 1 of this ordinance and shall consult with the operators of affected food establishments.

#### **SECTION 6. Advisory Committee on Environmentally Acceptable Packaging.**

(A) There is hereby established in the City of Cambridge an Advisory Committee on Environmental Practices, consisting of thirteen (13) members, of whom ten (10) shall be appointed by the City Manager no later than three (3) months after enactment of this ordinance. Of these ten persons to be appointed,

one shall be a representative of the restaurant and food-service industry;

one shall be a representative of the retail grocery industry;

one shall be a representative of the packaging industry;

one shall be a representative of solid-waste haulers;

one shall be a representative of the food or beverage processing industry;

one shall be an academic with specialized knowledge of waste-management engineering or related sciences;

two shall be citizens currently involved in recycling activities in the City of Cambridge;

one shall be a person nominated by the Secretary of the Massachusetts Executive Office of Consumer Affairs and Business Regulations; and

one shall be a person nominated by the Secretary of the Massachusetts Executive Office of Environmental Affairs.

An eleventh member shall be the Chairperson of the Cambridge Consumer Advisory Council or his or her designee.

A twelfth member shall be the Commissioner of Health and Hospitals or his or her designee.

A thirteenth member shall be the Commissioner of Public Works or his or her designee.

Of the ten persons appointed by the City Manager, at least seven (7) shall either be residents of Cambridge, operate a place of business within the City of Cambridge, or provide contractual services to the City of Cambridge, including at least five (5) who are residents and citizens of Cambridge.

The Advisory Committee shall hold regular meetings, shall designate the time and place of such meetings to the City Clerk, and shall publish notice of such meetings in a local newspaper at least one (1) week prior to the meeting. A majority of the Advisory Committee shall constitute a quorum.

The appointed members shall serve for renewable terms of two (2) years each, except that the initial appointments of two (2) industry representatives, one (1) citizen involved in recycling, one (1) state nominee, and the one (1) academic specialist shall be for one (1) year in order to stagger subsequent appointments. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term in the same manner as the original appointment. Said members shall serve without compensation.

The charge of the Advisory Committee shall include; but not be limited to, the following:

(i) monitoring industry and governmental actions relating to environmentally acceptable packaging;

(ii) advising the Commissioner of Health on implementation issues;

(iii) assisting in efforts to expand and institutionalize the City's recycling program, including but not limited to curbside recycling and the collection of potentially recyclable materials not presently collected;

(iv) recommending actions other levels of government and industry can take to advance the goals of this ordinance;

(v) encouraging adoption of substantially similar regulations by surrounding municipalities, particularly those municipalities with a border in common with Cambridge.

(B) In order to assist with the Commissioner's responsibilities established pursuant to Section 5 of this ordinance, within twelve (12) months of the enactment of this ordinance the Advisory Committee shall make recommendations to the Commissioner concerning rules and regulations necessary to implement this ordinance. The failure of the Advisory Committee to make such recommendations shall not in any way relieve the Commissioner of the responsibility established pursuant to Section 5 of this ordinance to promulgate any and all rules and regulations necessary to implement this ordinance prior to the effective date established in Section 11.

(C) The Advisory Committee shall establish an "Environmental Practices Recognition Program" to be administered by the Advisory Committee or a subcommittee thereof. The Environmental Practices Recognition Program shall acknowledge and assist Cambridge businesses undertaking beneficial waste management practices. As part of the Environmental Practices Recognition Program, the Advisory Committee shall:

(i) establish a list of environmentally desirable practices that apply to all Cambridge businesses. The environmentally desirable practices list should include, but should not necessarily be limited to, packaging reduction programs, in-house and other recycling programs, business-specific waste reduction programs, business-sponsored environmental education efforts;

(ii) undertake an annual survey of waste management practices of Cambridge businesses, for the purpose of establishing baseline data concerning the waste management practices of Cambridge businesses and in order to determine which Cambridge businesses merit public recognition as a result of their adoption of environmentally desirable practices established under the Environmental Practices Recognition Program;

(iii) establish a system for honoring, rewarding, and otherwise bringing to public attention those Cambridge businesses that have adopted environmentally desirable practices;

(iv) report each year to the City Council and City Manager regarding operation of the Environmental Practices Recognition Program, proposed changes or improvements, information gathered and its implications, businesses honored, and staff and funding needs to operate the program.

