

City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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 Ordinance of the City of Cambridge" is hereby amended by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described area of land:-

Premises of the following parcels as designated on Assessors' Plat #22. Odd numbers 11 and 13 Sciarappa Street and which includes all or parts of lots numbered 75, 93, and 97A as shown on Assessors' Plat #22;

Premises of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street. Odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55, and 56 as designated on Assessors' Plat # 21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows:-

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

City of Cambridge

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

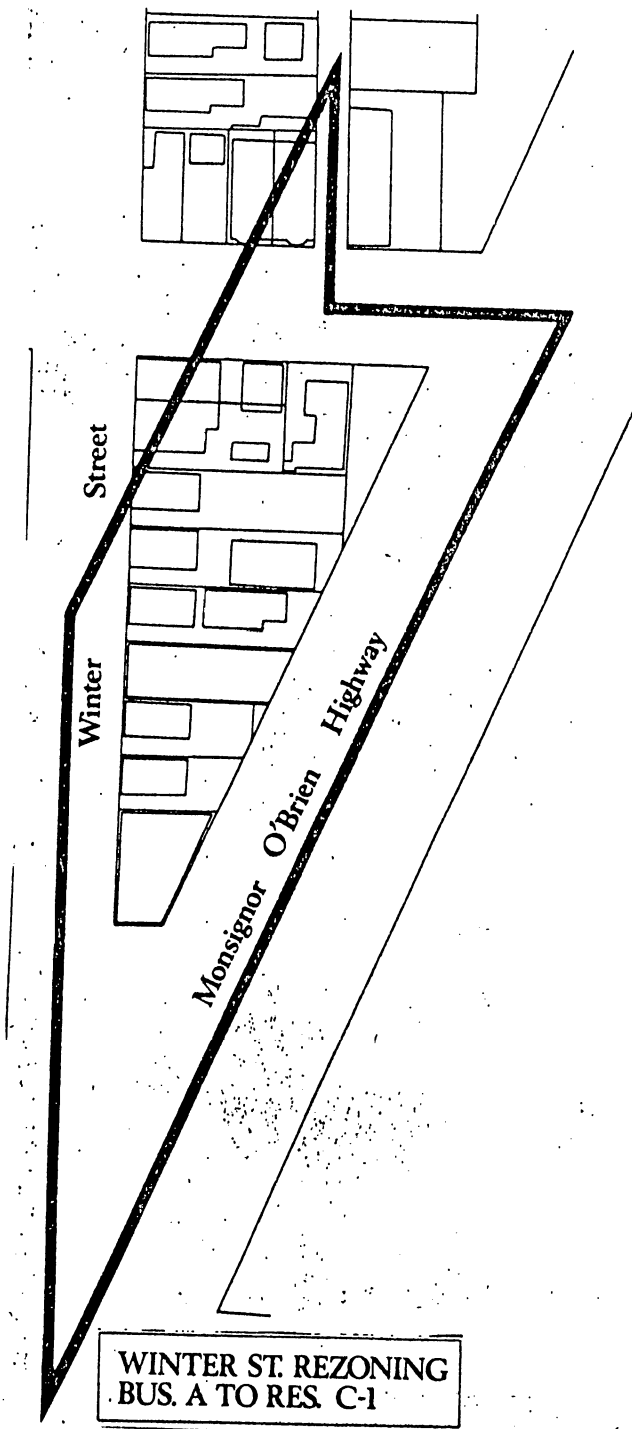
Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more or less to the point of origin and which comprises an area of 56,625 square feet more or less.

In City Council June 12, 1978.

