



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 3, 1985

TO: The Honorable, the City Council

SUBJECT: City Council rezoning petition for the Lechmere MBTA
Station Site

RECOMMENDATION

The Planning Board recommends adoption of the petition as filed but with the retention of the existing PUD-4 Overlay District.

FINDINGS

1. The Lechmere MBTA Station site offers promise for future redevelopment but it is also a very difficult one to develop in a manner sensitive both to the needs of the abutting residential

community as well as to the larger concerns of use and urban design important to all of East Cambridge and the City as a whole.

2. The site is impacted negatively by the two wide, heavily traveled arteries that border it on two sides. It is anticipated

that in the future it will be additionally compromised by the extension of First Street through the site to O'Brien Highway.

3. The site sits at the principal entry to East Cambridge and the City from the northeast. The face any new development presents to the community passing by will be the first image many people will have as they enter Cambridge. The community and the City should be involved directly and prominently in determining the use and form of any new use on the site.

4. Housing as a use on the site is in particular very susceptible to the negative aspects of the site's environment; design solutions which might shield the housing somewhat from such impacts carry with them the danger of building forms which would make the public realm along the street very unpleasant, as for example parking at grade.

5. At Residence C-1 densities and use limitations it might not be possible to provide a quality housing environment and at the same time present a friendly and attractive public face to the abutting public streets. Large expanses of blank wall or at grade parking might be used to shield the housing from the adjacent roadways.

6. Members of the community who attended the public hearings on the two rezoning proposals on this site indicted a primary concern that adjacent development not be too high and overwhelm abutting dwellings. There was no strong antipathy to any of the range of uses permitted in the current Business A District.

7. If the site is to be used for housing it is important that some greater flexibility be allowed than is present in the Residence C-1 District to ensure that the housing environment is a livable one and that the public environment is enhanced as well.

8. It is important that new development on the site be permitted that has the following characteristics.

(a) A building bulk that has sufficient presence to sit comfortably on a site surrounded by traffic arteries

(b) If residential use is the preferred use of the site, a building configuration that can partially isolate the housing from the noise and pollution of the surrounding roadways.

(c) A reasonably active street level that can extend the Cambridge Street retail tradition up to this site.

To achieve the above, a zoning envelope which would permit somewhat greater height and bulk and a wider range of uses than provided in the Residence C-1 District would be necessary. Such flexibility would be provided only after public

9. Retention of the PUD-4 would permit the necessary flexibility and only at the discretion of the City through the Planning Board. While the PUD does have a maximum height of 85 feet and

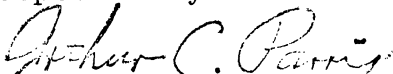
an FAR of 2.00 it would not necessary that these maximums be permitted on the site.

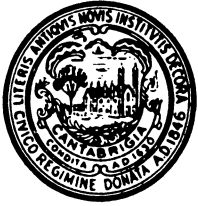
10. While the retention of the PUD-4 Overlay District is the preferred alternative a second option to address the concerns detailed above would be to rezone the site to Business A-1. In this circumstance the maximum height for all uses is reduced to 35' while a range of uses are permitted. Such a zone however reduces the mandated level of public involvement in any reuse as many development options would be permitted by right.

PUBLIC HEARING

Two hearings were held on the rezoning petitions of the Lechmere site. On August 6 a number of nearby residents attending the hearing. For the most part those attentind supported a rezoning that would reduce the potential height of any new development on the site. Those persons speaking had no preference as to future uses for the site. The second hearing, on the revised petition was held on November 12, 1985. Only one person attended; that person expressed no opinion on the specific details of the proposed rezoning.

Respectfully submitted for the Planning Board,


Arthur Parris,
Chairman



CITY OF CAMBRIDGE

**CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011**

**EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager**

**RICHARD C. ROSSI
Deputy City Manager**

December 16, 1985

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's recommendation relative to the Lechmere MBTA Station Site.

Very truly yours,

Robert W. Healy
City Manager

RWH/mb f
Enc.

Agenda Item No. 12

Re: Planning Board recommendation on the
Lechmere MBTA Station site.

In City Council,

December 16, 1985

12/16/85

Referred to #2

AMIDOB

- UNFINISHED BUSINESS -

City of Cambridge

PETITION OF *C. Velloci refiling a revised*
petition to zone land in the Leckmere Station site
 Petition filed with the City Clerk *September 23, 1985*

(all hearing to be completed 65 days from filing date with the City Clerk)

7 day Sept.
31 day Oct.
27 day Nov.
65 day = *November 27, 1985 = all hearings.*

In City Council *(Refiling)* *September 23, 1985*
 Referred to the Planning Board for report *September 23, 1985*
 Planning Board Hearing *November 12, 1985*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *Feb. 10, 1986*.)

18 day Nov.
31 day Dec.
31 day Jan
10 day Feb.
90 day = *February 10, 1986*
 City Council hearing published

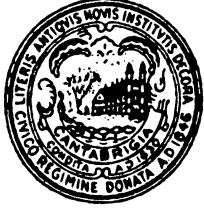
Hearing before the City Council - ^{*wed,*} *Nov. 20, 1985 at 6:00 p.m.*

Report to the City Council *11/25/85 WITHOUT RECOMMENDATION -*
 Passed to a second reading *November 25, 1985*
 published - *Chronicle - ~~November~~ December 5, 1985*

Ready for Ordination *12/16/85 Motion to Ordination by C. Velloci*
 published *12/16/85 Passed and Ordained 8-0-7*

COMPLETION DATE: *February 10, 1986.*

Copy sent to: *City Solicitor*
Ind. Serv. Dept.
C. D. Sullivan
DCA+
Community Dev. Dept. 12/18/85 de



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

December 18, 1985

Department of Community Affairs
Commonwealth of Massachusetts
100 Cambridge Street
Room 904
Boston, MA 02202

Dear Sir:

Enclosed you will find two copies of proposed amendments to the Zoning Ordinances of the City of Cambridge which were passed to be ordained at the City Council meeting held on December 16, 1985 as follows:

1. Petition of Charles R. Laverty, Jr., et al, members of the Massachusetts Avenue Advisory Committee, to amend the Zoning Ordinances of the City of Cambridge by creating a new subsection 3.13, entitled "Temporary Height Limitation North Massachusetts Avenue" providing for temporary height restrictions.
2. Petition of the City Council to rezone a parcel of land identified as Lot #102, Assessors' Plat #20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A/Planned Unit Development #3 designation to a Residence C-1 District designation.

These amendments are being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. (2) Ordinances Numbered 1027 & 1028

c.c. Les Barber.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,

Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of Assessor's plat 20,

Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,

Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,

Thence turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

In City Council December 16, 1985.

Passed to be ordained by a yea and nay vote:- Yeas 8: Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended on a petition by the Northern Massachusetts Avenue Urban Design Advisory Committee to amend the text of the Zoning Ordinances of the City of Cambridge by creating a new subsection 3.13 - Temporary Height Limitation - Northern Massachusetts Avenue which would establish a height limitation of 50' in those business and residential districts abutting Massachusetts Avenue which were previously subject to the LaRose Rezoning Petition. The limitation, which would be in effect until May 1, 1986, would affect the area along Massachusetts Avenue from the Cambridge Common north to just beyond Richard Avenue near the Arlington town line. Most of the Business C district in Porter Square would be unaffected.

In City Council December 16, 1985.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;
Absent 0; Abstaining 1.

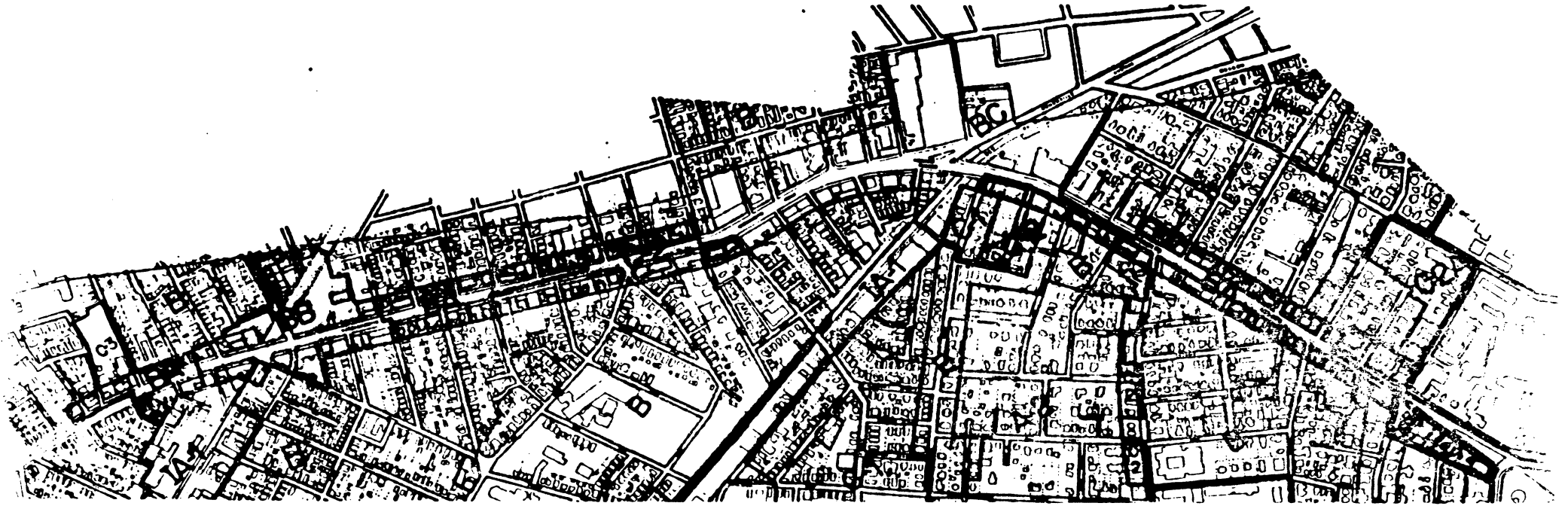
Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Paul E. Healy, City Clerk.

AREA SUBJECT TO HEIGHT LIMITATION - NORTHERN MASSACHUSETTS AVENUE





CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

December 17, 1985

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

Dear Sir:

Enclosed you will find two copies of proposed amendment to the Zoning Ordinances of the City of Cambridge which were passed to be ordained at the City Council meeting held on December 16, 1985 as follows:

1. Petition of Charles R. Laverty, Jr., et al, members of the Massachusetts Avenue Advisory Committee, to amend the Zoning Ordinances of the City of Cambridge by creating a new subsection 3.13, entitled "Temporary Height Limitations North Massachusetts Avenue" providing for temporary height restrictions.
2. Petition of the City Council to rezone a parcel of land identified as Lot #102, Assessor's Plat #20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A/Planned Unit Development #4 designation to a Residence C-1 District designation.

Enclosed also you will find a copy of a proposed amendment to the General Ordinances of the City of Cambridge to insert a new section 6-32A entitled Self-Service Stations which was passed to be ordained at the City Council meeting held on December 16, 1985.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/d1

Encs. (3) - Ordinances Numbered 1026, 1027 & 1028
c.c. Councillor David Sullivan, Chairman, Committee on Ordinances
Mr. Cellucci, Commissioner of Inspectional Services.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance 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:

That Chapter Six entitled: "Businesses" Article V entitled: "Petroleum" is hereby amended by deleting the present section 6-32A entitled: "Self-Service Stations and inserting a new section 6-32A at the end of said Article V which shall read as follows:

6-32A. Self-Service Stations.

The dispensing of motor fuel by means of self-service automated dispensing systems shall be permitted at any authorized gasoline station that has service bays and offers automotive repairs. All installations shall comply with the regulations promulgated by the Board of Fire Prevention Regulations in the Commonwealth of Massachusetts.

In City Council December 16, 1985.

Passed to be ordained by a yea and nay vote:- Yeas 6; Nays 0;
Absent 3.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,

Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of Assessor's plat 20,

Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,

Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,

Thence turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

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In City Council December 16, 1985.

Passed to be ordained by a yea and nay vote:- Yeas 8: Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

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In City Council December 16, 1985.