(v) undertake any and all educational efforts that the Advisory Committee determines necessary to promote understanding

and awareness of environmentally desirable practices, including but not limited to school environmental programs and the publishing and distribution of brochures and posters.

(D) The City Manager shall provide to the Advisory Committee sufficient administrative personnel and funding to carry out its responsibilities.

#### **SECTION 7. Exemptions.**

Notwithstanding any other provisions to the contrary, this ordinance shall not apply to:

(a) any flexible packaging of 10 mils or less in thickness unless disapproved by the Commissioner pursuant to rules and regulations promulgated under Section 5 above;

(b) any packaging used at hospitals or nursing homes in connection with patient or client care;

(c) any paper, cellophane or other cellulose-based packaging that is coated with plastic;

(d) any packaging which is not environmentally acceptable, but for which there is no commercially available alternative as determined by the Commissioner by rule promulgated pursuant to Section 5 above. In determining whether there are commercially available alternatives, the Commissioner shall consider the following: (1) the availability of other environmentally acceptable packaging for affected products; (2) the economic consequences to manufacturers, suppliers, retailers and other vendors or requiring environmentally acceptable packaging when available; (3) the competitive effects on manufacturers, suppliers, retailers and other vendors involved in the sale of product brands or labels available only in packaging that is not environmentally acceptable packaging. Every rule creating an exemption under this paragraph shall be reviewed annually by the Commissioner to determine whether current conditions continue to warrant the exemption.

#### **SECTION 8. Penalties.**

Each violation of any provision of this ordinance or of any rule or regulation promulgated pursuant to Section 5 hereof shall be a

misdemeanor punishable by a fine of \$50. Each day on which a violation occurs shall constitute a separate violation of the applicable provision, rule, or regulation.

**SECTION 9. Effect on Licensing of Food Establishments.**

A violation of Section 3 of this ordinance shall be sufficient grounds for the revocation, suspension, denial or non-renewal of any license for the food establishment at which the violation occurs.

**SECTION 10. Severability.**

If any provision of this ordinance or rule or regulation promulgated hereunder , or the application thereof to any person or entity shall be adjudged unconstitutional or invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application which is directly involved in the controversy in which such judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this ordinance or the application thereof to other persons, entities, or circumstances.

**SECTION 11. Effective Date.**

This ordinance shall take effect October 1, 1991.



# City of Cambridge

22.

IN CITY COUNCIL

January 8, 1990

COUNCILLOR DUEHAY  
 MAYOR WOLF  
 VICE-MAYOR REEVES  
 COUNCILLOR CYR  
 COUNCILLOR MYERS  
 COUNCILLOR RUSSELL  
 COUNCILLOR SULLIVAN  
 COUNCILLOR TOOMEY  
 COUNCILLOR WALSH

ORDERED: That the draft ordinance attached entitled "AN ORDINANCE TO PROTECT THE STRATOSPHERIC OZONE LAYER BY RESTRICTING THE USE AND EMISSIONS OF OZONE DEPLETING CHEMICALS" be referred to the Committee on Ordinances for hearing and report.

In City Council January 8, 1990.  
 Adopted by the affirmative vote of nine members.  
 Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton  
 City Clerk...

# **An Ordinance To Protect the Stratospheric Ozone Layer By Restricting The Use and Emissions of Ozone-Depleting Chemicals**

## **SECTION 1: Definitions**

For the purposes of this Ordinance, the following words shall be defined as follows:

"Chlorofluorocarbon," a family of substances containing carbon, fluorine, and chlorine, having no hydrogen atoms and no double bonds.

"CFC," an abbreviation of the word chlorofluorocarbon.

"Commissioner of Health and Hospitals" is the Commissioner of Health and Hospitals for the City of Cambridge, Massachusetts.

"Manufactured substances," any organic or inorganic chemical substances of a particular molecular identity, or any mixture, that has been manufactured for commercial purposes.

"Ozone-depleting substances" are those manufactured substances thought to destroy ozone in the stratosphere.

"Person," any individual, corporation, government agency, partnership, firm, joint stock company, trust, association, or any other public or private entity engaged in business or in providing a service in the city of Cambridge, Massachusetts.

"Recovery," the process of employing available control technology designed to collect, capture, control, and store manufactured substances, including CFCs, which may cause or contribute to stratospheric ozone depletion.