Passed to be ordained by a yeas and nays vote:- Yeas 8; Nays 0; Absent 0; Present 1.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

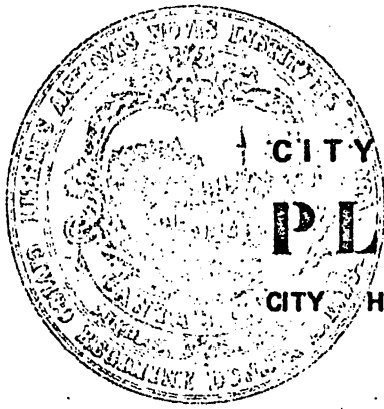


Street

Winter

Monsignor O'Brien Highway

WINTER ST. REZONING
BUS. A TO RES. C-1



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

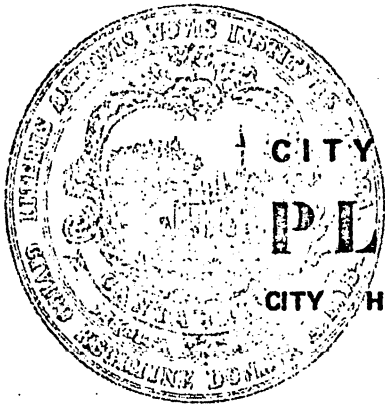
As this rezoning would reinforce existing land use patterns, protect the residential character of the area while allowing the continued existence of business uses, the Planning Board recommends that this petition be APPROVED.

Respectfully submitted,

For the Planning Board

Arthur C. Parris
Arthur C. Parris
Chairman

ACP: jp



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:

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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

Need by City Clerk
ACP: jp

5/18/78 08 47 PM

City of Cambridge

PETITION OF MARGARET SPERA (UPDATED)

Petition filed with the City Clerk

March 31, 1978

(All hearings to be completed 65 days from filing date with the City Clerk.)
which is June 4, 1978

April 30 days
May 31 days
June 4 days
65 days

In City Council

April 3, 1978

Referred to Planning Board for report

April 5, 1978

Planning Board Hearing

May 2, 1978

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would
be July 31, 1978.)

May 29 days
June 30 days
July 31 days
90 days

City Council Hearing published

Herald

May 2, 1978
May 9, 1978

Hearing before the City Council

May 18, 1978

Report to the City Council

May 22, 1978

Passed to a second reading
Published

Chronicle

May 22, 1978
June 1, 1978

Ready for Ordination
Published

Chronicle

June 12, 1978
June 16, 1978.

COMPLETION DATE: July 31, 1978

Special Zoning Amendment

City of Cambridge

MASSACHUSETTS

In City Council June 12 1978

C. Frisoli - Planning to be Ordained -

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay	✓			
Mr. Frisoli	✓			
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan				1
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danahy	✓			

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City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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 of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street. Odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55 and 56 as designated on Assessors' Plat # 21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows:-

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

City of Cambridge

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more to less to the point of origin and which comprises an area of 56,625 square feet more or less.

In City Council May 22, 1978.

Passed to a second reading at the City Council meeting of May 22, 1978 and on or after June 12, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

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 Thursday, May 18, 1978 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Margaret Spera, et al, to amend the map accompanying the text of the Zoning Ordinance of the City of Cambridge by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the areas shown on the attached map:-