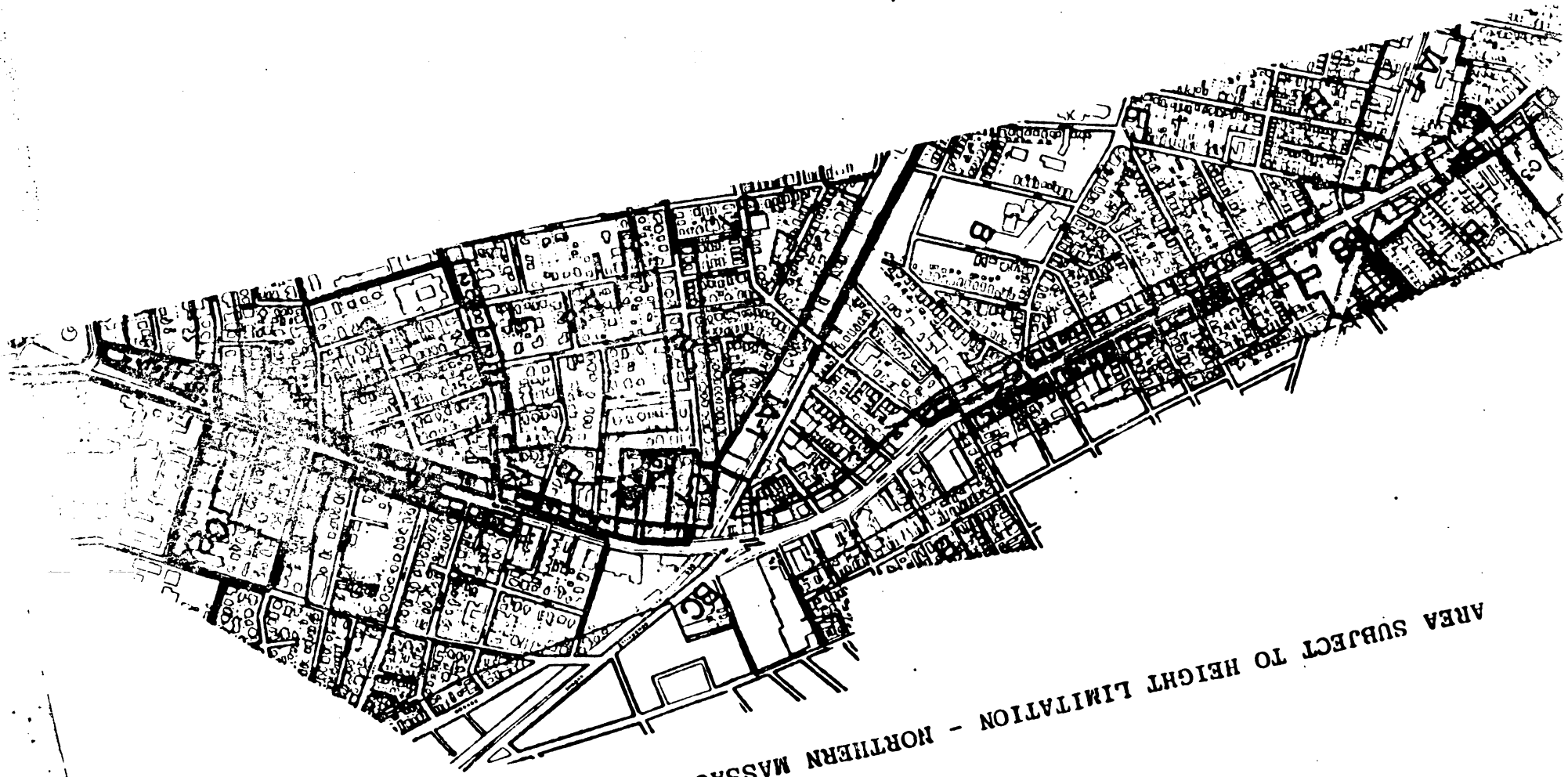
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;
Absent 0; Abstaining 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

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ATTEST:- Paul E. Healy, City Clerk.



AREA SUBJECT TO HEIGHT LIMITATION - NORTHERN MASSACHUSETTS

#2 *W. H. F. ...*

City of Cambridge *Records*

MASSACHUSETTS

In City Council

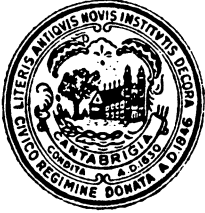
12/16/ 1985

Resolution *Passing to be Ordained*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	<i>✓</i>		<i>✓</i>	
Mr. Thomas W. Danehy	<i>✓</i>			
Ms. Sandra Graham	<i>✓</i>			
Mr. Alfred W. LaRosa	<i>✓</i>			
Mr. David E. Sullivan	<i>✓</i>			
Mr. Walter J. Sullivan	<i>✓</i>			
Mr. Alfred Vellucci	<i>✓</i>			
Ms. Alice K. Wolf	<i>✓</i>			
Mayor Duehay	<i>✓</i>			

DWS
RF
A

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City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

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Premises located on Assessor's Plat #20:

Lot numbered 86.

- * A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.
- ** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

In City Council December 16, 1985.

Passed to be ordained by a yea and nay vote:- Yeas 8: Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

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In City Council December 16, 1985.

Passed to be ordained by a yea and nay vote:- Yeas 8: Nays 0;
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

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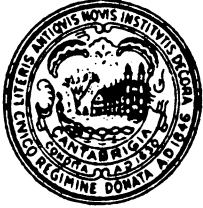
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In City Council December 16, 1985.

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Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617)498-9017

OFFICE OF
THE CITY CLERK

November 27, 1985

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

Dear Sir:

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1. Petition of Charles R. Laverty, Jr., et al, members of the Massachusetts Avenue Advisory Committee, to amend the Zoning Ordinances of the City of Cambridge by creating a new subsection 3.13, entitled "Temporary Height Limitations North Massachusetts Avenue" providing for temporary height restrictions.
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Would you kindly review these amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/dl

Encs. (3) First Publications 2285, 2286, 2287.

c.c. Councillor David Sullivan, Chairman, Committee on Ordinances
Mr. Cellucci, Commissioner of Inspectional Services,



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

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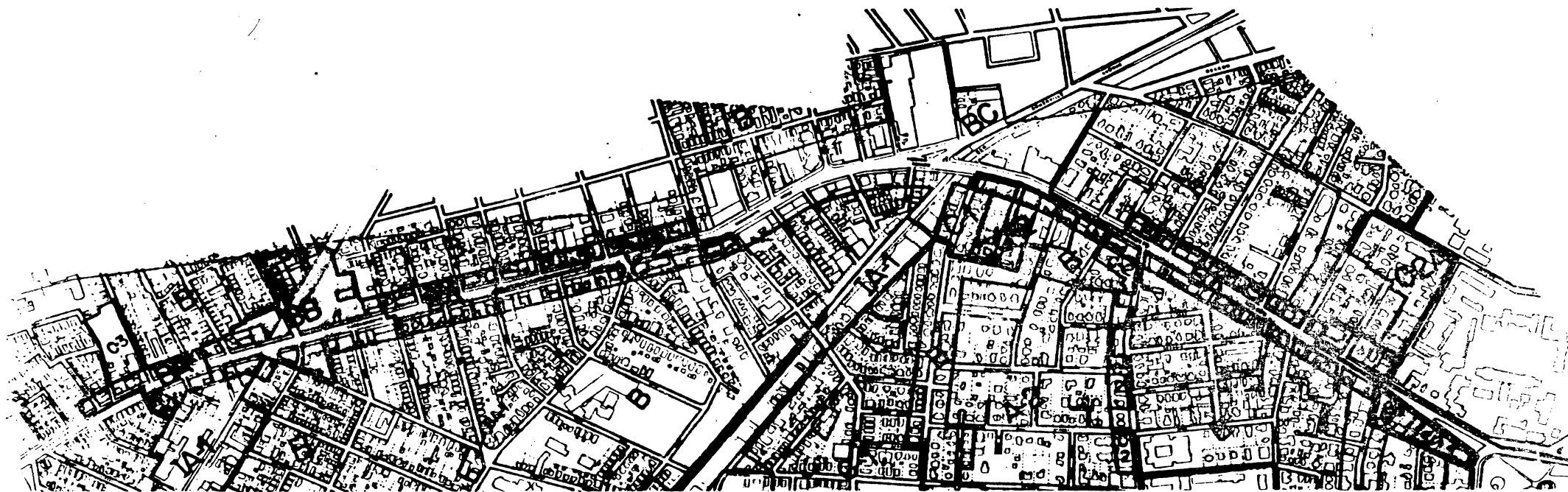
Passed to a second reading at the City Council meeting held on November 25, 1985 and on or after December 16, 1985 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Paul E. Healy, City Clerk.

AREA SUBJECT TO HEIGHT LIMITATION - NORTHERN MASSACHUSETTS AVENUE





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,

Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of Assessor's plat 20,

Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,

Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,

Thence turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

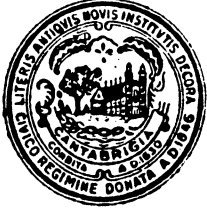
Premises located on Assessor's Plat #20:

Lot numbered 86.

- * A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.
- ** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

Passed to a second reading at the City Council meeting held on November 25, 1985 and on or after December 16, 1985 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance 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:

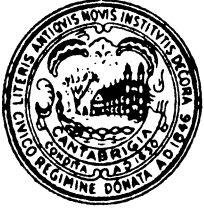
That Chapter Six entitled: "Businesses" Article V entitled: "Petroleum" is hereby amended by deleting the present section 6-32A entitled: "Self-Service Stations and inserting a new section 6-32A at the end of said Article V which shall read as follows:

6-32A. Self-Service Stations.

The dispensing of motor fuel by means of self-service automated dispensing systems shall be permitted at any authorized gasoline station that has service bays and offers automotive repairs. All installations shall comply with the regulations promulgated by the Board of Fire Prevention Regulations in the Commonwealth of Massachusetts.

Passed to a second reading at the City Council meeting held on November 25, 1985 and on or after December 16, 1985 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

November 29, 1985

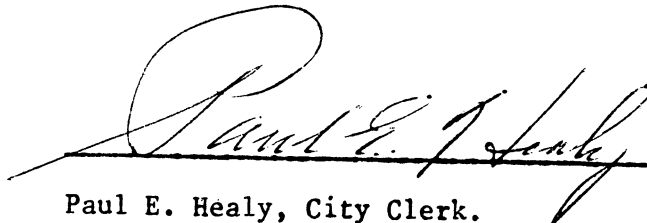
Mr. John Maddalo
East Cambridge Planning Team
117 Thorndike Street
Cambridge, MA 02141

Dear Sir:

Pursuant to the request of Mayor Francis H. Duehay on November 20th, 1985 I am writing to advise your organization of the pending petition of the City Council to rezone the Lechmere MBTA Station from Business A/PUD-4 to Residence C-1 (a copy of which is enclosed for informational purposes). Said petition was passed to a second reading at by the Council at its meeting of November 25th and the question comes on passing to be ordained on or after December 16th, 1985.

If you require any further information, please feel free to contact this office at 498-9017.

Very truly yours,


Paul E. Healy, City Clerk.

PEH/mh



CITY OF CAMBRIDGE

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OFFICE OF
THE CITY CLERK

November 29, 1985

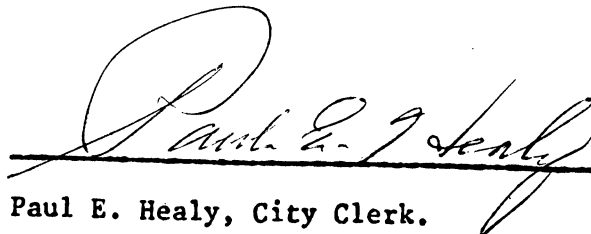
Mr. Hugh Salenne
Chairman
East Cambridge Stabilization Committee
89 Third Street
Cambridge, MA 02141

Dear Sir:

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PEH/mh



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OFFICE OF
THE CITY CLERK

November 29, 1985

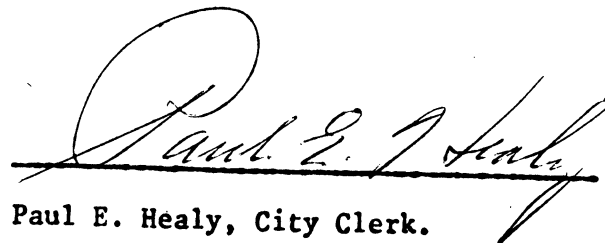
Mr. Paul Dodds
Secretary
East Cambridge Planning Team
83 Third Street
Cambridge, MA 02141

Dear Sir:

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PEH/mh



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

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

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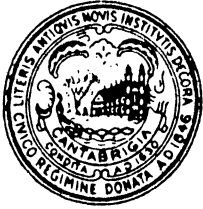
Premises located on Assessor's Plat #20:

Lot numbered 86.

