

#4 Unfinished Business

City of Cambridge

MASSACHUSETTS

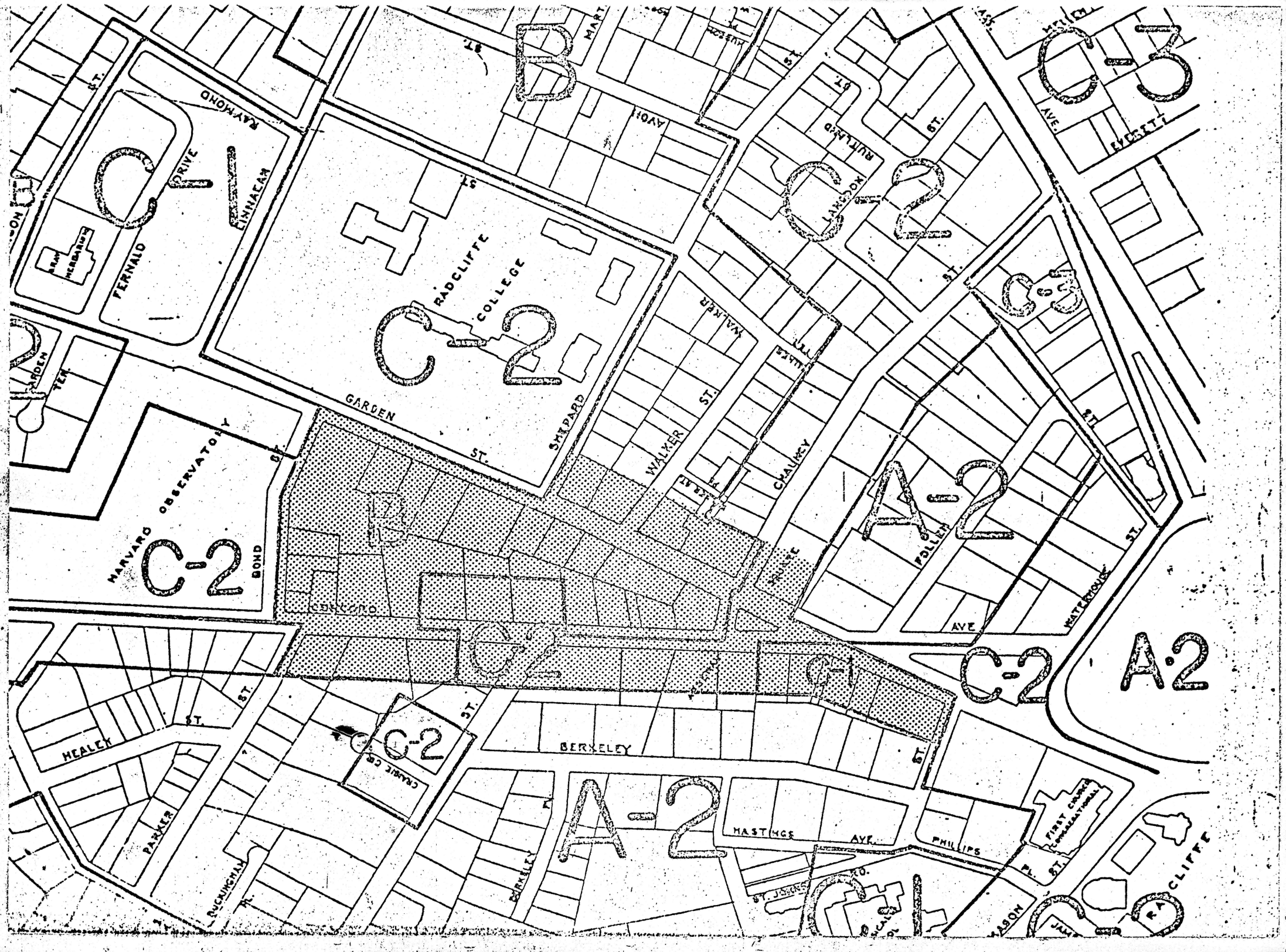
In City Council 1/29 1979

PETITION OF ARBION LAWYER

	YEA	NAY	ABSENT	PRESENT
Mr. Crane		✓		
Mr. Duguay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan		✓		
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danahy	✓			

7 2 0

Amendment passed to be ordered



RADCLIFFE COLLEGE

HARVARD OBSERVATORY

C-2

A-2

C-2

A-2

A-2

C-2

C-1

B

C-3

C-2

C-1

C-1

C-1



RAYMOND DRIVE

FERNALD

FINNACAN

GARDEN ST.