## **SECTION 2: Periodic Review of this Ordinance**

Many prevalent uses of ozone-depleting chemicals are not restricted by this ordinance because workable substitutes and technologies are not currently available. However, emerging technologies are quickly changing this situation. Therefore, this ordinance shall be reviewed by the Cambridge City Council first at two years and then at four years after its passage with the intention of strengthening this ordinance. Reviews shall include but not be limited to the following topics: strengthening current restrictions, identifying new restrictions, and developing a plan for the disposal of ozone-depleting substances.

## **SECTION 3: Reporting Requirements**

Within ninety days after the passage of this ordinance, any person producing, selling, offering for sale, or using in manufacturing any of the substances listed in this section, shall file a report with the Commissioner of Health and Hospitals setting forth the amount, by weight, of any and all substances so listed, and any and all of said products which were produced, used in manufacturing, and sold by said person during the calendar year 1989. Not less than annually thereafter, said persons shall file a report with the Commissioner of Health and Hospitals setting forth the amount of any and all substances so listed, and any and all of said products, which were produced, used in manufacturing, and sold by said person during the twelve-month period since the filing date of the previous report, until said person ceases production, use, and sale of all substances so listed and all of said products. All such reports shall be signed and attested by a responsible corporate officer.

Substances subject to reporting requirements include: CFC-11, CFC-12, CFC-113, CFC-114, CFC-115, Halon-1211, Halon-1301, Halon-2402, Carbon tetrachloride, and Methyl Chloroform.

## **SECTION 4: Specific Restrictions on Uses of Ozone-depleting Substances**

### **a) Restrictions on the use of CFCs in Mobile Air Conditioning Units**

Effective January 1, 1991, no person shall perform repair service on automobile air conditioners unless such person uses equipment for recovery and recycling of CFC coolant.

Effective January 1, 1991, all persons retaining automobiles on their premises for the purpose of reselling said automobiles in parts shall use recovery and recycling equipment to recover CFC coolant from each automobile within three business days after said automobile arrives on the premises. Persons affected by this restriction shall not allow CFC coolant to be released into the atmosphere.

All equipment for recovery and recycling of CFC coolant required by this Ordinance shall be approved by Underwriters Laboratory or a similar institution.

### **b) Restrictions on the sale and use of CFC Refrigerants**

Effective January 1, 1991, no person shall sell or offer for sale CFC coolant suitable for use in mobile air conditioners in quantities smaller than fifteen pounds or to persons not owning recycling or recovery equipment described in section 4a.

### **c) Restrictions on the use of CFCs in Repair of Refrigeration Units**

Effective January 1, 1991, no person shall use CFCs during the servicing of commercial refrigeration units for the purpose of testing or flushing out refrigeration lines .

### **d) Restrictions on the use of CFCs in Miscellaneous Consumer Products**

Effective at the passage of this ordinance, no person shall sell, offer for sale, or use CFC plastic party streamers, CFC propelled noise horns, or CFC cleaning solutions for consumer electronics and photographic equipment.

### **e) Phase out of CFC-113 and Methyl Chloroform**

Effective January 1, 1992, no person shall produce, sell, offer for sale, or use in manufacturing, CFC-113 or Methyl Chloroform in annual quantities greater than fifty percent of the total amount of CFC-113 and Methyl Chloroform used during the calendar year 1989.

Effective January 1, 1994, no person shall offer for sale, or use in manufacturing, CFC-113 or Methyl Chloroform.

Medical applications for which no safe non-ozone depleting alternatives are available shall be exempt from section 4e. When safe non-ozone depleting alternatives become available, all persons using CFC-113 or methyl chloroform under this exemption shall show good faith in converting to safe non-ozone depleting substances and products.

### **f) Restrictions on the use of Halons in Fire Extinguishers**

Effective January 1, 1991, no person shall sell or offer for sale, fire extinguishers for consumer applications which contain halons or other ozone-depleting substances.

Effective January 1, 1991, no person shall use fire extinguishers that contain halons or other ozone-depleting substances for the purpose of testing or training except where required by law.

## **SECTION 5: Warning Labels Required**

Effective January 1, 1991, no container in which CFCs, Halons, or other ozone-depleting substances are stored or transported, no product containing such substances, nor any product manufactured with a process that uses said substance shall be sold or offered for sale unless it bears a label stating the following:

"Contains (or manufactured with) [name of substance], a substance which harms public health and the environment by destroying ozone in the atmosphere."