- * A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.
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ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

October 29, 1985

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, November 20, 1985 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to rezone a parcel of land identified as Lot #102, Assessor's Plat #20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A/Planned Unit Development #4 designation to a Residence C-1 District designation. The Lot is currently used as the Lechmere Station on the MBTA Green Line and totals approximately 73,000 square feet.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enc. (1)

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, November 20, 1985 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to rezone a parcel of land identified as Lot #102, Assessor's Plat #20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A/Planned Unit Development #4 designation to a Residence C-1 District designation. The lot is currently used as the Lechmere Station on the MBTA Green Line and totals approximately 73,000 square feet. The Zoning Map of the City of Cambridge would be amended as indicated in the accompanying map.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

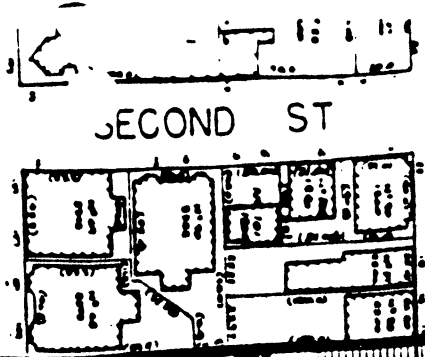
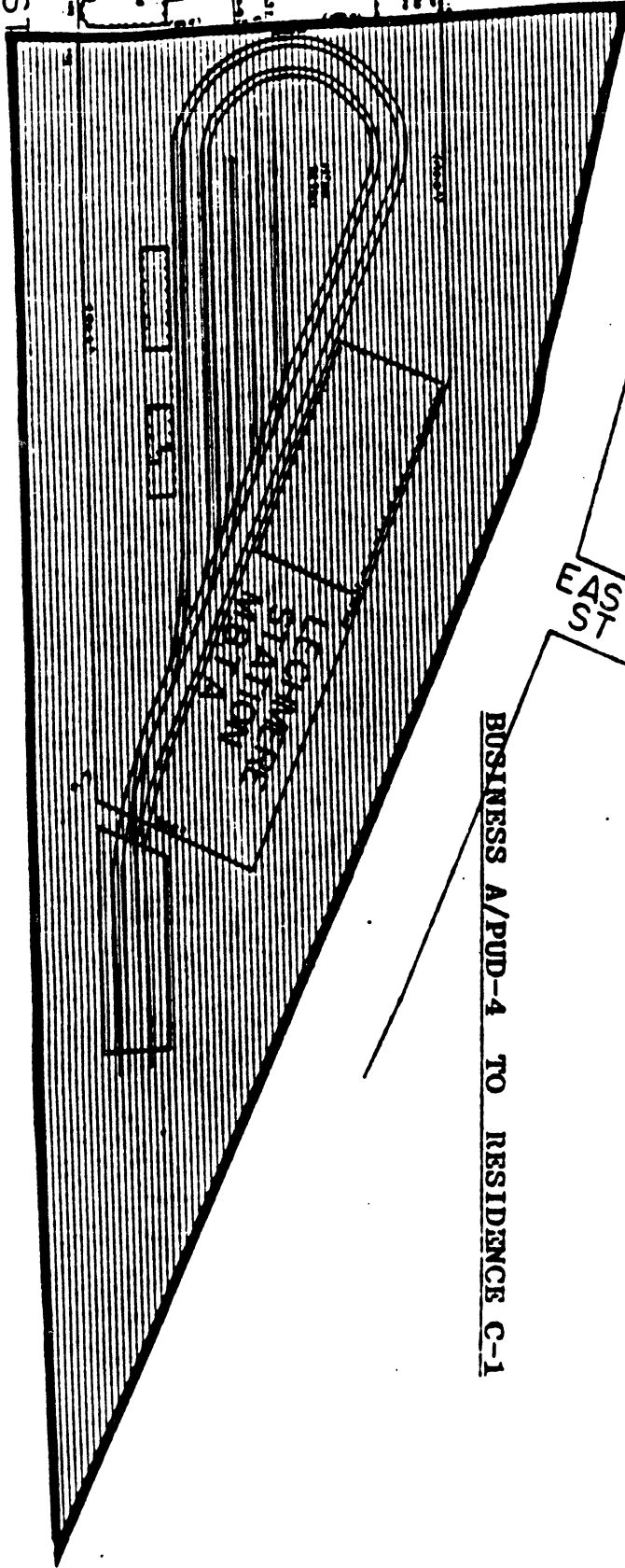
For the Committee,

Councillor David E. Sullivan
Chairman.

FIRST ST

SECOND ST

S



GHAWAY

WATER STREET

EAST ST

BUSINESS A/PUD-4 TO RESIDENCE C-1

STADIUM
MOTION



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617)498-9017

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Your kind attention in this matter will be greatly appreciated.

Very truly yours,

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PEH/dl

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For the Committee,

Councillor David E. Sullivan
Chairman.

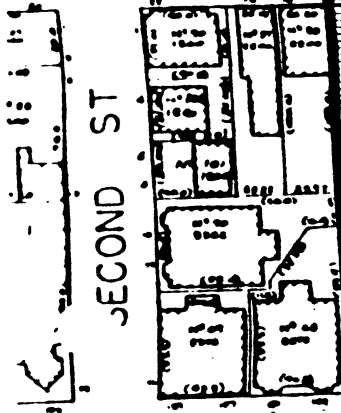
WATER STREET

GHWAY

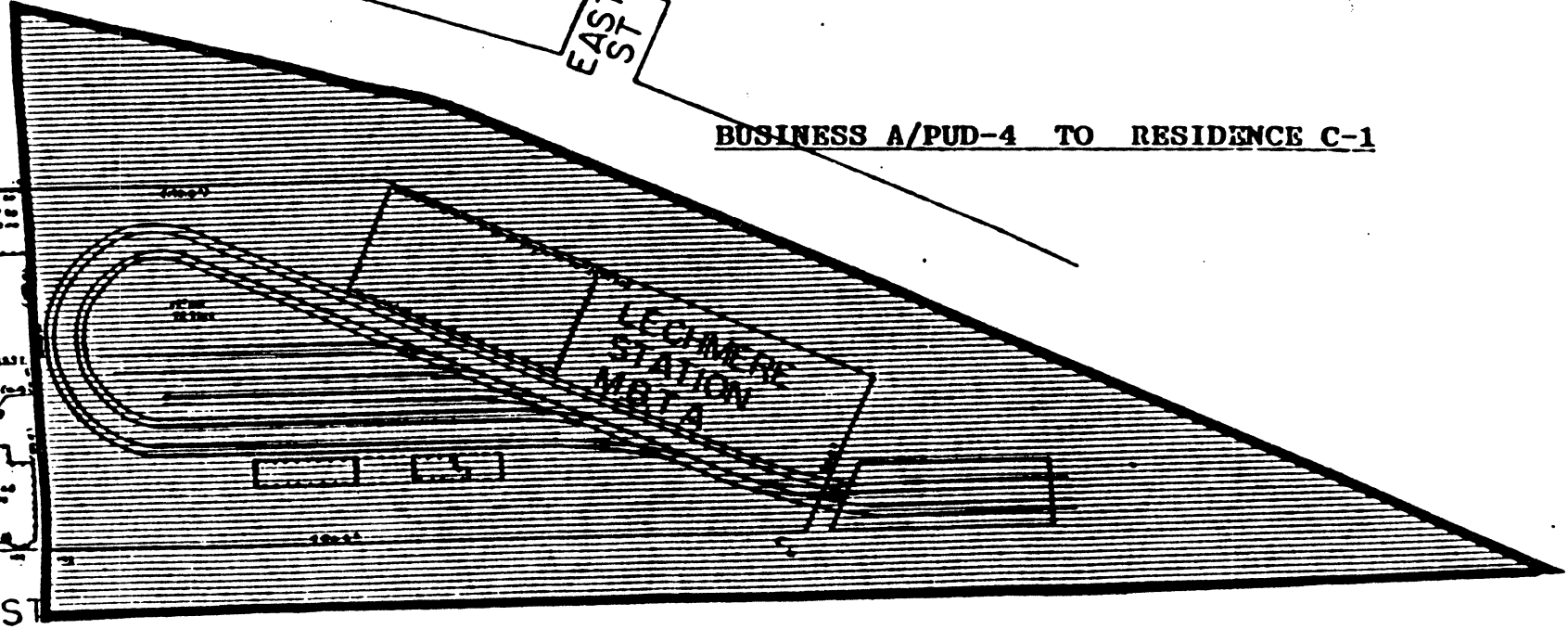


EAST ST

BUSINESS A/PUD-4 TO RESIDENCE C-1



SECOND ST



LECTURE STATION
MOBILE

ST

FIRST ST



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Five

AN ORDINANCE

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Passed to a second reading at the City Council meeting held on November 25, 1985 and on or after December 16, 1985 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

In City Council..... November 25, 1985.....

The Ordinance
of the City Council

Committee comprised of the entire membership

to which was referred the revised petition of Councillor Alfred Vellucci to rezone land in the Lechmere Station area from Business A/PUD-4 to Residence C-1, met at 6:02 p.m. on Wednesday, November 20, 1985 in the Ackermann Room, City Hall, Cambridge.

Councillor David E. Sullivan, Chairman, presided and called for the proponents to appear.

The Committee heard from Betty Desrosiers from the Community Development Department, who informed the Committee that the Planning Board had discussed the petition and would make their recommendations on December 3rd, 1985 which would report on two options, the first of which would retain the present Planned Unit Development and the second option which would consider a Business A-1 designation which includes a residential C-1 zoning for residential development.

Councillor David Sullivan stated the Planning Board was not in favor of the present C-1 zoning in the area under discussion.

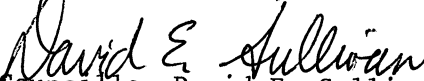
No one else appearing in favor at the Call of the Chair, the hearing for the proponents was closed at 6:07 p.m. and the Chair requested the opposition to appear and be heard.

No one appearing in opposition at the call of the Chair, the hearing was closed at 6:07 p.m.

The Chair was however, in receipt of a communication from James F. O'Leary, General Manager of the MBTA in opposition to the petition which is appended to this report as APPENDIX A.

Mayor Duehay now moved that the proposed amendment be referred to the City Council without recommendations for consideration at their next meeting of November 25, 1985 and the motion carried and the Committee adjourned at 6:07 p.m.

For the Committee,


Councillor David E. Sullivan
Chairman

REPORT

Committee on Ordinances

Re: revised petition of Councillor Vellucci
to amend the Zoning Ordinances by rezoning land in
the Lechmere Station site from Business ~~M/PUD=4~~
to Residence C-1.

~~OPJ~~
~~SIR~~
~~RF~~
~~A~~

In City Council,

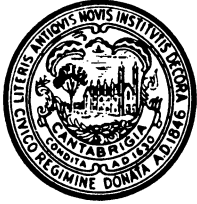
November 25, 1985

11/25/85

~~OPJ~~
Moved to 204

Pending - Motion
Carried by 6 votes

C. Clinton recorded
as "Present"



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
DEPUTY CITY MANAGER

September 23, 1985

To the Honorable, the City Council:

Enclosed is a copy of a communication from Lester Barber, Community Development Department, relative to revision of the Lechmere MBTA Station rezoning petition, and the necessity for public hearings before the Planning Board and the Ordinance Committee.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 4

Re: comm. from Les Barber, Community Development on the revision of the Lechmere MBTA Station rezoning petition & necessity for public hearings before the Planning Board & Ordinance Committee.

Received City Clerk
Monday Sept 23rd -

Copy sent to Les Barber, Planning Board
9/25/85. Copy sent to Councilman David
Sullivan, Chair, Ordinance Committee 9/27/85
ml

In City Council,

September 23, 1985

L. Vellosci moved to
refile petition - endorsed
Referred to the
Planning Board and
Ordinance Committee
for
Hearing and Report

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, November 20, 1985 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to rezone a parcel of land identified as Lot #102, Assessor's Plat #20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A/Planned Unit Development #4 designation to a Residence C-1 District designation. The lot is currently used as the Lechmere Station on the MBTA Green Line and totals approximately 73,000 square feet. The Zoning Map of the City of Cambridge would be amended as indicated in the accompanying map.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David E. Sullivan
Chairman.