RADCLIFFE COLLEGE

SHEPARD ST.

WALKER ST.

CHALKLEY

FOLLEN AVE.

WATERBURY ST.

HEALEY ST.

PARKER

BUCKINGHAM

CRANIE CR.

BERKELEY ST.

HASTINGS AVE.

PHILIPS ST.

FIRST CHURCH

RADCLIFFE

City of Cambridge

In City Council..... January 8, 1979.....

The City Council **Committee** on Ordinances

met on Monday, December 18, 1978 at 6:30 P. M.

to which was referred the petition of Albion T. Sawyer, Jr. to amend the Zoning Ordinance of the City of Cambridge by striking out the present section 3.12 and replacing same with a new section 3.12 providing for a Temporary Development Moratorium in the Arsenal Square Area which would provide time for the preparation and filing of legislation enabling the designation of architectural conservation neighborhood, revision and adoption of a demolition ordinance and the filing of a Home Rule Petition which would exempt Cambridge from certain provisions of Chapter 40A, Section 3 of the General Laws and prohibiting the issuance of any demolition permits or building permits until June 1, 1979.

The Chair called for the Proponent. The Committee heard from John Brode of 23 Berkeley Street who recorded himself in favor.

The Committee was in receipt of a report from the Planning Board dated December 13, 1978 recommending that the petition be denied in which the Board stated that the moratorium approach was not an appropriate tool for a solution and stated that the problem of institutional expansion is a city wide problem requiring carefully formulated city policy and the problem could not be resolved by a drastic regulation of development in one small neighborhood.

~~XXXXXX~~
~~Report,~~

Councillors Wylie and Preusser expressed dissatisfaction with the Planning Board report and requested the Committee to overrule the Planning Board.

No other proponents appeared at the call of the Chair.

No one appeared in opposition at the call of the Chair and the Chair declared the hearing closed.

Councillor Preusser then moved that the petition be reported favorably to the City Council and the motion carried without objection.

For the Committee,



Councillor Lawrence W. Frisoli
Chairman

REPORT

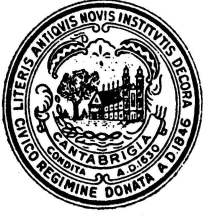
Committee on Ordinances RE: petition
of Albion T. Sawyer - Temporary Development
Moratorium in the Arsenal Square area.

In City Council,

January 8, 1979

1/8/79

Report received -
L. Duchon moved Proposed
Amendment to a second
Reading and the motion
carried on voice vote.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Nine

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:

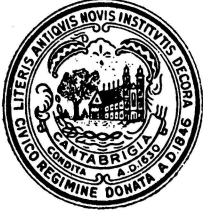
The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by replacing Section 3.12 with the following new section:-

3.12 Temporary Development Moratorium (Arsenal Square area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map (as specified in Ordinance No. 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

Passed to a second reading at the City Council meeting of January 8, 1979 and on or after January 22, 1979 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Nine

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 Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge is hereby amended by replacing Section 3.12 with the following new section:-

3.12 Temporary Development Moratorium (Arsenal Square Area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium: on the Zoning Map (as specified in Ordinance No. 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

In City Council January 29, 1979.

Passed to be ordained by a yeas and nays vote:- Yeas 7; Nays 2; Absent 0.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

City of Cambridge

In City Council January 8, 1979

The City Council Committee on Ordinances

met on Monday, December 18, 1978 at 6:30 P. M.

to which was referred the petition of Albion T. Sawyer, Jr. to amend the Zoning Ordinance of the City of Cambridge by striking out the present section 3.12 and replacing same with a new section 3.12 providing for a Temporary Development Moratorium in the Arsenal Square Area which would provide time for the preparation and filing of legislation enabling the designation of architectural conservation neighborhood, revision and adoption of a demolition ordinance and the filing of a Home Rule Petition which would exempt Cambridge from certain provisions of Chapter 40A, Section 3 of the General Laws and prohibiting the issuance of any demolition permits or building permits until June 1, 1979.

The Chair called for the Proponent. The Committee heard from John Brode of 23 Berkeley Street who recorded himself in favor.

