



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 16, 1978

To The Honorable, the City Council

Dear Councillors:

SUBJECT: PLANNING BOARD RECOMMENDATION ON THE SPERA REZONING PETITION

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, May 2, 1978 on a petition by Margaret Spera et al to rezone land generally bounded by Winter Street, Sciarappa Street, Stevens Court and Monsignor O'Brien Highway from a Business A designation to a Residence C-1 designation.

On the basis of testimony presented at the public hearing and information provided by the Community Development Department staff, the Planning Board recommends that the petition be APPROVED.

ZONING OF THE WINTER STREET NEIGHBORHOOD

The block which is the subject of this rezoning petition is adjacent to a heavily travelled highway, lined with businesses, and a residential community. While residential uses predominate in this triangle, there are three commercial uses which have supplanted residences over time. The citizens who filed this rezoning petition are concerned that, under the present zoning, additional businesses which would be incompatible with existing residential uses would be encouraged to locate in this area. This could lead to the loss of more residences. By rezoning this area to a Residence C-1 designation, the petitioners hope to stabilize this triangle as a residential area. Existing businesses would remain unaffected unless damaged to an extent greater than 50% of their value or destroyed. In such a case, the property could only be rebuilt in conformance with the existing zoning.

RECOMMENDATION

As this rezoning would reinforce existing land use patterns, protect the residential character of the area while allowing the continued existence of business uses, the Planning Board recommends that this petition be APPROVED.

Respectfully submitted,

For the Planning Board

Arthur C. Parris
Arthur C. Parris
Chairman

ACP: jp

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