WATER STREET

HWAY

EAST ST

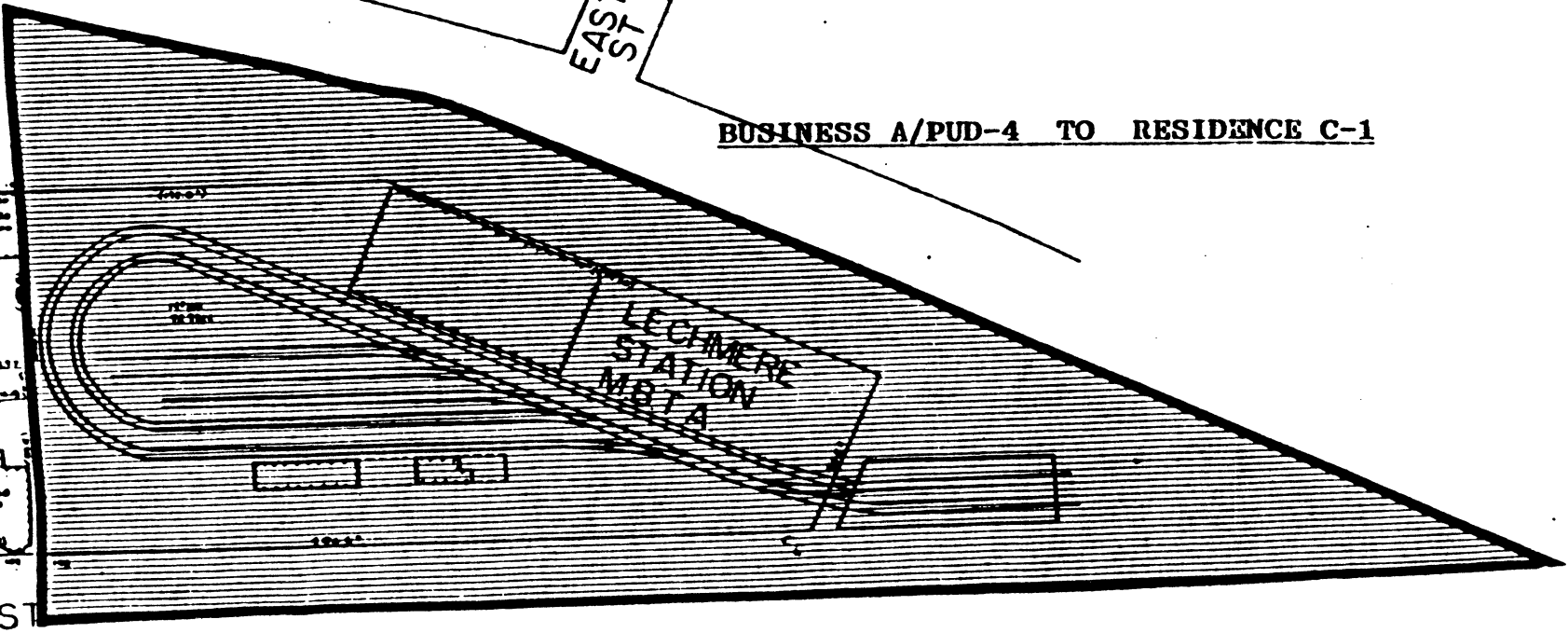
BUSINESS A/PUD-4 TO RESIDENCE C-1

SECOND ST

ST

FIRST ST

LECHMERE STATION
MTA





**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**

Office of the City Clerk

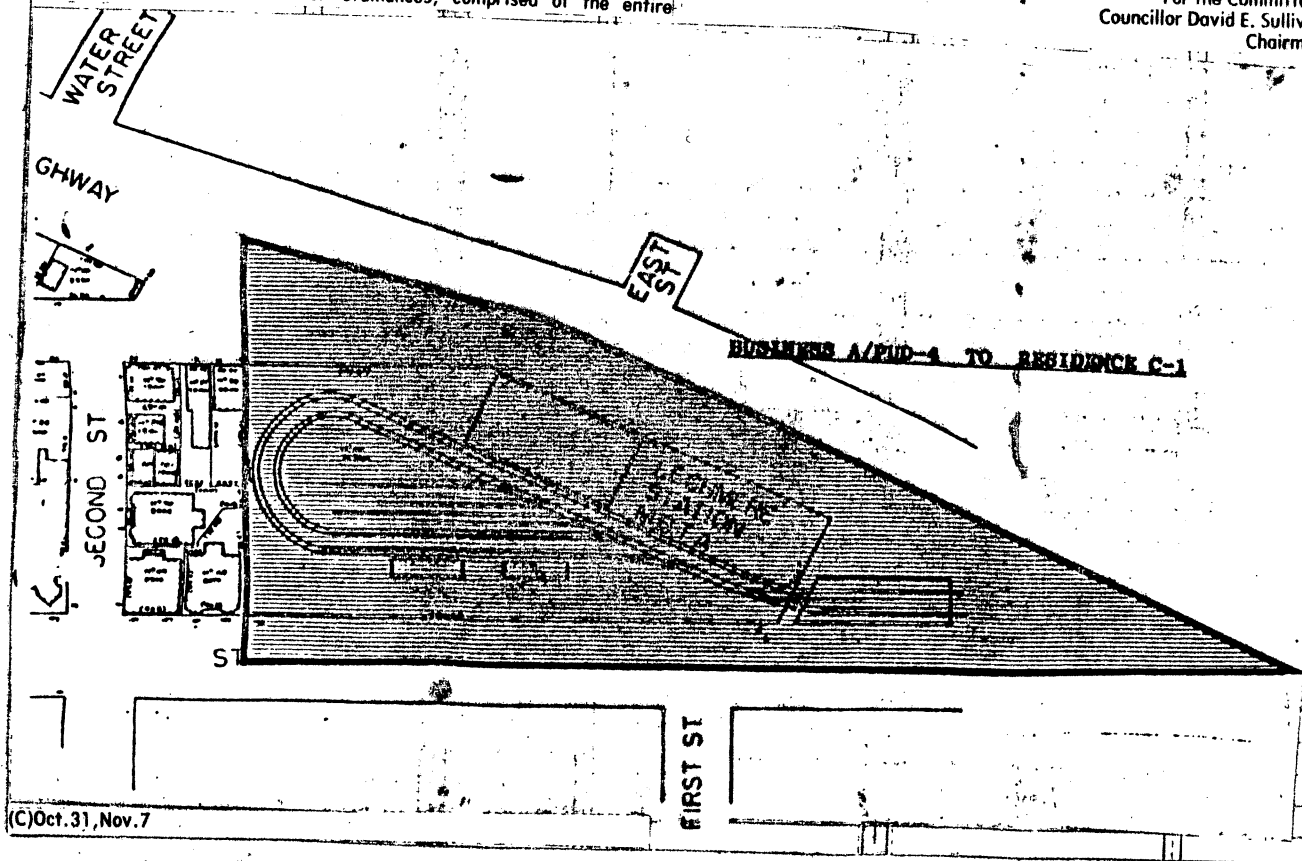
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For the Committee,
Councillor David E. Sullivan
Chairman



(C)Oct. 31, Nov. 7



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**

Office of the City Clerk

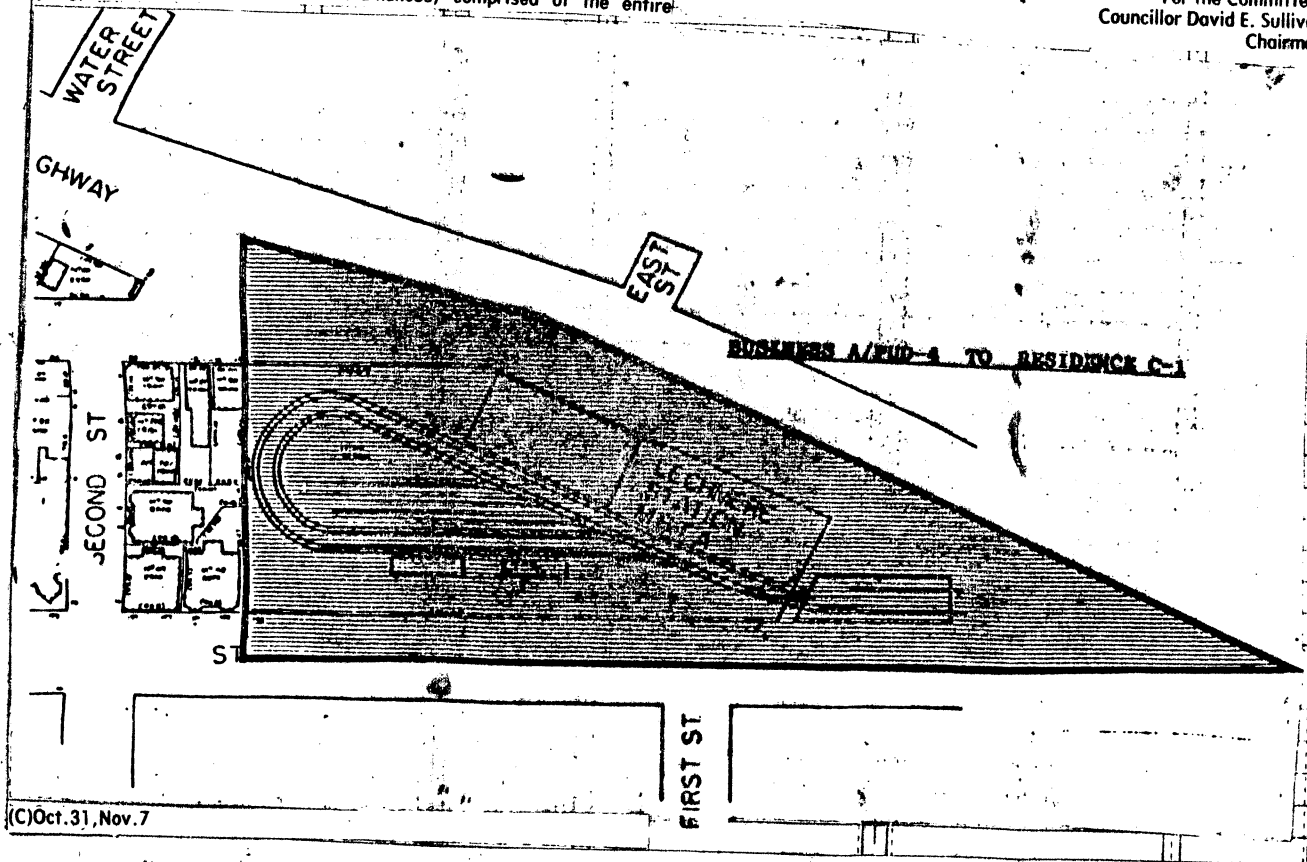
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For the Committee,
Councillor David E. Sullivan
Chairman



(C)Oct. 31, Nov. 7

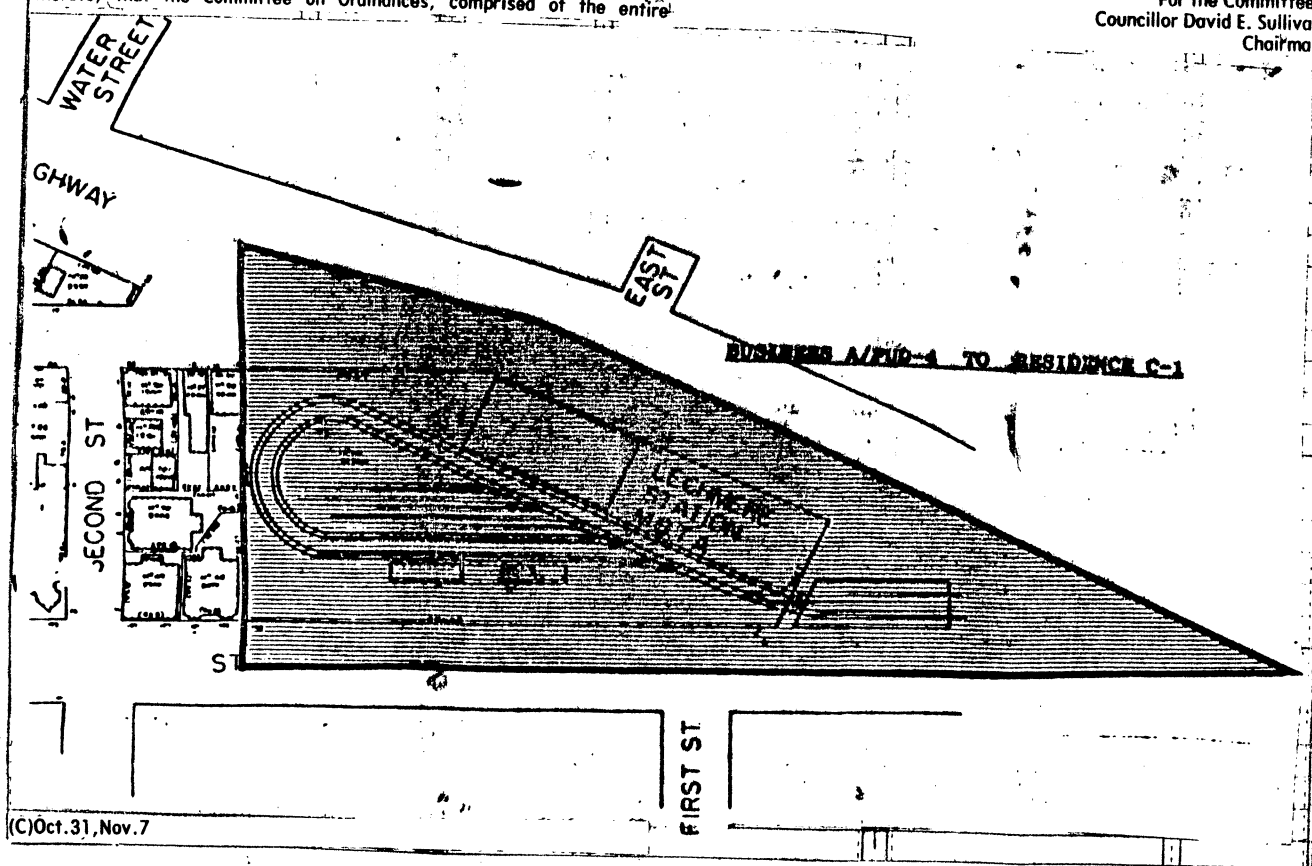


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MASSACHUSETTS
Office of the City Clerk**

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All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor David E. Sullivan
Chairman



(C)Oct. 31, Nov. 7



YOUTHFUL HONOR—Mayor Francis H. Duehay hosted a reception last week for administrators from various Cambridge agencies who provide summer recreation and employment for Cambridge youth. The reception was planned to offer the city's official thanks and appreciation for the valuable leadership and service they provide to the youth of Cambridge. Duehay presented certificates of merit expressing the city's thanks to representatives of Employment Resources, Inc., Cambridge Housing Authority's Workforce, Teen work, Cambridge Community Services, Chamber of Commerce, CRIS Career Center, CRIS Work Study Program, Just-A-Start Program, Department of Human Services Community & Youth Recreation Divisions, Mayor's Summer Youth Program, Cambridge Organization for Portuguese-Americans, Summer Day Camp at Newtowne Court, Harvard University's office of Government, Community and Public Affairs, Margaret Fuller House, Project Community Arts Center, Cambridge Camping Association, Camp Cowemoki, East End House, YMCA, Girls and Boys Club, Summer Scene '85, YMCA, and the Patriots Trail Girl Scout Council.