The Committee was in receipt of a report from the Planning Board dated December 13, 1978 recommending that the petition be denied in which the Board stated that the moratorium approach was not an appropriate tool for a solution and stated that the problem of institutional expansion is a city wide problem requiring carefully formulated city policy and the problem could not be resolved by a drastic regulation of development in one small neighborhood.

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~~Reports,~~

Councillors Wylie and Preusser expressed dissatisfaction with the Planning Board report and requested the Committee to overrule the Planning Board.

No other proponents appeared at the call of the Chair.

No one appeared in opposition at the call of the Chair and the Chair declared the hearing closed.

Councillor Preusser then moved that the petition be reported favorably to the City Council and the motion carried without objection.

For the Committee,

Councillor Lawrence W. Frisoli
Chairman

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 a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, December 18, 1978 at 6:30 P. M. in the City Council Chambers, Cambridge, Massachusetts on a petition by Albion T. Sawyer, Jr., et al to amend the Zoning Ordinances of the City of Cambridge by replacing Section 3.12 with the following new section:-

3.12 Temporary Development Moratorium (Arsenal Square Area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map (as specified in Ordinance No. 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

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 Frisoli,
Chairman, Committee on Ordinances.

PUBLIC NOTICE
RELATIVE TO ZONING.

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City of Cambridge BY
OFFICE OF CITY CLERK

MASSACHUSETTS **Dec 1 2 23 PM '78**

OFFICE OF THE CITY CLERK, CAMBRIDGE, MASS.

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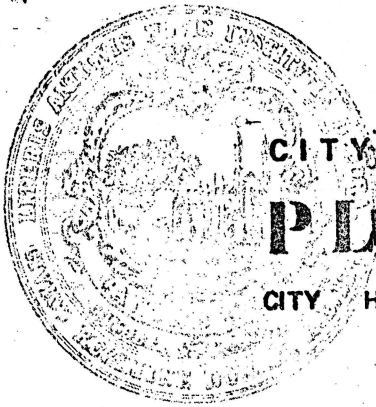
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Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor Frisoli,
Chairman, Committee on Ordinances.



RECEIVED BY
CITY OFFICE OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 13, 1978

The Honorable, the City Council

SUBJECT: PETITION OF ALBION T. SAWYER, ET AL., TO EXTEND FOR SIX MORE MONTHS THE TEMPORARY DEVELOPMENT MORATORIUM IN THE ARSENAL SQUARE NEIGHBORHOOD

Dear Councillors,

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, December 12, 1978 on a petition to amend the Zoning Ordinance by extending the temporary moratorium on new development in the area of Arsenal Square generally bounded by Concord Avenue, Bond Street and Garden Street.

The Petition

The petition would prohibit the issuance of building permits for new construction in the moratorium area until June 1, 1979. Permits for the alteration or replacement of existing structures, provided that they remain essentially the same, would be allowed during the moratorium period. After June 1, 1979, new development would be allowed in accordance with the regulations of the zoning district designations unless supplementary land use controls were imposed before then.

The Hearing

At the December 12th. hearing, the petition was introduced by Kathy Spiegelman of the Community Development Department who explained the mechanics of the proposed extension of the development moratorium and stated the reasons the extension was being requested. The extension of the moratorium would provide additional time to pursue land use strategies for controlling institutional expansion and limiting the intrusion of inappropriate development in a low density residential neighborhood. Specifically, the strategies being pursued are state legislation for the designation of neighborhood conservation districts, filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate institutional uses in residential neighborhoods, and adoption of a local ordinance to provide for

Historical Commission review of applications for demolition permits. A letter stating the reasoning behind the petition from the petitioner, Albion T. Sawyer, President of the Neighborhood Nine Association, was read to the Planning Board. There were no statements in opposition to the petition. Dorothy Lightford, resident of 17 Concord Avenue and John spoke in favor of the petition. A letter in support of the extension of the moratorium from Councillor Preusser was also presented to the Board.

Recommendation

On March 7, 1978, the Planning Board made a negative recommendation to the City Council on the first petition for a temporary development moratorium in Arsenal Square. In that recommendation was a discussion of the problems existing in the neighborhood and the philosophy behind using moratoria for development control. It was the conclusion of the Board that the legitimate problems of unregulated institutional expansion into residential neighborhoods were citywide issues requiring a carefully formulated city policy, but that the imposition of a moratorium in the one area of Arsenal Square was a limited solution both in application and duration. The Board was particularly concerned that the proposed moratorium had no companion process to productively address the problems caused by institutional expansion.