Said label shall be permanently affixed on the face of said container or product, with the lettering and background in contrasting colors; and the letters themselves not less than one inch high, or twenty percent of the height of any product which is less than three feet in height.

## **SECTION 6: Enforcement**

Enforcement of this ordinance shall be the responsibility of the Commissioner of Health and Hospitals. The Commissioner shall levy fines for violations of sections three or four of this ordinance at the rate of \$100 per violation per day. Fines collected under this ordinance shall be used to support the implementation of this ordinance.

## **SECTION 7: Technical Assistance**

The City of Cambridge will produce, or commission to be produced, a document, available to all persons, for the purpose of assisting any persons affected by this ordinance. This document will be available within six months of the passage of this ordinance and will include, but not be limited to, information describing commercially available alternatives to ozone depleting substances and available technologies to assist in the implementation of such alternatives.



# City of Cambridge

21.

IN CITY COUNCIL

January 8, 1990

- COUNCILLOR DUEHAY
- MAYOR WOLF
- VICE-MAYOR REEVES
- COUNCILLOR CYR
- COUNCILLOR MYERS
- COUNCILLOR RUSSELL
- COUNCILLOR SULLIVAN
- COUNCILLOR TOOMEY
- COUNCILLOR WALSH

ORDERED: That the draft ordinance attached entitled "AN ORDINANCE TO PROMOTE THE RECYCLING OF USED MOTOR OIL IN THE CITY OF CAMBRIDGE" be referred to the Committee on Ordinances for hearing and report.

In City Council January 8, 1990.  
 Adopted by the affirmative vote of nine members.  
 Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton  
 City Clerk.

AN ORDINANCE TO PROMOTE THE RECYCLING OF USED MOTOR OIL IN THE CITY OF  
CAMBRIDGE

SECTION 1. Annual Reporting by Retailers of Automotive Lubricating Oil

A. Any person engaged in the retail sale of automotive lubricating oil shall file an annual report with the Cambridge License Commission. This report shall detail:

1. the total amount of automotive lubricating oil sold at each retail outlet during the previous calendar year;
2. the total amount of used motor oil accepted from the public at each retail outlet during the previous calendar year; and
3. a statement of how the accumulated used motor oil was recycled and/or otherwise handled.

B. The first such annual report shall be filed within 180 days of the passage of this ordinance. Subsequent annual reports shall be filed by January 31st of each year and shall provide the required information for the calendar year ending on the preceding December 31st. The License Commission shall provide the Massachusetts Department of Environmental Protection with copies of these annual reports.

C. Any person who fails to file a report as required by this section shall be subject to a fine of not more than one hundred dollars (\$100) for each day such violation occurs. The fines collected pursuant to this section shall be appropriated to the Cambridge License Commission to support the implementation of this section.

SECTION 2. Cambridge Oil Recycling Committee

A. Establishment There is hereby established in the City of Cambridge an Oil Recycling Committee, to meet initially within forty-five (45)

days after enactment of this ordinance and to serve for up to eighteen (18) months after the initial meeting.

B. Powers and Duties The Committee shall investigate and shall make recommendations to the City Council and the general public concerning the following matters:

- i. The type of local program which should be established by the City of Cambridge to ensure that its residents have an opportunity to recycle their used motor oil. Such investigation shall include a consideration of at least two options: (a) local enforcement of Massachusetts General Law Chapter 21, Section 52A, and (b) establishment of a municipal used oil collection program funded wholly or in part by the retailers of automotive lubricating oils in the City of Cambridge.
- ii. The feasibility and advisability of a pilot program involving the procurement and use of re-refined and/or synthetic lubricating oils in vehicles owned and operated by the City of Cambridge.
- iii. The feasibility and advisability of encouraging Cambridge Electric Light Company to establish a recycling program utilizing used motor oil as a fuel supplement.
- iv. Ways in which the Cities of Cambridge, Arlington, Belmont, Lexington, Lincoln, Medford, Somerville, Waltham, Watertown and Weston can cooperatively encourage the recycling of used motor oil.
- v. Whether there is a need for a continuing Used Oil Recycling Committee to function after the expiration of the interim committee.
- vi. Any other issues concerning used oil recycling which the Committee may deem in the best interest of the City of Cambridge to consider.

Reports of the Committee shall include specific recommendations for an ongoing process of public education, information and involvement as a central element of any actions to be taken.