Winner of USSR trip announced

Daniel Widger, described as a "nuts-and-bolts" peace activist for the Cambridge-based peace organization SANE, has been drawn as the winner of a two-week tour of the Soviet Union in a raffle sponsored by the Cambridge-Soviet Sister City Project. The tour, which was donated by the New York travel agency Anniversary Tours, will give Widger his first look at the Soviet cities of Moscow, Leningrad and Kiev.

Widger, a resident of Marshall street in Somerville, works as a fundraising canvasser for the nuclear disarmament group SANE. He is formerly a public school science teacher from upstate New York.

When notified of his winning, Widger expressed nervousness, excitement, and for a brief time, disbelief. "I've never won anything like this before," he said. The winning ticket was drawn out of 1300 tickets sold by the City Project since April, 1985. It had been sold

to Widger the day before the raffle drawing by Peace Commission Director Jeb Bruggmann. Bruggmann had interrupted Widger while he was painting a banner for the Greater Boston Walk For Peace.

"There are lots of different kinds of people who would really benefit from this kind of trip," says Jeb Bruggmann, "but someone who can travel to raise money for the cause of peace really deserves this kind of vacation."

Five other individuals, including Betty Buono, the secretary to the Cambridge City Manager, won tickets to a performance at the Cambridge Multi-Cultural Arts Center called "Tales of Old Russia." The tickets were donated by the Arts Center.

Proceeds from the raffle are being used to finance Cambridge's first official goodwill delegation to the USSR, leaving in April 1986.



CHEERS—Catholic Charities of Cambridge and Somerville will host an evening of Irish music on Nov. 7 at Boston's Park Plaza Hotel. Shown in front are Thomas J. Kelly and Joseph G. Adams Jr. Standing from the left are Rev. Richard Craig and Gerald E. Sutherland. For information on the event, call 625-1920.

Tenant Senate seeks members

The Cambridge Tenant Senate, a city-wide Tenants' Rights organization for public housing residents has planned an agenda of events and outreach for the fall and winter.

The Tenant Senate was established in 1967 to advocate for all residents of Cambridge Public Housing. It strives to improve the quality of life for public housing residents through monitoring the Housing Authority's policies on rent, building security, modernization and rehabilitation.

The Tenant Senate also provides workshops for tenants on the policies and practices of the Cambridge Housing Authority; and works with the Mass. Union of Public Housing Tenants on statewide public housing issues which effect the lives of all Cambridge Public Housing residents.

During November and December, representatives from the Tenant Senate will be visiting public housing developments to recruit new members. The Tenant Senate is also holding a turkey raffle at its November meeting which will be held on November 21, 7 pm, at 270 Green St. All public housing residents are invited to attend.

In addition, the Tenant Senate has an opening for another Commonwealth Service Corps Volunteer who will assist in community outreach and advocacy related to public housing issues. This position requires 30 hour per week commitment and pays a stipend of \$30 per week. AFDC recipients' grants will not be affected by receipt of the stipend. Bilingual residents are encouraged to apply.

For more information regarding the employment opportunity, upcoming events or how to become involved in the Tenant Senate, contact Barbara Macpherson at 866-2900 or Josie Avalatan at 354-3756. The Cambridge Tenant Senate is a CEOC delegate organization.

YMCA sets Peace Day celebration

The Cambridge Family Y joins with the World Alliance of Young Men's Christian Associations in celebrating YMCA Peace Day on November 10.

YMCA Peace Day this year carries with it a special significance. The Second World War ended 40 years ago

and it is also the 40th anniversary of the atomic bombing of two Japanese cities. 1985 also marks the founding of the United Nations — an expression of the aspirations of people all over the world 40 years ago for a new international structure based on justice and peace.

Guidance center offer aid to students

The Cambridge Guidance Center Children's Group Program is beginning its 13th year with over 100 youngsters involved in 14 groups.

Children range in age from 6 to 18 years, with each group being co-led by experienced clinicians.

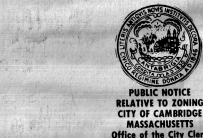
The groups help youngsters to make friends and offer a "safe place" to talk about concerns.

Interested children or parents should contact John Kaplan, LICSW, the program director, at 354-2275.

City offers job search aid for elders

The Prime Time Employment Program, sponsored by the Cambridge Council on Aging, is located at 15 Pearl St. in Central Square, sharing space with other programs and activities at the Committee of Elders Multi-Service Center.

Any resident 55 years and older looking for part-time, full-time, or temporary employment may use the services offered. Area employers list a wide variety of jobs they have open. Call 868-0800 to make an appointment to meet with a counselor.



PUBLIC NOTICE RELATIVE TO ZONING CITY OF CAMBRIDGE MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, November 20, 1985 at 6:30 p.m. in the City Council Chamber, City Hall.

AREA SUBJECT TO HEIGHT LIMITATION - NORTHERN MASSACHUSETTS AVENUE

Cambridge, Massachusetts on a petition by the Northern Massachusetts Avenue Urban Design Advisory Committee to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Subsection 3.13 - Temporary Height Limitation - Northern Massachusetts Avenue which would establish a height limitation of 50' in those business and residential districts abutting Massachusetts Avenue which were previously subject to the Lattice Rezoning Petition. The limitation, which would be in effect until May 1, 1986, would affect the area along Massachusetts Avenue from the Cambridge Common north to just beyond Richard Avenue near the Arlington town line. Most of the Business C District in Porter Square would be unaffected. Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee, Councilor David E. Sullivan, Chairman



(C)Oct. 31, Nov. 7

PLANNING BOARD
Notice of Public Hearing
The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, December 3, 1985 at 7:30 P.M. in the Community Development Department Conference Room, 3rd Floor, City Hall Annex, 57 Irons Street, Cambridge, Ma, on a petition by the Northern Massachusetts Avenue Urban Design Advisory Committee to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Subsection 3.13 - Temporary Height Limitation - Northern Massachusetts Avenue which would establish a height

AREA SUBJECT TO HEIGHT LIMITATION - NORTHERN MASSACHUSETTS AVENUE

limitation of 50' in those business and residential districts abutting Massachusetts Avenue which were previously subject to the Lattice Rezoning Petition. The limitation, which would be in effect until May 1, 1986, would affect the area along Massachusetts Avenue from the Cambridge Common north to just beyond Richard Avenue near the Arlington town line. Most of the Business C District in Porter Square would be unaffected. Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning this petition may be addressed to Lester Barbo in 498-9034.

All persons interested in this matter may appear at this time and be heard.

For the Committee, Councilor David E. Sullivan, Chairman



(C)Oct. 24, 31

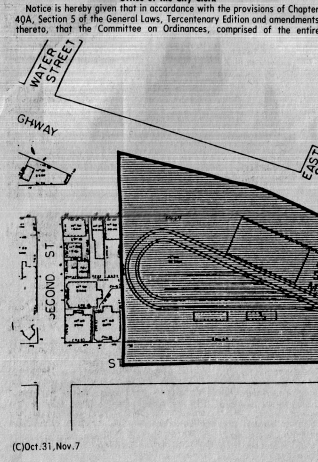
PUBLIC NOTICE RELATIVE TO ZONING CITY OF CAMBRIDGE MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire

membership of the City Council, will hold a public hearing on Wednesday, November 20, 1985 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to rezone a parcel of land identified as Lot No. 182, Assessor's Plat No. 20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A Planned Unit Development No. 4 designation to a Residence C1 District designation. The lot is currently used as the Lechner Station on the MBTA Green Line and totals approximately 73,000 square feet. The Zoning Map of the City of Cambridge would be amended as indicated in the accompanying map. Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee, Councilor David E. Sullivan, Chairman



(C)Oct. 31, Nov. 7

CRLS group marks Key

The week of Nov. 3 to 9 is National Key Week and the local club at Cambridge Rindge and Latin School is getting ready to celebrate the occasion.

Club Week

The week of Nov. 3 to 9 is National Key Week and the local club at Cambridge Rindge and Latin School is getting ready to celebrate the occasion.

The key club is a service organization designed to help people who have specific needs. The CRLS club wants to provide help to pregnant teenagers who often receive little support from society. The club wants to help create a positive atmosphere for pregnant teens by providing them with disposable diapers, baby formula and other items.

The CRLS Key Club is also helping senior citizens by providing a luncheon, is raising funds to fight cystic fibrosis and is part of a national key club effort to raise funds for UNICEF.

Josephine Dickerson

A former employee for the Cambridge auditing department and the Cambridge School Department, Josephine Dickerson died October 8 in Exeter, N.H.

A Cambridge resident for nearly 40 years, she had also worked on the Massachusetts Teachers Retirement Board and the U.S. Department of Defense at the Watertown Arsenal.

She retired from the Cambridge auditing department in 1977 and was active in the PTA, the Cub Scouts and the St. Paul's mothers club.

She was the wife of the late E.C. Dickerson and is survived by her son, William, and a daughter-in-law, Martha; and two grandchildren, Adam and Pearl Dickerson all of Plaistow, N.H.

A funeral Mass was said at St. Michael's Church followed by interment in Mount Auburn Cemetery. Arrangements were made by the Brewitt Funeral Service in Exeter, N.H.

Leona Thompson

A native of the British West Indies, Leona A. Thompson, 76, died October 27 in Melrose.

She was the wife of the late George B. Thompson. She was also the mother of George L. and Alvin E. Thompson. She was the sister of Isabella Prescott and Beverly Boxville Lynch of New York. She is also survived by five grandchildren and many friends and relatives.

Funeral services were held in the St. Bartholomew Episcopal Church followed by interment in the Cambridge Cemetery.

Keziah Walcott

Kesiah Ann (Cummings) Walcott, 95, a former Cambridge resident, died recently. Born in Barbados, West Indies, she had been a nursemaid.

For seven years she cared for her aunt with her uncle, John Cummings, a contractor and bridge builder. After her aunt's death she moved back to the Barbados and saved enough money to come to America.

She moved in with her cousins, Atwood and Edmund Harding and Dorcas Best in Cambridge. For 60 years she was an active member of St. Bartholomew's Church.

Her contributions to the church and the community ranged from helping the sexton with early service preparations, to aiding needy Cambridge families.

Funeral services were held in St. Bartholomew's Episcopal Church followed by interment at the Mount Auburn Cemetery.

In Loving Memory

October 21, '84 October 21, '85

Elra Mildred (Ambrose) Yarborough

A year has passed since you've been away. We miss you more each & every day.

Loving You Always
Uncle Winston
The Gomes Family & The Moore Family

CITY OF CAMBRIDGE PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, November 14, 1985 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

- Hand Surgery Kits
- Orthopedic Supplies
- Medical Instruments
- Warranty Programs
- See prospectus for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for Designation Item" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

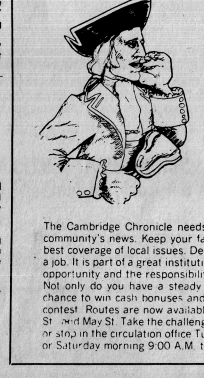
DEPARTMENT OF TRANSPORT & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

Regulation No. 85-23
Regulation No. 66-1 Schedule 10 "Parking Time Limited - Certain Sites of Certain Streets" is hereby amended by striking out the following:

Regulation No. 85-19 in Its Entirety
This regulation shall take effect 21 November 1985.