In recent months, several alternative strategies have been pursued for protecting the integrity of residential neighborhoods in Cambridge. These include: designation of neighborhood conservation districts, exemption for Cambridge from the provisions of Chapter 40A, G.L. which currently restrict the regulation of institutional uses and a local ordinance to discourage demolition of structures determined by the Historical Commission to be worth preserving.

The Board recognizes both the problems and the efforts being made towards solutions on the part of the neighborhood and the City. However, the Board continues to feel that the moratorium device is not an appropriate tool for working out these solutions. The reasoning continues to be that the problems of institutional expansion and neighborhood protection from inappropriate development are citywide and therefore cannot be resolved by a drastic regulation of development in one small part of one neighborhood. The Board also feels that without a specific City commitment of staff to a formal process for eliminating the conflicts raised, the moratorium's suspension of established land use controls is not warranted.

Therefore, the Planning Board recommends that this petition
be DENIED.

Respectfully submitted,

For the Cambridge Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

0-

Comm. from Arthur C. Parris, Chairman, Planning Board, transmitting the Planning Board's recommendation on the petition of Albion T. Sawyer, et al, to extend for six more months the temporary development moratorium in the Arsenal Square area.

In City Council,

December 18, 1978

12/18/78

Placed on File
with the
Sawyer Petition

**PUBLIC NOTICE
RELATIVE TO ZONING.
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF
THE CITY CLERK**

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3.12 Temporary Development Moratorium (Arsenal Square Area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map (as specified in Ordinance No. 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

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 Frisoli,
Chairman,
Committee on Ordinances.

**PUBLIC NOTICE
RELATIVE TO ZONING,
CITY OF CAMBRIDGE
MASSACHUSETTS
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PUBLIC NOTICE
RELATIVE TO ZONING.**City of Cambridge**

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City of Cambridge

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For the Committee,
Councillor Frisoli,
Chairman, Committee on Ordinances.

PUBLISHED IN:

Boston Herald American

DATE:

Monday, December 4, 1978

EDITION:

Cambridge-Somerville Page

PUBLIC NOTICE
RELATIVE TO ZONING.

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City of Cambridge BY
OFFICE OF CITY CLERK

MASSACHUSETTS

DEC 1 2 17 PM '78

OFFICE OF THE CITY CLERK, CAMBRIDGE, MASS.

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For the Committee,

Councillor Frisoli,
Chairman, Committee on Ordinances.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 876-6800

OFFICE OF
THE CITY CLERK

December 5, 1978

To Whom It May Concern:-

Enclosed you will find a copy of a hearing schedule for Monday, December 18, 1978 at 6:30 P. M. in the City Council Chambers, City Hall, Cambridge, Massachusetts before the Committee on Ordinances, which is comprised of the entire membership of the City Council, on a petition by Albion T. Sawyer, Jr., et al to amend the Zoning Ordinances by replacing Section 3.12 with the following new section entitled: "Temporary Development Moratorium (Arsenal Square Area)".

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

Enclosure: hearing schedule for Arsenal Sq. Area (Albion T. Sawyer, Jr. et al)

PUBLIC NOTICE
RELATIVE TO ZONING.

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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 a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, December 18, 1978 at 6:30 P.M. in the City Council Chambers, Cambridge, Massachusetts on a petition by Albion T. Sawyer, Jr., et al to amend the Zoning Ordinances of the City of Cambridge by replacing Section 3.12 with the following new section:-
3.12 Temporary Development Moratorium (Arsenal Square Area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map (as specified in Ordinance No: 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

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 Frisoli,
Chairman, Committee on Ordinances.

PUBLISHED IN: HERALD AMERICAN

DATE: CAMBRIDGE/SOMERVILLE PAGE

EDITION: DECEMBER 4, 1978



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Nine

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 Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge is hereby amended by replacing Section 3.12 with the following new section:-

3.12 Temporary Development Moratorium (Arsenal Square Area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Chapter 40A, General Laws, thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium: on the Zoning Map (as specified in Ordinance No. 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

In City Council January 29, 1979.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 2; Absent 0.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

Sawyer
PUBLIC NOTICE
RELATIVE ZONING.

City of Cambridge

MASSACHUSETTS
OFFICE OF THE CITY CLERK

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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 Frisoli,
Chairman, Committee on Ordinances.

