

Final Publication No. 1746. First Publication in Cambridge Chronicle-Sun,
February 17, 1972.

City of Cambridge

In the Year One Thousand Nine Hundred Seventy-two

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinance 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 February 13, 1961
entitled: "Zoning Ordinance of the City of Cambridge" is hereby amended as follows:-

By striking out the designation Industry A and substituting in place thereof
new lines and the designation Business A insofar as said Zoning Map relates to the
following described area of land:

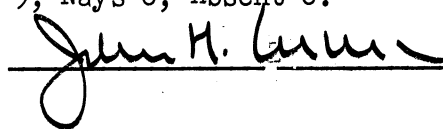
Premises of the following parcels as designated on Assessors' Plat #36, even
numbers 10 through 48 Warren Street;

And which is generally bounded and described as follows: On the north by the
boundary line between the City of Somerville and the City of Cambridge; on the
east by the west property line of the Boston and Albany Railroad right-of-way; on
the south by a line parallel to and 100 feet northerly of the north street line of
Cambridge Street; on the west by the center line of Warren Street; and which com-
prises an area of 42,400 square feet more or less.

In City Council May 8, 1972.

Passed to be ordained by a yea and nay vote -

Yeas 9; Nays 0; Absent 0.



City Manager

City of Cambridge

MASSACHUSETTS

In City Council ^{May 8}~~February 28~~ 1972

	YEA	NAY	ABSENT	
Mr. Clinton	✓			
Mr. Danehy	✓			
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Moncreiff	✓			
Mr. Owens	✓			
Mr. Sullivan	✓			
Mr. Vellucci	✓			
Mayor Ackermann	✓			
	9	0	0	

Ord. 811
Pub. Ord. 1746
Chronicle
Feb. 17, 1972

City of Cambridge

In the Year One Thousand Nine Hundred Seventy-two

AN ORDINANCE

In amendment to an Ordinance entitled: "Zoning Ordinance 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 February 13, 1961 entitled: "Zoning Ordinance of the City of Cambridge" is hereby amended as follows:-

By striking out the designation Industry A and substituting in place thereof new lines and the designation Business A insofar as said Zoning Map relates to the following described area of land:

Premises of the following parcels as designated on Assessors' Plat #36, even numbers 10 through 48 Warren Street;

And which is generally bounded and described as follows: On the north by the boundary line between the City of Somerville and the City of Cambridge; on the east by the west property line of the Boston and Albany Railroad right-of-way; on the south by a line parallel to and 100 feet northerly of the north street line of Cambridge Street; on the west by the center line of Warren Street; and which comprises an area of 42,400 square feet more or less.

Passed to a second reading at meeting of the City Council held on February 14, 1972 and after February 27, 1972 the question may be on passing to be ordained.

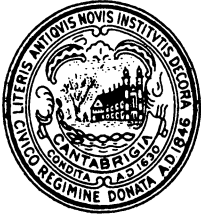
Attest:- Paul E. Healy, City Clerk.

ORDINANCE

Zoning - 10 through 48 Warren St.

Tabled - Feb. 28, 1972

3/20/72 ~~Placed on file~~ Tabled



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

May 1, 1972

Re: Warren Street Re-zoning
Petition/Cubby Oil Company

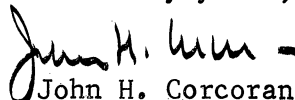
To the Honorable, the City Council:

At the February 28, 1972 City Council meeting, during the deliberation on a petition submitted by the Cambridge Redevelopment Authority to change the zoning around Warren Street, Mr. Anthony Uglietto, representing the Cubby Oil Company, offered to sell back to the City of Cambridge the New Street land which the City had sold to Cubby Oil Company at a negotiated price in 1968 for the purpose of relocating the Company's operations from Porter Street. The reason Mr. Uglietto gave for the offer to sell back the New Street land was that the Company could not afford to make improvements to the land because it is filled land, and, accordingly, was willing to sell the land back to the City if the City reimburses the Company for expenses incurred in connection with the New Street land. Consequently, City Council advised Mr. Uglietto to meet with me to discuss the terms and conditions for reconveying the New Street land back to the City.