PROMULGATED
DATE
Oct. 17, 1985
George Teso
Traffic Director



SPREAD THE WORD

THE CAMBRIDGE CHRONICLE NEEDS CAMBRIDGE STUDENTS

The Cambridge Chronicle needs Cambridge students to deliver their community's news. Keep your family and neighbors informed with the best coverage of local issues. Delivering the Chronicle is more than just a job. It is part of a great institution, that of the free press! You have the opportunity and the responsibility to spread the word! Not only do you have a steady income each week, you also gain the chance to win cash prizes and over 150 prizes in the 1985 carrier's contest. Routes are now available on Holywell St., Cushing St., Linn St., and May St. Take the challenge! For more information, call 625-6300 or sign in the circulation office Tuesday to Friday 9:00 A.M. to 5:00 P.M. or Saturday morning 9:00 A.M. to 1:30 P.M.

The big screen

Two new French flicks not worth the wait

By Paul Sherman

Rive Droite, Rive Gauche (Phillipe Labro). With Gerard Depardieu and Nathalie Baye. At Copley Place. November 4. My Other "Husband" (George Lautner). With Miou-Miou, Roger Hanin, and Eddy Mitchell. At Copley Place.

When a foreign film with an elegant stars like Gerard Depardieu, Nathalie Baye or Miou-Miou fails to receive proper U.S. distribution or takes more than a year to cross the Atlantic, the reason usually takes one of two forms: though one always hopes for a cause celebre that's been ignored by American distributors, this isn't the case as often as the other, less pleasant option — the film's a canker. In Phillipe Labro's "Rive Droite, Rive Gauche" (1984) and Georges Lautner's "My Other Husband," (1983), we have two sinkers.

"Rive Droite, Rive Gauche" features Depardieu and Baye, who worked together so well in "The Return of Martin Guerre." But this time they're stuck in a shallow story that bandies about concepts like ethics and integrity as if they were as light as a shuttlecock. Instead of confronting the issues, it just keeps smacking them in the air and saying "look, look."

Labro's Paris is a city of whores who sell their integrity instead of their bodies. Depardieu is a famous lawyer who began his career as an idealist but who now represents a seedy food magnate whom he

dislikes but whose fees keep him in luxury. Baye is in "public relations" — she charms VIPs to convince them to allow her clients' products to be imported, relying on her looks to endear her with the decision makers. After a few flirtatious encounters, the pair comes together in romance after each rebels against their disreputable practices. He disgraces his client on national television and is subsequently hunted by the magnate's thugs, while she blows a large deal after rejecting the advances of a government official and is fired.

But Labro is too eager to wipe these two characters' slates clean. He damns Depardieu's wife (Carole Bouquet) for being unfaithful and exposes hypocrisy left and right, but then tries to make heroes out of

adulterers. Depardieu and Baye playing so much of the film's terpidity in figureheads like the magnate and the wife, he avoids ever having to push his characters into moral dilemmas. It's this good guy/bad guy division as well as some implausible events like when Depardieu drives his car after he knows his enemies have tampered with it — surprise, the brakes fall out! — that make "Rive Droite, Rive Gauche" a most fluffly bit of social commentary.

Too few of Miou-Miou's films have been imported, but Georges Lautner's "My Other Husband," which opened in France before "En Ter Nous" made it to the U.S., won't do much to build her American celebrity.

The film is a "serious comedy"

that unfortunately tends to be serious when it could be funny, and is only intermittently funny. In a milieu in which relationships have the life expectancy of a snaf, Alice (Miou-Miou) is a surgeon's assistant who not only has a job in Paris and another in Trouville, but also has a family in each city. For the first half of the film, we see her juggling herself between the two lives, but it's not until her life starts to double over that Lautner and writer Jean-Loup Dabadie let us in on how she got into this predicament.

This revelation is a lengthy combination of voice-over and flashback that is awkward because Dabadie never uses the predicament to develop Alice's character and create a communion between her situation and her personality. Instead of having her two husbands and sets of children fulfill different facets of her personality — as was the case in the male version of this sort of story, "The Captain's Paradise" — Alice becomes just a piece of comic cargo bounced between her two "husbands." The subsequent revela-

tion hits like a feather: her life turned double because she's just couldn't bring herself to tell her live-in "husband" about her real husband that she left, but is now back with one of the men! And though Miou-Miou has moments when she brings a fey brittleness to Alice, it's the story's narrative path of least resistance that prevents it from exciting.



MIU-MIOU stars as Alice in George Lautner's "My Other Husband."

ADVERTISEMENT Doctor Study Proves

New Hi-Tech 'Super Pills' Give Faster Weight Loss

Diet Pills Sweeping U.S. No Dieting—Eat Normally

BEVERLY HILLS, CA (Special)—Good news for overweight people! If you want to lose weight fast, you no longer have to guess which diet product to use.

A recent clinical weight loss study was conducted by a panel of medical doctors in California on groups of overweight people to determine which of the five most popular weight loss products was the most effective. One product, the amazing new "hi-tech super pills" proved to be vastly superior to all the others tested in the study and even gave almost 13 times faster weight loss than the famous grapefruit diet pills.

All Lost up to 1 lb. Per Day
Best of all, the pills allow you to continue to eat all of your favorite foods without changing your normal eating or exercising habits and still lose weight easier and faster than ever before, starting immediately. The manufacturer "guarantees" it. Remarkably, ALL people in the new "hi-tech" super pills clinical test group lost weight (an average of 1/2 lb. per day up to 1 lb. per day or the equivalent of 15 to 30 lbs. per month.) It also helps eliminate bloating and puffiness.

"Pills Do All the Work"
According to the clinical study, "the pills alone do all the work while you quickly lose weight with NO starvation "diet menus" to follow, NO calorie counting, NO special exercise, and NO hunger pangs." You simply take the pills with a glass of water before meals.

Powerful Appetite Suppressants
The new pills contain a powerful clinically proven appetite suppressant that an advisory panel of doctors have determined to be "a safe and effective for weight loss."

In addition, the pills also contain a remarkable calorie-free dietary fiber that expands in your stomach and tends to give you a partially satisfied feeling before you eat. Thus, the new combination of ingredients in the pills act 2 ways to aid in curbing your appetite, causing you to eat less, take in less calories, and lose weight without feeling deprived or hungry.

Pills Contain A.L.L. Daily Vitamins
No need to take any vitamins to maintain your good health and energy because the pills are fortified with ALL (100%) of the U.S. Government USFDA recommended daily vitamin requirements.

The amazing "hi-tech" super pills are already sweeping the country with glowing reports of easy and fast weight loss from formerly overweight people in all walks of life who are now slim, trim, and attractive again.

Now Available to Public
You can order your supply of these new highly successful "hi-tech" super pills (now available directly from the manufacturer by mail or phone order only) by sending \$14 for a 15-day supply (or \$20 for a 30-day supply, or \$35 for a 60-day supply) cash, check or money order to: Hi-Tech Products, 717 Central Ave., Dept. W14, Kansas City, KS 66101. (30 day unconditional money-back guarantee if not 100% satisfied.) Visa, MasterCard, and Amex. Express OK. (Send card number, expiration date, and signature.) For fastest service for credit card orders ONLY call anytime 24 hrs. TOLL FREE 1-800-222-9969 ext. W14

CHOICES LOUNGE

PRESENTS

Our 2nd Gala Halloween Party

Thursday, Oct. 31, 1985



\$3.00 (Cover includes Hot & Cold Buffet, Best Costume Prize for Ladies & Men, All Witches and Goblins Welcomed)

COMING NOV. 3, SUNDAY

LIVE BAND: ULTERIOR MOTIVE

The Music that will ROCK you off your seat when you hear the sound of their BEAT - Cover \$3.00 w/buffet.

Call 625-4975 for details.
379 Somerville Ave., Somerville
Proper ID Required

Las Vegas Night

for Theatre Fund

SPONSORED BY Boston Theatre of the Deaf

Holiday Inn of Somerville
30 Washington Street
Somerville, MA 02143

November 8, 1985 7 PM - 12 MIDNIGHT

REAL LAS VEGAS TYPE GAMES
Chug-a-lug, Beat the Dealer, Blackjack, Poker Tables, Dice, Roulette Wheel

Game Event Fun for All

DONATION \$1.00

BOSTON COLLEGE HIGH SCHOOL

150 Morrissey Boulevard
Dorchester, MA 02125

a Catholic, Jesuit, College Preparatory School for Young Men is presently considering applicants for Grade 9 for the '86-'87 academic year. Qualified applicants must take the

SCHOLARSHIP ENTRANCE EXAMINATION

Saturday, December 14, 1985, 8:45 A.M.

(This examination may be taken at any one of the schools participating in the common entrance examination. Admission is granted on a competitive basis.)

For additional information and an Admissions Kit please contact:

Director of Admissions
436-3900

The Facts about Health and Fitness

Find out at the
Annual Fall Fitness Fair
on Saturday, November 2, from 9 AM to 12 noon.
Special Attractions:

- *FREE Blood Pressure Screening
- *FREE Exercise Classes
- *Pre-School Swim Meet
- *Body Composition Analysis
- *Demonstrations
- *Health and Fitness Information

CAMBRIDGE FAMILY

820 Mass. Ave. Central Square
For more information: Call 876-3860 x38

Clean Air...at 17-33% off!

▲ Save 20% on Bionaire Humidifier BT-200. A uniquely controlled system that dispenses cool, moisture using silent ultrasound vibrations. Orig. \$100. NOW 79.99

▲ Save 33% on Norelco Clean Air Machine. With dual speed control, the clean air machine helps remove tobacco, cooking odors, etc. Reg. \$18. NOW 15.99 less \$4 mfr. rebate. YOUR FINAL COST 11.99

▲ Save 31% on Pollenex Pure Air Machine. Exclusive "SMOKE GRABBER" 6-Stage filter with Activated Charcoal filters, cleans air of smoke, dust, etc. Orig. \$29. NOW 22.99 less \$3 mfr. rebate. YOUR FINAL COST: 19.99

▲ Save 17% on Pollenex No-Smoke Ashtray. Automatically inhales smoke from cigarette or cigar on ashtray. Reg. \$18. NOW 14.99

▲ Save 29% on Westend Humidifier. Tabletop humidifier is perfect for small rooms. Reg. \$35. NOW 24.99

the Coop
HARVARD COOPERATIVE SOCIETY

PUBLIC NOTICE
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, November 20, 1985 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to rezone a parcel of land identified as Lot #102, Assessor's Plat #20 located at the intersection of Cambridge Street and Monsignor O'Brien Highway from its current Business A/Planned Unit Development #4 designation to a Residence C-1 District designation. The lot is currently used as the Lechmere Station on the MBTA Green Line and totals approximately 73,000 square feet. The Zoning Map of the City of Cambridge would be amended as indicated in the accompanying map.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David E. Sullivan
Chairman.

WATER STREET

HWAY

EAST ST

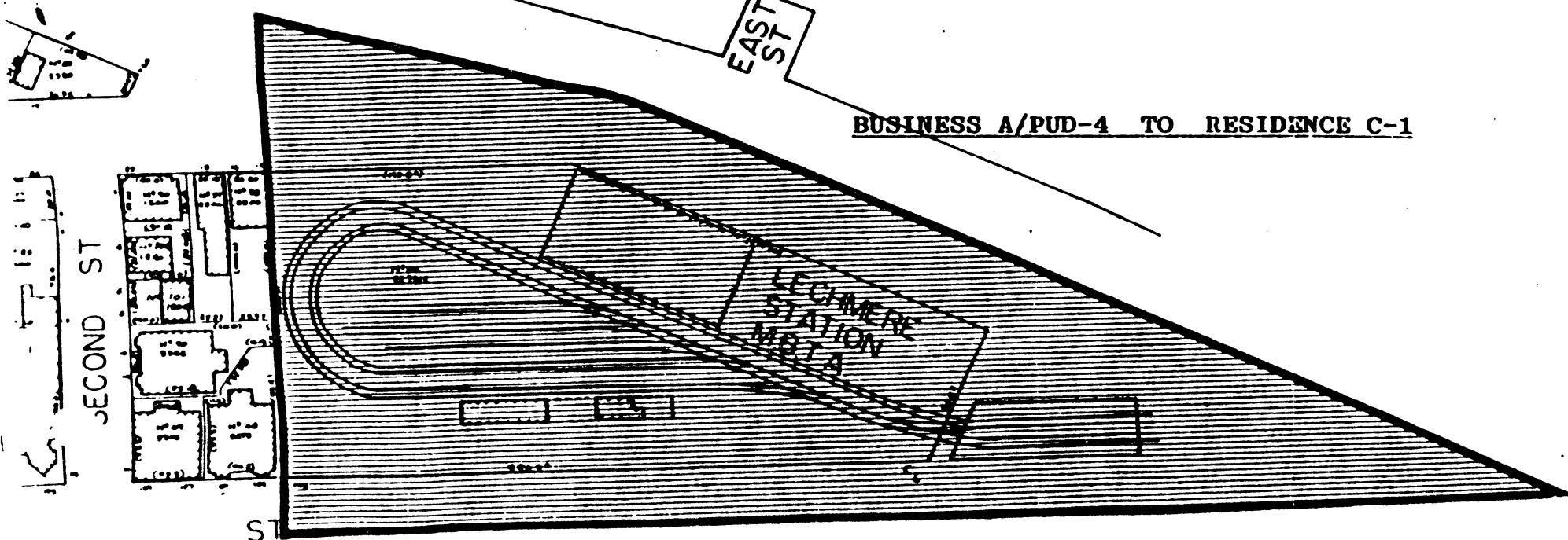
BUSINESS A/PUD-4 TO RESIDENCE C-1

SECOND ST

ST

FIRST ST

LECHMERE STATION
MBTA



PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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For the Committee,

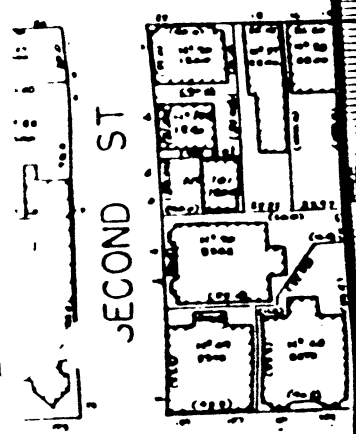
Councillor David E. Sullivan
Chairman.