City of Cambridge

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

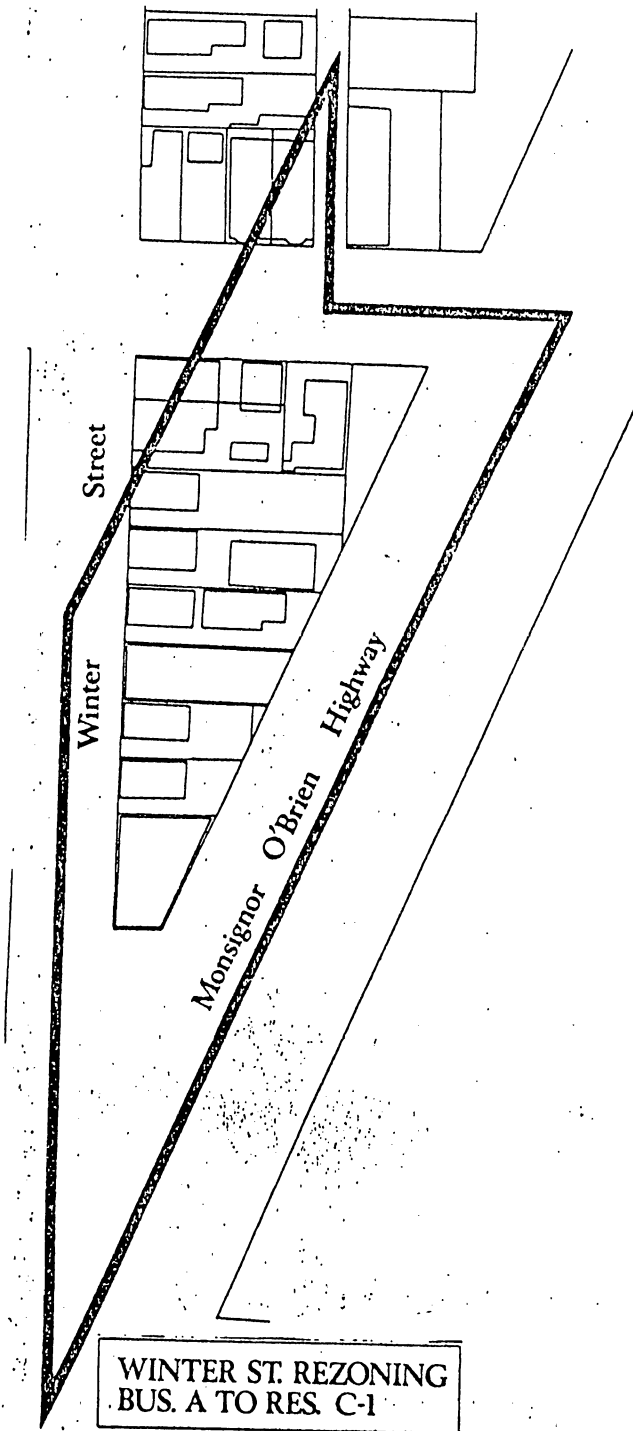
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City of Cambridge

MASSACHUSETTS

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Street

Winter

Monsignor O'Brien Highway

WINTER ST. REZONING
BUS. A TO RES. C-1

City of Cambridge

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For the Committee,

Councillor Frisoli,
Chairman, Committee on Ordinances.