C. Members; Reporting; Terms The Committee shall consist of nine (9) members. Six members shall be appointed by the City Manager. Of these six persons, two shall be representatives of the public knowledgeable in environmental affairs; one shall be a representative of the retailers of automotive lubricating oils in the City of Cambridge; and three (3) shall be from the public at large. If possible, one of the public-at-large members shall be a person knowledgeable in automotive engineering and one shall be a representative of an electric utility company. A seventh member shall be the Commissioner of Health and Hospitals or his or her designee. An eighth member shall be the Commissioner of Public Works or his or her designee. A ninth member shall be the Chairperson of the License Commission or his or her designee. Six (6) of the Committee members shall be citizens and residents of the City of Cambridge.

The Committee shall file interim reports to the City Council and the general public every six (6) months and shall file a final report within eighteen (18) months of the first regular meeting of the Committee.

The members shall serve until the filing of the Committee's final report. Any member so appointed may be removed at the discretion of the City Manager. A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term in the same manner as the original appointment. Said members shall serve without compensation.

D. Meetings The Committee shall hold regular meetings and shall designate the time and place thereof. Notice of such meetings shall be forwarded to the City Clerk and shall be published in a local newspaper at least one week prior to the meeting. A simple majority shall constitute a quorum.

E. Officers The Committee shall from time to time designate a chairperson from among its members. The chairperson, or a member designated by him or her, shall preside at Committee meetings, and the chairperson or a majority of the members shall have the power to call emergency meetings.

The Committee shall elect such officers, subcommittees and task forces from among its members as they may from time to time deem necessary.

F. Cooperation with the Cambridge License Commission Upon request by the Committee, the Cambridge License Commission shall provide the Committee with copies of the annual reports filed by retailers pursuant to Section 1 of this ordinance.

G. Staff The Committee may utilize, by and with the approval of the City Manager, such assistants and experts as it deems necessary to carry out its functions and duties.

### SECTION 3. Illegal disposal of Used Motor Oil

A. No person shall dispose of used motor oil by abandoning it on any public or private property or by discarding it for disposal on the ground, in a sewer or storm drain, or in any commercial or residential rubbish or garbage; provided, however, that nothing in this section shall prohibit the disposal of empty used oil containers in commercial or residential rubbish or garbage.

B. Any person who violates any provision of this section shall be subject to a fine of not more than one hundred dollars (\$100) for the first offense, not more than two hundred dollars (\$200) for the second offense, and not more than three hundred dollars (\$300) for each subsequent offense. In addition thereto, the court may require that such person remove such used motor oil and have it properly disposed of or recycled at his or her own expense.

C. Any person observing a violation of this section may file a petition for issuance of a complaint pursuant to this section with the clerk of the district court having jurisdiction, and upon determining that probable cause exists therefor, such clerk shall issue such complaint.

D. Persons designated by the Commissioner of Health and Hospitals shall enforce this section of the ordinance.

SECTION 4. Severability

If any part or provision of this ordinance or the application thereof to any person, entity or circumstances shall be adjudged unconstitutional or invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application which is directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this ordinance or the application thereof to other persons, entities or circumstances.



# City of Cambridge

28.

## IN CITY COUNCIL

January 8, 1990

MAYOR WOLF

- WHEREAS: Public land is a precious resource in the City of Cambridge; and
- WHEREAS: The sale, lease or rental, relocation, exchange or other transfer of city-owned property is a very important decision for the City Council; and
- WHEREAS: The process for such disposition should have as its prime purpose to benefit the public; and
- WHEREAS: Achieving this goal requires a careful and deliberate process, taking into account community concerns, on the part of the City Manager and the City Council in assessing alternative uses; now therefore be it
- ORDERED: That the attached amendment to the Municipal Code of the City of Cambridge regarding Disposition of City Property is hereby submitted to the Committee on Ordinances for hearing and report.

In City Council January 8, 1990.  
 Adopted by the affirmative vote of nine members.  
 Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton  
 City Clerk.

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied or, to ensure this goal, until the following process has taken place:

(1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;

(2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:

(2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;

(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property.

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.

(5)At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list, abutting and opposite said City Property and abutters of abutters within 300 feet thereof.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6)The Disposition of City Property shall require a 2/3 vote of the City Council.



# City of Cambridge

28.