WATER STREET

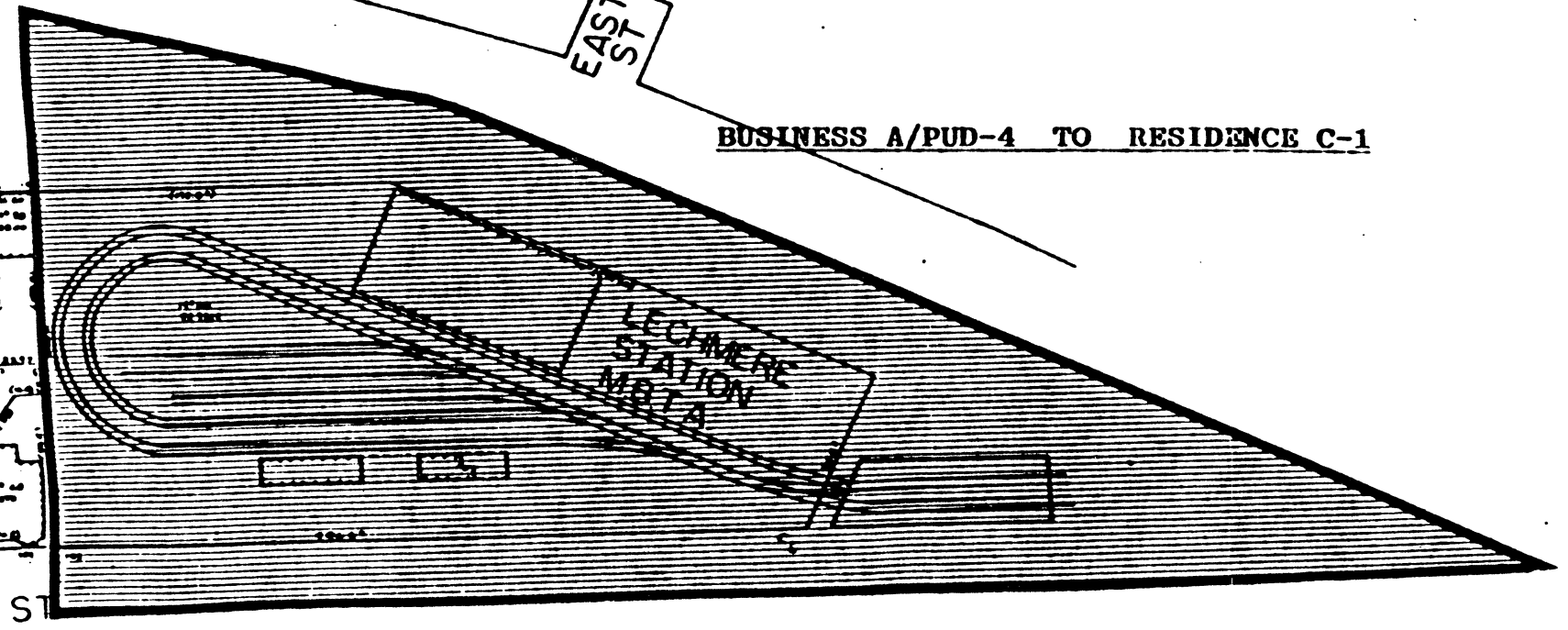
SHWAY

EAST ST

BUSINESS A/PUD-4 TO RESIDENCE C-1



SECOND ST



TECHNICAL STATION MBTA

ST

FIRST ST



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
 - 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
 - 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
 - 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
 - 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:
35'; 40' for townhouses.

Density of housing allowed:
One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**
For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the south-easterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.
- 1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District

District: Business A

Uses Permitted: Office, retail
and housing.

Floor Area Ratio (FAR):

1.0 for office and retail;
1.75 for housing.

Height allowed:

35' for office and retail;
85' for housing.

Density of housing allowed:

One unit for each 600 sq.ft.
of lot (72 units per acre).

Special permit requirements: **

With limited exceptions
all uses are permitted
by right.

Overlay District*

Planned Unit Development (PUD)-4
Office, retail and housing.

2.0 for all uses.

85' for all uses.

One unit for each 600 sq. ft. of
lot (72 units per acre).

Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
 - 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
 - 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
 - 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
 - 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the south-easterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District

District: Business A

Uses Permitted: Office, retail
and housing.

Floor Area Ratio (FAR):

1.0 for office and retail;
1.75 for housing.

Height allowed:

35' for office and retail;
85' for housing.

Density of housing allowed:

One unit for each 600 sq.ft.
of lot (72 units per acre).

Special permit requirements: **

With limited exceptions
all uses are permitted
by right.

Overlay District*

Planned Unit Development (PUD)-4

Office, retail and housing.

2.0 for all uses.

85' for all uses.

One unit for each 600 sq. ft. of
lot (72 units per acre).

Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
 - 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
 - 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
 - 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
 - 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District

District: Business A

Uses Permitted: Office, retail
and housing.

Floor Area Ratio (FAR):

1.0 for office and retail;
1.75 for housing.

Height allowed:

35' for office and retail;
85' for housing.

Density of housing allowed:

One unit for each 600 sq.ft.
of lot (72 units per acre).

Special permit requirements: **

With limited exceptions
all uses are permitted
by right.

Overlay District*

Planned Unit Development (PUD)-4

Office, retail and housing.

2.0 for all uses.

85' for all uses.

One unit for each 600 sq. ft. of
lot (72 units per acre).

Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:
35'; 40' for townhouses.

Density of housing allowed:
One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**
For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
 - 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
 - 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
 - 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
 - 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District

Overlay District*

District: Business A

Planned Unit Development (PUD)-4

Uses Permitted: Office, retail
and housing.

Office, retail and housing.

Floor Area Ratio (FAR):

2.0 for all uses.

1.0 for office and retail;
1.75 for housing.

Height allowed:

85' for all uses.

35' for office and retail;
85' for housing.

Density of housing allowed:

One unit for each 600 sq. ft. of
lot (72 units per acre).

One unit for each 600 sq.ft.
of lot (72 units per acre).

Special permit requirements: **

Required for all development

With limited exceptions
all uses are permitted
by right.

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.
- 1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District

District: Business A

Uses Permitted: Office, retail
and housing.

Floor Area Ratio (FAR):

1.0 for office and retail;
1.75 for housing.

Height allowed:

35' for office and retail;
85' for housing.

Density of housing allowed:

One unit for each 600 sq.ft.
of lot (72 units per acre).

Special permit requirements: **

With limited exceptions
all uses are permitted
by right.

Overlay District*

Planned Unit Development (PUD)-4

Office, retail and housing.

2.0 for all uses.

85' for all uses.

One unit for each 600 sq. ft. of
lot (72 units per acre).

Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:

35'; 40' for townhouses.

Density of housing allowed:

One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**

For all development of
12 units or more.



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Cambridge City Council

Date September 19, 1985

From Lester Barber, Community Development
Department

Reference

Subject Revised Petition Rezoning Lechmere Station Site

The enclosed revision to the Council's proposal for rezoning the Lechmere MBTA Station eliminates the PUD-4 Overlay District from the petition as requested. As the elimination of the PUD renders the petition substantially more restrictive it is appropriate that it be heard again at public hearings before the Planning Board and Ordinance Committee.

Amend the zoning map of the City of Cambridge as follows:

- 1.0 Rezone to Residence C-1 an area presently zoned Business A/PUD-4, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Cambridge Street and the extension of the centerline of First Street,
- 1.1 Thence, proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwesterly extension of the northwesterly boundary of lot number 86 of assessor's plat 20,
- 1.2 Thence, turning and proceeding in a northeasterly direction along the northwesterly boundary of lot numbered 20 for a distance of approximately 320 feet to a point of intersection of the northeasterly extension of the boundary line of lot number 86 and the centerline of Monsignor O'Brien Highway,
- 1.3 Thence, turning and proceeding a northeasterly direction approximately 750 feet to the point of intersection with the southeasterly extension of the centerline of Cambridge Street,
- 1.4 Thence, turning and proceeding in a northwesterly direction along the centerline of Cambridge Street for a distance of approximately 400 feet to the point of origin.

1.01 Premises located on Assessor's Plat #20:

Lot numbered 86.

SUMMARY OF REVISED CITY COUNCIL PETITION

PROPOSAL: Rezone from Business A/PUD-4 to Residence C-1

Existing Zoning Requirements

Base District	Overlay District*
<u>District:</u> Business A	Planned Unit Development (PUD)-4
<u>Uses Permitted:</u> Office, retail and housing.	Office, retail and housing.
<u>Floor Area Ratio (FAR):</u> 1.0 for office and retail; 1.75 for housing.	2.0 for all uses.
<u>Height allowed:</u> 35' for office and retail; 85' for housing.	85' for all uses.
<u>Density of housing allowed:</u> One unit for each 600 sq.ft. of lot (72 units per acre).	One unit for each 600 sq. ft. of lot (72 units per acre).
<u>Special permit requirements:</u> ** With limited exceptions all uses are permitted by right.	Required for all development

Proposed Zoning Requirements

District: Residence C-1

Uses Permitted: Housing.

FAR: .75 for multifamily;
.90 for townhouses.

Height allowed:
35'; 40' for townhouses.

Density of housing allowed:
One unit for each 1200 sq.
ft. of lot (36 units per acre).

Special permit requirements:**
For all development of
12 units or more.

* A property owner may choose to develop his property under the overlay district regulations (in this case a PUD-4). For all such development a special permit is required from the Cambridge Planning Board which can only be issued after two public hearings are held to which all abutting property owners and any other interested persons may come to make comment. Abutting property owners are notified by mail of the date of the hearings.

** A special permit requires that a development receive approval from the Planning Board (or for some uses, the Board of Zoning Appeal) after a public hearing is held to solicit public comment.