On March 9, 1972, I met with Mr. Uglietto who agreed to submit certain documentation on the costs his Company has incurred in connection with the New Street land for the purpose of determining a basis for negotiating reconveyance to the City. As of this date, no documentation has been received by my office. Consequently, I have sent the attached letter to Mr. Uglietto requesting that he submit to me the agreed-upon documentation by May 3, 1972.

In the meantime, it is my understanding that City Council will be called upon at the May 8, 1972 meeting, to act on the Warren Street re-zoning petition since the 90-day period from the date of the first reading to ordination expires shortly thereafter. Failure to act would mean no zoning change and a wait of two (2) years to start the whole process over again. This also would mean that the area in question would remain in an Industrial-A (I-A) zone, to the detriment and risk of the neighborhood.

Sincerely yours,


John H. Corcoran
City Manager

JHC/b

COMMUNICATION
from the City Manager ~~trans~~
~~xxxxxxxxxxxxxxxx~~

relative to Warren Street re-zoning
Petition - Cubby Oil Co.

May 1, 1972

FEB 15 1972

WELLINGTON-HARRINGTON CITIZENS COMMITTEE
920 Cambridge Street
Cambridge, Mass. 02141 (617) 492-7900

DRFR	LSO	HRF	AEK
RCS	CEO	RGR	SMD
JT	JNO	JF	LMH
ART		RLW	HMW
		JMT	
		RAN	
		JOM	
HLB		RJV	

- R. Bright
- J. Bentubo
- W. Costa
- Rev. Connors
- Sister Monaghan
- R. De Francisco
- V. Lampedecchio
- M. Nicoloro
- M. Perry, Jr.
- Rabbi Schultz
- C. Andelman
- J. Whalen
- J. Allen

February 14, 1972

Mr. Robert F. Rowland
Executive Director
Cambridge Redevelopment Authority
336 Main Street
Cambridge, Massachusetts 02139

Dear Mr. Rowland:

For some time now, the Wellington-Harrington Citizens Committee has been attempting to find an equitable and satisfactory solution to the relocation problems which have been encountered by the Cubby Oil Company, now located at 59-69 Porter Street. This business has been designated for acquisition and relocation under the Wellington-Harrington Neighborhood Improvement Program, along with other industrial uses in that area.

Several years ago officials of the City of Cambridge and of the Redevelopment Authority arranged for the sale to the Cubby Oil Company of a parcel of land on New Street, which the Company was to use as a relocation site. Up to the present time, however, Cubby Oil has not found it economically feasible to move to the New Street location because of excessive site preparation expenses which would be required to make the land usable. The property is filled land which was once part of the City dump.

Because of the difficulties with the New Street site, the owners of Cubby Oil, the Messrs. Uglietto, considered moving their operation to a parcel of land which they had purchased along the Boston and Albany Railway right of way. This land runs behind Warren Street from Cambridge Street to Gore Street in Somerville. The residents of Warren Street were very much opposed to Cubby Oil's using this as a relocation site because they felt that an industrial use such as an oil company which involves the storing and transporting of flammable materials is inappropriate and potentially hazardous in a high density residential-commercial area like Warren Street. Because of the strong opposition of the residents

*Statement of Robert Bright
11/20/72
Submitted to the Chair*

of the area, the Citizens Committee also opposed Cubby Oil's relocating to this site. The Committee suggested to the Ugliettos that they reconsider instead their original development plans for this site, the construction of housing units.