IN CITY COUNCIL

January 8, 1990

MAYOR WOLF

WHEREAS: Public land is a precious resource in the City of Cambridge; and

WHEREAS: The sale, lease or rental, relocation, exchange or other transfer of city-owned property is a very important decision for the City Council; and

WHEREAS: The process for such disposition should have as its prime purpose to benefit the public; and

WHEREAS: Achieving this goal requires a careful and deliberate process, taking into account community concerns, on the part of the City Manager and the City Council in assessing alternative uses; now therefore be it

ORDERED: That the attached amendment to the Municipal Code of the City of Cambridge regarding Disposition of City Property is hereby submitted to the Committee on Ordinances for hearing and report.

JAN. - 8 1990

City Council \_\_\_\_\_

Adopted by the affirmative vote

of 9 members

Joseph E. Conerton City Clerk

1950

1951

1952

The General Ordinances of the City of Cambridge are hereby amended by substituting for Chapter 2 Section 10

"City owned Land and Buildings" the following:

Disposition of City Property

This Ordinance shall apply to the sale, transfer, lease or rental, relocation, exchange, or similar disposition of any city-owned property or property rights or interest such as a public easement on private property, collectively called "Disposition of City Property."

The purpose of this ordinance is to protect the citizens of Cambridge and to achieve land uses that best serve the city's public purpose. In addition, when the public purpose is found to be best served by a Disposition of City Property, the city's objective will be to receive the fair market value for such property, to protect real estate values, and to dispose of each property without favoritism.

No Disposition of City Property shall be completed unless the above criteria have been satisfied or, to ensure this goal, until the following process has taken place:

- (1) The City Manager shall be responsible for engaging in a process that will result in a fair analysis of how the greatest public benefit can be obtained from the City Property in question;
- (2) The City Manager shall prepare a report. The report shall be based on careful consideration of the issues enumerated below. In the course of preparing the report, at least one community meeting shall be held to discuss the issues and community concerns and they shall be addressed in the report. Advance notice of such meetings shall be given to potentially affected persons describing the proposals under consideration. The report shall include the following information:
  - (2.1) A description and analysis of the alternative uses for the City Property, including an analysis of public benefits and drawbacks and the financial impact of each alternative;



(2.2) The use of the City Property at the time of the recommended Disposition and any actual or projected annual revenues or costs associated with such property;

(2.3) The existing zoning status of the property and other city, state and federal laws, codes, ordinances and regulations that apply to it at the time of the recommended disposition and that would apply to the various alternative uses analyzed;

(2.4) Any attempts to rezone the Property or to change existing laws, codes, ordinances or regulations or uses with regard to the property that have taken place within the previous five years;

(2.5) The development potential of the Property.

(2.6) A full description of development plans proposed for the site, including traffic and parking studies and other appropriate analyses of the impact on the neighboring area and the City as a whole;

(2.7) A review of the financial arrangements being recommended, including two independently prepared impartial appraisals of such Property's worth and an independent, good faith estimate of such property's worth to the prospective buyer or leasee;

(3) The City Manager shall submit the report to the Planning Board and to the City Council and City Clerk for public dissemination. The Planning Board shall hold a public hearing not sooner than two weeks after receipt of the report, and, after study, shall submit its recommendation to the City Manager for submission to the City Council.

(4) The City Council shall hold a public hearing within one month of receipt of the City Manager's recommendation along with the Planning Board's report.



(5)At least fourteen days prior to the public hearings by the Planning Board and the City Council, the City Clerk shall post notice of the hearings at various conspicuous locations upon the City-Property, giving the purpose of the hearing in detail, and shall send this written notice to the owners of property and renters, listed on the annual street list, abutting and opposite said City Property and abutters of abutters within 300 feet thereof.

The City Clerk shall also notify civic groups and neighborhood associations who may be affected by or interested in such Disposition of the City Property and shall publish notice of said hearings in newspapers of general circulation within Cambridge at least fourteen days prior to the date of each said hearing.

(6)The Disposition of City Property shall require a 2/3 vote of the City Council.

Order # 28 0-37

Mayor Wolf re: proposed ordinance amendment  
relative to the Disposition of City Property.

Display ad - Chronicle  
2/15/90 @  
6/25/90 Passed to be  
ordained as amended  
9-0-0.

In City Council,  
January 8, 1990

Order adopted  
by 9 members.  
Referred to the Ordinance  
Committee for report &  
hearing