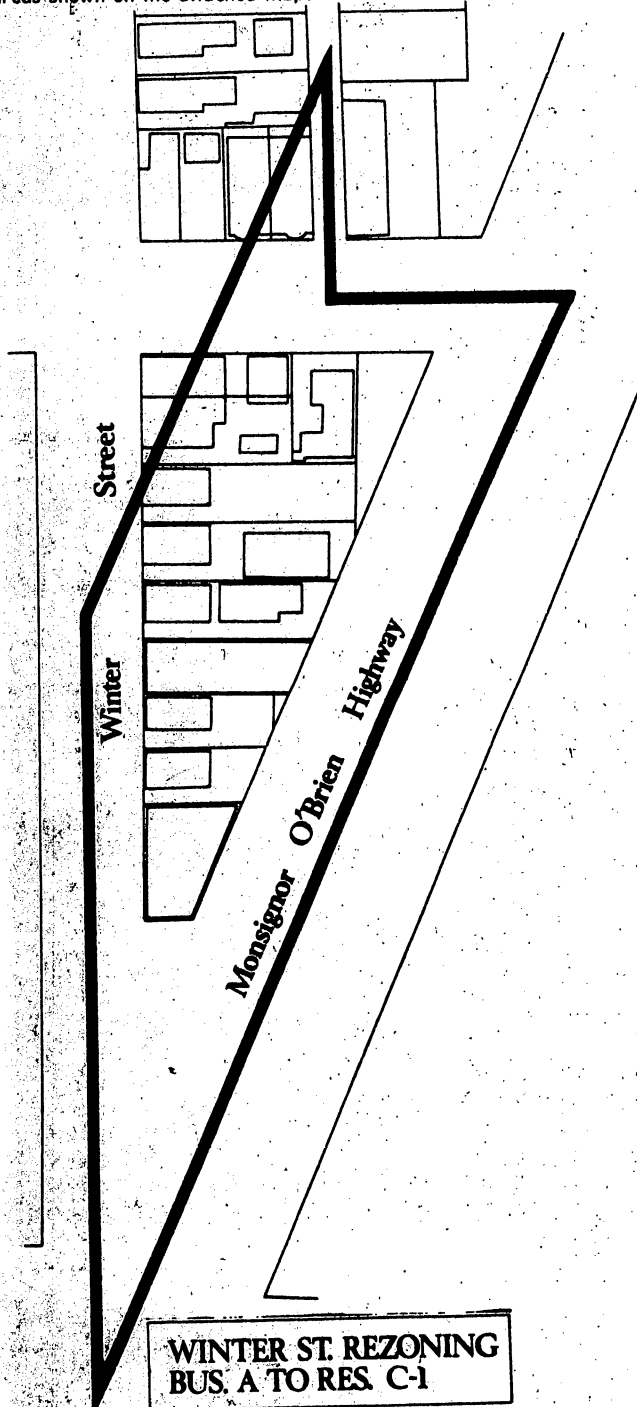
RECEIVED BY
OFFICE OF CITY CLERK

APR 28 9 12 AM '78

CAMBRIDGE, MASS.

**PLANNING BOARD
NOTICE OF
PUBLIC HEARING**

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, May 2, 1978 at 9:00 p.m. in the City Council Chamber, City Hall, Cambridge, Mass. on a petition by Margaret Spera et al. to amend the map accompanying the text of the Zoning Ordinance of the City of Cambridge by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the areas shown on the attached map:



* Copies of this petition are on file at the Office of the City Clerk, City Hall, Cambridge, Mass. Questions concerning this petition may be addressed to Richard Horgan at 876-6800 ext. 345.
(C) Apr 13, 20

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Sea Garden Cruise
Champagne Dinner
Picnic Lunch
Color Photo
Night Club With
Two Free Drinks

The Belmont
The Bermudian
Harmony Hall

Three of the 800 hotels

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SIZE, FIRST IN SERVI

What makes us still No. 1 after 33 years??

NEW
UGAR X-70

Landau Vinyl Top,
Opera Windows, Racing
Mirrors. Bucket Seats &
Console Styled Steel
Wheels And Trim Rings,
A-C Power Windows,
AM-FM Stereo, Stk. No.
382

NEW 1978
ZEPHYR Z-7



2.3 litre
speed m
front di
rack &
steering
stabiliz
deluxe
covers.