WATER STREET

GHWAY

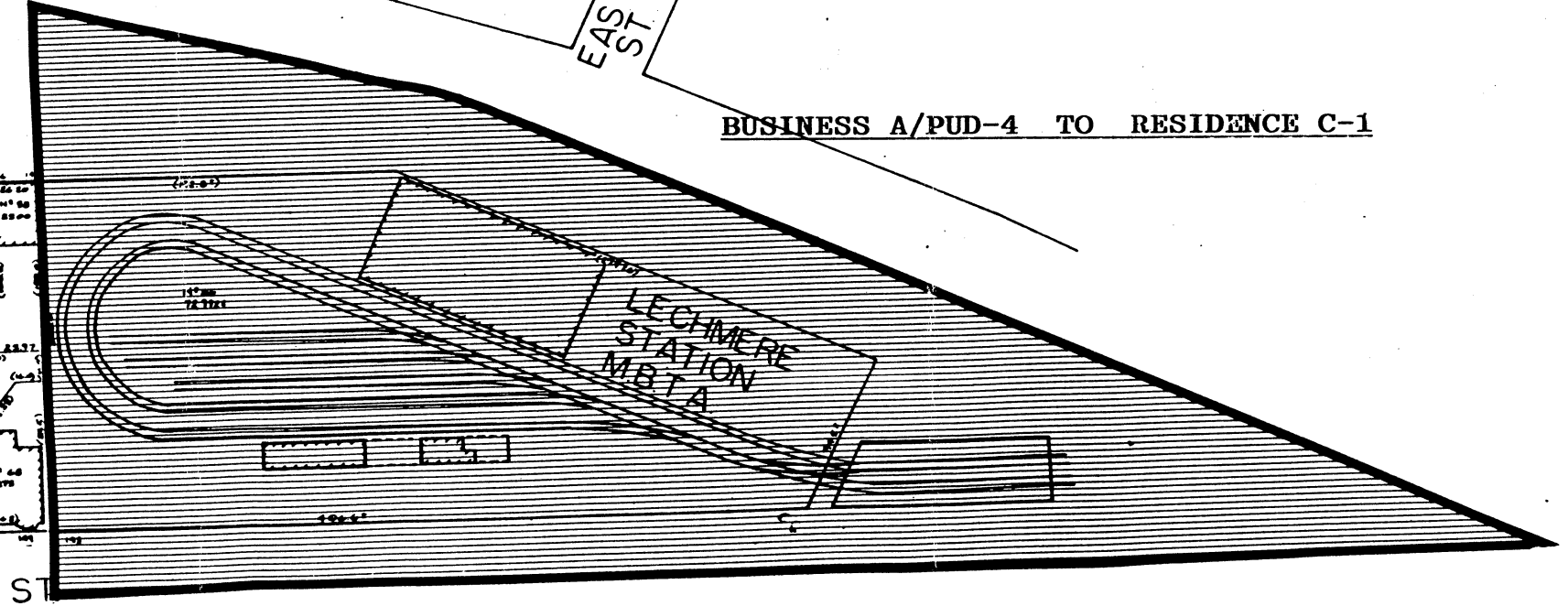
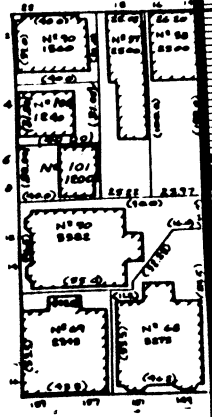
1A

EAST ST

BUSINESS A/PUD-4 TO RESIDENCE C-1



SECOND ST



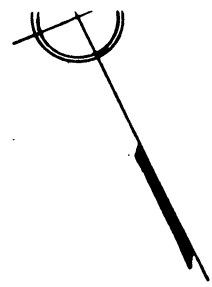
S

18

FIRST ST

8

CITY OF CAMBRIDGE
SCALE: 1"=40' OCTOBER-1977
DIMENSIONS FROM DEED, LAND COURT OR
LAYOUT PLANS ARE IN BRACKETS ()
LAND COURT MARKED L.C. ALL OTHER
DIMENSIONS ARE MEASURED





**MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY**

James F. O'Leary
General Manager
Transportation Building
Ten Park Plaza
Boston, Massachusetts 02116

RECEIVED BY
OFFICE OF CITY CLERK
1985 OCT 17 AM 11:32

Mayor Francis H. Duehay
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mayor Duehay:

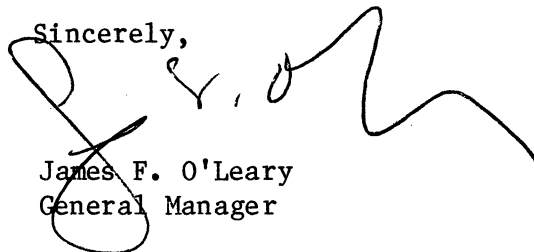
I am very concerned about a recent proposal to rezone the land that currently houses the MBTA Lechmere station for residential use. As you know, the MBTA is planning to build a new station across the McGrath and O'Brien Highway, opening the present site for new development. I would like to express my opinion that rezoning the station area at this time is inappropriate.

Lechmere is a prime location for the MBTA and the City of Cambridge to jointly foster an appropriate mixed-use development. Such development would not only generate revenue for public transportation but significant tax income for Cambridge.

An integral part of the development program at the MBTA is participation by the local community. We have been working closely with City and State representatives and with the East Cambridge community on the plans to relocate the Lechmere station. Through this cooperation, the Authority has agreed to make additional improvements to the Lechmere Square area: the extension of First Street, relocation of East Street and road improvements.

A recent article in the Cambridge Tab indicates that many residents agree that rezoning the area for housing is inappropriate. The best long-term interest of the City of Cambridge and the MBTA is to allow creative reuse of the land. We look forward to working with you on such development.

Sincerely,



James F. O'Leary
General Manager

Attachment (Joint-Development Procedures)

cc: City Manager Robert Healy

MBTA
PROCEDURES FOR JOINT DEVELOPMENT OF PROPERTY

I DESIGNATION OF SITE AS APPROPRIATE FOR JOINT DEVELOPMENT NEEDS

In order to consider any site or portion thereof for future joint development of public and private uses, the General Manager must designate said site or portion thereof as appropriate for joint development. This designation will identify the air and ground rights available for private development, and will show how all required transportation facilities and transportation plans are to be accommodated in any such development.

II BOARD APPROVAL AND NOTIFICATION OF JOINT DEVELOPMENT DESIGNATION

Upon designation of any site or portion thereof as appropriate for joint development, the General Manager shall submit the designation to the Board of Directors for approval and upon Board approval shall notify UMTA, the MBTA Advisory Board, the Joint Legislative Committee on Transportation, the regional planning agency within whose jurisdiction the site is located, the local Planning Board or agencies of the municipalities in which the site is located, the Inspector General, and the Deputy Commissioner of Capital Planning and Operations in the Executive Office for Administration and Finance, (hereafter "the Deputy Commissioner"). As part of the aforesaid notification to the Deputy Commissioner, the General Manager shall request the Deputy Commissioner to advise the MBTA whether specific state agencies, county agencies or authorities and commissions of the Commonwealth have needs which could be met through development of the available ground or air development rights. If the Deputy Commissioner does not respond to said request within thirty days of receiving it, then the Authority may proceed as described herein.

III PREPARATION OF PRELIMINARY DEVELOPMENT PLAN AND PUBLIC HEARING

Upon designation of a site for joint development, the General Manager shall prepare a Preliminary Development Plan.

The Preliminary Development Plan shall include a Market Feasibility Analysis to determine: maximum and minimum densities for development; alternative uses which satisfy environmental and zoning restrictions; a minimum base rent using procedures customarily accepted by the appraising profession as valid for determining fair market rent; and other potential revenue sources.

The Market Feasibility Analysis shall also include recommendations concerning the marketing of development rights,

including timing, performance guarantees, and other matters relevant to obtaining the most advantageous results for the MBTA and the Commonwealth.

Upon completion of the Market Feasibility Analysis, the General Manager will prepare a Preliminary Development Plan. The General Manager shall establish a Development Advisory Committee to assist in developing the Preliminary Development Plan. The Plan will incorporate the Market Feasibility Study's recommendations and meet the Authority's Joint Development Objectives which provide for:

Economic benefits to the authority and municipality in which the site is located;

Consistency with state and local planning and development objectives; and

Increased ridership and improved transportation service and facilities.

The Preliminary Development Plan shall also determine the fair market value of the site for both its highest and best use and for a use consistent with the development plan, using procedures customarily accepted by the appraising profession as valid for determining property value.

The Preliminary Development Plan shall then be submitted to the local planning board or agency of the municipality in which the site is located for their comments. The General Manager shall hold a public hearing on the plan in the development area. Notice of the hearing will be advertised by the General Manager in a newspaper of general circulation in the development area once a week for the two successive weeks immediately preceding the hearing. The advertisement will state that parties who wish to submit written comments on the Preliminary Development Plan may address them to the General Manager within thirty days following the public hearing. The General Manager or his or her designee shall attend the public hearing, shall provide information concerning the Plan and copies of the MBTA's Joint Development Procedures to all interested parties, and shall invite written comments on the Plan.

A summary of comments and conclusions as expressed at the hearing, and all written comments received within thirty days thereafter, shall be attached to the Plan. No less than thirty days following the public hearing, the General Manager shall submit the Plan to the Board of Directors.

IV JOINT DEVELOPMENT PROSPECTUS

Upon approval of the Preliminary Development Plan by the Board of Directors, the General Manager shall advertise in a newspaper of general circulation in the development area once a

week for three successive weeks, for requests for development proposals consistent with the Preliminary Development Plan and shall prepare a Joint Development Prospectus. The General Manager shall also advertise in any professional trade periodical or publications he deems appropriate and shall forward notification of the availability of the Prospectus to the Central Register.

V DEVELOPER SELECTION

The General Manager shall convene a Development Review Committee for the purpose of reviewing the proposals received. The Committee shall be comprised as follows:

Two representatives of the MBTA, designated by the General Manager;

One representative of the Executive Office of Transportation and Construction, designated by the Secretary;

One representative of the Development Advisory Committee, if such exists, designated by vote of the Advisory Committee;

One representative of the municipality in which the major portion of the proposed project is located, designated by the mayor, or city manager in a Plan E city, or by the chairman of the board of selectmen, or town manager in a town council form of government;

One citizen experienced in real estate development or urban planning, designated by the General Manager.

Each of the members of the Development Review Committee shall file a written statement with the General Manager certifying that he or she has no present connection or business relationship with or financial interest in any of the firms submitting proposals.

The Development Review Committee shall review and evaluate all of the proposals received, using, but not limited to, the following criteria:

Management capacity to undertake the proposed development, as evidenced by the experience of the firm and its consultants;

Financial capacity to undertake the proposed development, including commitments already obtained for financing and for tenancy;

Previous experience in joint transportation/commercial developments; and

Understanding of and responsiveness to the objectives and constraints related to the proposed development.

The Committee shall recommend at least two, and not more than four, firms for final negotiation. The Committee's recommendations, including reasons therefor, shall be transmitted in a written report to the General Manager. This report shall be made available for public inspection. The names of the firms recommended for negotiation shall be published in the Central Register, along with information on how interested members of the public may review the Committee's report.

Not less than thirty days after publication of the names in the Central Register, the General Manager shall designate the firms with whom negotiations will be conducted. If the General Manager's selection differs from the recommendations of the Committee, he shall document his reasons therefore in writing; said decision and reasons to be appended to the Committee's report.

Negotiations shall be conducted by the MBTA Development and Public Affairs Directorate in conjunction with the MBTA's Office of General Counsel with advice from the Committee. Developers may be requested to submit additional information, making oral presentations, or modify their proposals during negotiations. At the conclusion of negotiations, each finalist will submit his best and final offer in writing. The Committee will review the best and final offers in writing, using, but not limited to, the following criteria:

Financial benefits to the MBTA;

Economic impact on the surrounding area;

Relationship to local and regional land use policies;

Quality of the design, including impact on transit operations; and

MBE/WBE opportunities in the development project.

The Committee may meet to discuss the proposals. Following the discussions, each member of the Committee will submit a written report to the General Manager, containing his or her

evaluations of each of the finalists and his or her recommendation. These reports shall be made available for public disclosure.

After reviewing the recommendations of the Committee members, the General Manager will submit his final recommendation to the Board of Directors for approval. If the final development proposal includes the leasing of any portion of the site to the developer by the MBTA, the Board of Directors, shall, if appropriate, issue the finding required by G.L. c.161A, §5(c). Upon receipt of Board approval, the General Manager shall notify the municipality in which the site is located, the Joint Legislative Committee on Transportation, and the Deputy Commissioner of the Board's action. Notification shall include a summary of the final development proposal. Notification of the selected firms shall also be published in the Central Register.

Before the Board of Directors designates a developer, the MBTA's Development and Public Affairs Directorate and the MBTA's Office of General Counsel will negotiate key milestones for that project with the developer who the General Manager plans to recommend for selection. If the MBTA's Development and Public Affairs Directorate at any time determines that the developer has failed to meet any of these key milestones, the General Manager may recommend to the Board of Directors that the Board of Directors revoke the selection and designate a new developer.

The General Manager may contract for outside consultants as necessary to assist the Authority in its development process.

VI FINAL APPROVALS

Prior to executing a formal lease agreement, the Authority will, whenever the property to be leased was purchased or improved with federal funds, submit the lease to UMTA for approval, and will satisfy the requirements of M.G.L. Chapter 7, Section 40J as they apply to state agencies.

The developer will be required to submit all plans to the Authority for design review, intermittent and final approval, execute a developer's agreement with the Authority and with any other public agency and municipality, if required, and comply with all federal and state environmental requirements.

0-48

Comm. from James E. O'Leary, General Mgr.,
MBTA expressing concern & opposition to the
proposal to rezone land presently housing
the MBTA Lechmere Station.

12/14/85 Passed to be
ordained

8-0-1.

Copy sent to the City Manager
10/23/85 mh

In City Council,

October 21, 1985

10/31/85

Reopened
to

Also

Also to City Manager
and depts concerned
and future handling