City of Cambridge

PETITION OF *Albion G. Sawyer, et al*

Temporary Development Monatorium (Arsenal Sq area)
Petition filed with the City Clerk *Nov. 2, 1978*

(All hearings to be completed 65 days from filing date with the City Clerk.)

28 days Nov.
31 days Dec
6 days Jan
65 days = January 6, 1979

Nov. 6, 1978

In City Council

Nov. 7, 1978

Referred to Planning Board for report

Planning Board Hearing

Dec. 12, 1978 @ 7:30

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *March 12, 1979*.)

19 days Dec.
31 days Jan
28 days Feb.
12 days March
90 days = March 12, 1979

City Council Hearing published

- Herald - Camb Page Dec 4, 1978
Chronicle Dec 7, 1978

Hearing before the City Council

Dec. 18, 1978

Report to the City Council

Jan. 8, 1979

Passed to a second reading
Published

Chronicle

Jan. 8, 1979

Jan. 11, 1979

Ready for Ordination
Published

Chronicle

Jan. 29, 1979

Feb. 1, 1979

COMPLETION DATE:

March 12, 1979

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 a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, December 18, 1978 at 6:30 P. M. in the City Council Chambers, Cambridge, Massachusetts on a petition by Albion T. Sawyer, Jr., et al to amend the Zoning Ordinances of the City of Cambridge by replacing Section 3.12 with the following new section:-

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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 Frisoli,
Chairman, Committee on Ordinances.

864-8319

RECEIVED BY
OFFICE OF CITY CLERK
Cambridge

October 30, 1978

To the Honorable, the City Council of the City of Cambridge:
CAMBRIDGE, MASS.

NOV 2 3 28 PM '78

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

Replace Section 3.12 with the following new section:

"3.12 Temporary Development Moratorium (Arsenal Square Area).

In order to provide time for the City to implement a land use control strategy for dealing with the intrusion of incompatible development into this low density residential neighborhood, the existing temporary development moratorium is hereby extended for six months. The strategy, formulated during the initial moratorium period, will include preparation and filing of legislation enabling the designation of architectural conservation neighborhoods, revision and adoption of a demolition ordinance, and filing of a home rule petition to exempt Cambridge from certain provisions of Section 3, Ch. 40A, G.L., thereby allowing the City to regulate educational uses in lower density residential districts. Until June 1, 1979, no demolition permits or building permits for new construction shall be issued within the area designated "Temporary Development Moratorium" on the Zoning Map (as specified in Ordinance No. 891). However, permits may be granted for the alteration or replacement of existing structures provided that the use, bulk and intensity of use of the altered or new structure remains the same as the use, bulk and intensity of use of the existing or previous structure. No such alteration or replacement of a structure which increases the gross floor area of the structure shall be allowed. This prohibition on the issuance of demolition permits shall not prohibit the Commissioner of Buildings from ordering the demolition of any structure in the event of an imminent danger to the safety of the public."

All signatures are registered voters
P.B.
12/12 - 7:30
95C
11/12/78

- ✓ ~~Albert J. Jones, Jr.~~ 14 Concord Ave. Cambridge 11/1/78
- ✓ Malcolm P. Rogers 7 Concord Ave. Cambridge 11/1/78
- ✓ Susan A Rogers 7 Concord Ave Cambridge
- ✓ WPABT 19 FOLLEN ST. CAMBRIDGE 11/1/78
- ✓ Helmut Tartakoff 9 Concord Ave Cambridge, Ma -
- ✓ Lois H. Happe 44 Garden St Cambridge MA 11/1/78
- ✓ John Brode 23 Berkeley St. Cambridge
- ✓ Nicholas T. Jauff 23 Berkeley St. Cambridge
- ✓ Joanne Brode Sheldon 23 Berkeley St. Cambridge
- ✓ Stanley D. Shelton 22 Berkeley St. Cambridge

5. **PETITION** 0-6

of Albion T. Sawyer, Jr. et al

for amendment to the Zoning Ordinance
by replacing Section 3.12 with a
No. new Section 3.12 entitled "Temporary
Development Moratorium (Arsenal
Square Area)". 19

11/6/78

*Refer to Planning
Board for Hearing
and Report
to PB*

Copy sent 11-7-78

In City Council, Nov. 6 19 78

Referred to the Committee on

Attest:

City Clerk.

*Passed to be
ordained 1/29/79*