Though the Cubby Oil Company did not proceed with moving to the Warren Street location at that time, it did not abandon this as a possible relocation site. The Ugliettos were thus disturbed by the move to rezone the east side of Warren Street, where their land is located, from Industry-A to Business-A, since this would definitely prevent their moving the Oil Company to this property. Members of the Citizens Committee along with staff of the Redevelopment Authority have therefore met several times with the Messrs. Uglietto to attempt to find a satisfactory solution to this situation. The possibility was suggested of offering the Cubby Oil Company a relocation site on property scheduled to be acquired by the Redevelopment Authority, known as Block 42. This land is located in the Wellington-Harrington Area on the northern side of Cambridge Street between Webster Avenue and Elm Street and is an industrial area.

The Ugliettos feel that this property would definitely meet their relocation needs. The Citizens Committee also thinks that this site would be suitable since it is presently zoned Business-A along the Cambridge Street frontage and Industry-B in the rear and is not proposed to be re-zoned. There are presently no other development plans for it. The Citizens Committee recognizes however, that there might be a problem in offering part of Block 42 to the Cubby Oil Company as a relocation site, since this business has already been provided with one relocation resource on New Street. It is the Committee's understanding that the New Street property was sold to the Cubby Oil Company by the City at a cost write-down for the specific purpose of relocating the business to that site, and that the City's usual bidding procedures were dispensed with in the sale because of the fact that the business was being forced to move by public action. The Citizens Committee has thus suggested to the Ugliettos that the City Council and the Redevelopment Authority might see fit to require that the New Street site be sold back to the City or to another firm being displaced by the City or the Authority, at no loss to the Ugliettos, before allowing a second relocation site to be provided.

At a special meeting of the Citizens Committee on Thursday, February 3, the Committee voted to recommend to the Redevelopment Authority that the Cubby Oil Company be provided with part of the Block 42 property to be used as the site for relocating the Company from its present location on Porter Street, provided that the matter of the New Street site is resolved in a satisfactory manner.

The Citizens Committee would appreciate your discussing the New Street site with appropriate City officials and with the Redevelopment Authority Board, and reporting back to the Committee concerning their feelings on this matter, in order that we can take further steps to move forward and expeditiously to a satisfactory solution for all concerned.

Sincerely,

A handwritten signature in cursive script that reads "Robert W. Bright". The signature is written in dark ink and is positioned to the right of the typed name.

Robert W. Bright
Chairman

RWB:dtf



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

May 8, 1972

Mr. Anthony Uglietto
Cubby Oil Company, Inc.
71 Porter Street
Cambridge, Massachusetts 02141

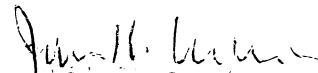
Dear Mr. Uglietto:

Thank you for your statement of May 5, 1972 listing the costs incurred in the purchase and carrying of the property on New Street, Cambridge, Massachusetts. However, as I mentioned at our March 9, 1972 meeting, we need not only a statement of costs, but also documentation of the costs, including cancelled checks, receipts and explanatory notes respecting the work covered by the various cost items. For example, you did not include any information on the work covered by the following cost items and the relationship of these costs to the New Street property:

Redson Printing Corp.	\$2,727.44
Robert F. Emmens & Company, Inc.	2,500.00
Patti Associates Consulting Engineers	4,600.00
Legal Fees	560.00

Before we can analyze the costs included in your statement, we will need the documentation described above. I trust you will make this available to us as soon as possible.

Very truly yours,


John H. Corcoran
City Manager

JHC/b

NEW STREET LAND PURCHASED FROM THE CITY OF CAMBRIDGE - 35,895 sq. ft.

Land value.....\$14,400.00 Purchase Price.....\$ 80,763.75

Taxes paid on New Street land:

1 9 6 9	.....	\$ 1,316.16
1 9 7 0	.....	1,575.36
1 9 7 1	.....	<u>1,906.56</u>

Total amount \$ 4,798.08

B & M land purchased from City of Cambridge - 3,347 sq. ft.

Land value..... \$ 1,400.00 Purchase Price.....\$ 6,500.00

Taxes paid on B & M land:

1 9 6 9	.....	\$ 127.96
1 9 7 0	.....	153.16
1 9 7 1	.....	<u>185.36</u>

Total amount \$ 466.48

Redson Printing Corp.	\$ 2,727.44
Robert F. Emmens & Company, Inc.	2,500.00
Patti Associates Consulting Engineers.....	4,600.00
Legal fees.....	<u>560.00</u>

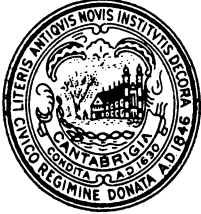
TOTAL OF ALL OF THE ABOVE \$102,915.75

Interest on monies (as per statement attached) 36,986.75

TOTAL AMOUNT \$139,902.50

INTEREST STATEMENT

1)	Interest on purchase price of \$80,763.75 from October 13, 1968 until May 5, 1972 @ 8% per annum for 3 1/2 years	\$ 32,613.85
2)	Interest on November, 1969 tax bill of \$1,316.16 to May, 1972 @ 8% per annum	263.23
3)	Interest on November, 1970 tax bill of \$1,575.36 to May, 1972 @ 8% per annum	189.04
4)	Interest on November, 1971 tax bill of \$1,906.56 to May, 1972 @ 8% per annum	76.26
5)	Interest on purchase price of \$6,500.00 from December, 1969 until May, 1972 @ 8% per annum	1,300.00
6)	Interest on November, 1969 tax bill of \$127.96 to May, 1972 @ 8% per annum	25.59
7)	Interest on November, 1970 tax bill of \$153.16 to May, 1972 @ 8% per annum	18.38
8)	Interest on November, 1971 tax bill of \$185.36 to May, 1972 @ 8% per annum	7.41
9)	Interest on Printing and Engineering fees of \$7,327.44 from April, 1969 until May, 1972 @ 8% per annum	1,758.59
10)	Interest on appraisal and legal fees in the total amount of \$3,060.00 from April, 1969 to May, 1972 @ 8% per annum	<u>734.40</u>
		<u>\$ 36,986.75</u>



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

May 8, 1972

EXECUTIVE DEPARTMENT
JOHN H. CORCORAN
City Manager

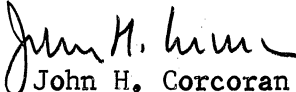
To the Honorable, the City Council,

Last week I notified your Honorable Body that I had sent a letter to Mr. Anthony Uglietto, Cubby Oil Company, requesting that he submit documentation of costs incurred by Cubby Oil Company in connection with the New Street property acquired from the City of Cambridge. I also notified him that if the documentation was not submitted by Wednesday May 3, 1972, the City would assume that Cubby Oil Company is withdrawing its offer to reconvey the New Street property to the City.

This is to advise you that on May 5, 1972, Mr. Anthony Uglietto delivered to me the attached statement of concerning costs allegedly incurred in the purchase and carrying of the New Street property. However, a determination concerning the validity of the costs included in the statement cannot be completed until documentation in support of the costs is included with the statement. Mr. Uglietto was advised at a meeting held in my office on March 9, 1972 and in my letter of May 1, 1972, that such supporting documentation would be needed. Consequently, I have requested Mr. Uglietto to complete submission of the required information. A copy of my letter to him is attached.

In the meantime, I have been advised by the Cambridge Redevelopment Authority that your Honorable Body will be requested to consider at tonight's meeting the Authority's petition to rezone the Warren Street Area because the time period between hearing and final Council action will expire before the next regular Council meeting. Failure to act on the rezoning petition at tonight's meeting will mean that the Warren Street Area will remain zoned for industrial purposes.

Yours truly,


John H. Corcoran
City Manager

JHC/m

(5)

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COMMUNICATION

from the City Manager ~~to the~~
~~City Council~~

relative to Cubby Oil Co. in connection with the New Street Property acquired from the City of Cambridge

May 8, 1972.