\$3992

Order in Choice of C

TREMENDOUS SELECTION OF
ONWEALTH AVE., BOSTON OPEN 8 A.M. - 9 P.M. MON.-
DRIVE-IN CUSTOMER

MARGARET SPERA

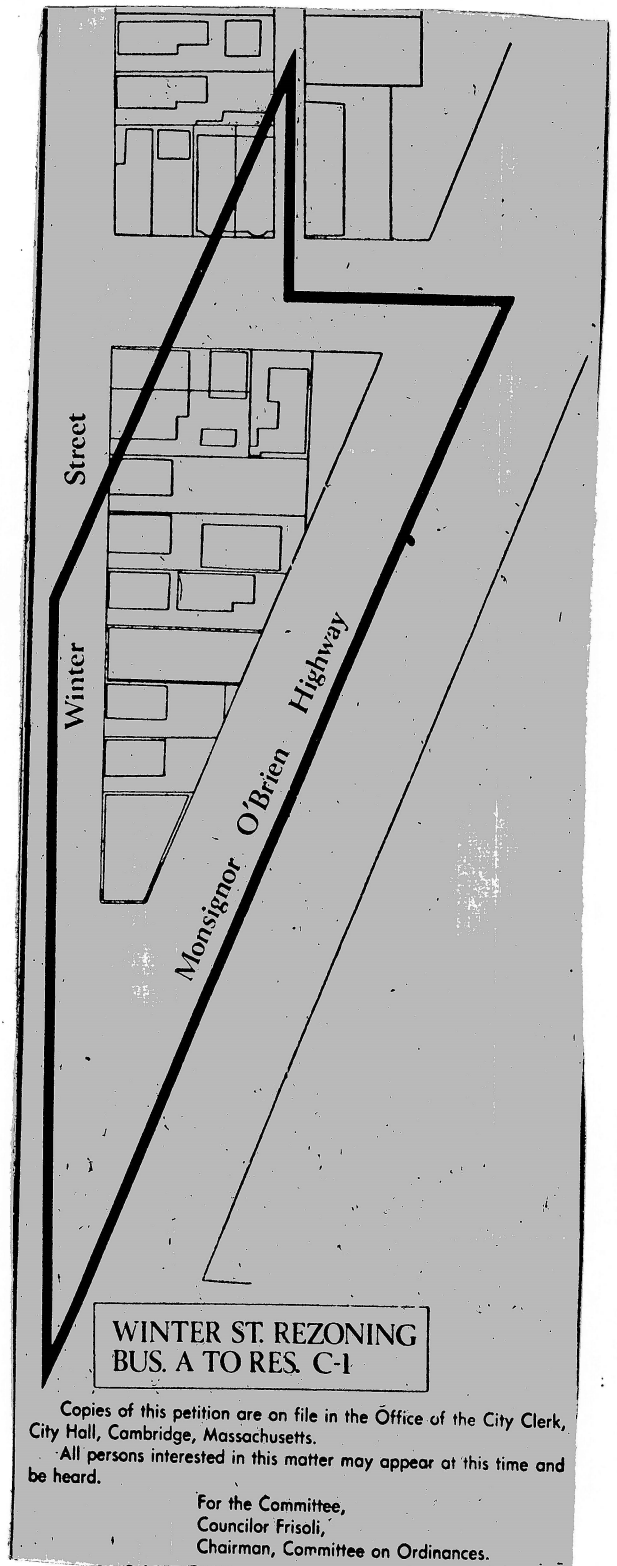
PUBLICATIONS

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS
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WINTER ST. REZONING
BUS. A TO RES. C-1

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.

PUBLISHED IN: Boston Herald American

EDITION: Cambridge-Somerville

DATE: Tuesday, May 2, 1978

PUBLICATIONS - MARGARET SPERA

Street
Winter
Monsignor O'Brien Highway

**WINTER ST. REZONING
BUS. A TO RES. C-1**

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

**PUBLIC NOTICE
RELATIVE TO ZONING**

City of Cambridge

MASSACHUSETTS
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PUBLISHED IN: Herald American

EDITION: Cambridge Page

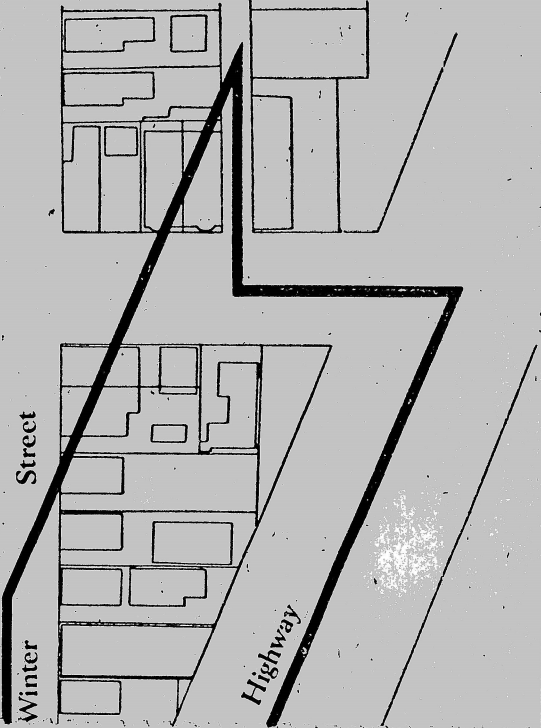
DATE: May 9, 1978

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS
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PUBLICATIONS - MARGARET

SPERA

U.S. TREASURY DEBT LISTS
WASHINGTON (AP) — Here are the figures on Government spending and debt:

734,691,000	Total public debt
3,403,000	Interest on public debt for March
23,332,000	Interest for fiscal year so far
15,125,000	Budget deficit for Mar. 1978
& 1/2% 1/2%	Budget deficit for MAR. 1/2% 1/2%
54,617,000	Budget deficit fiscal year to date
53,049,000	Estimate of year's deficit
224,009,000	Outlays fiscal year so far
196,606,000	Outlays same period last year
11,718,000	Gold

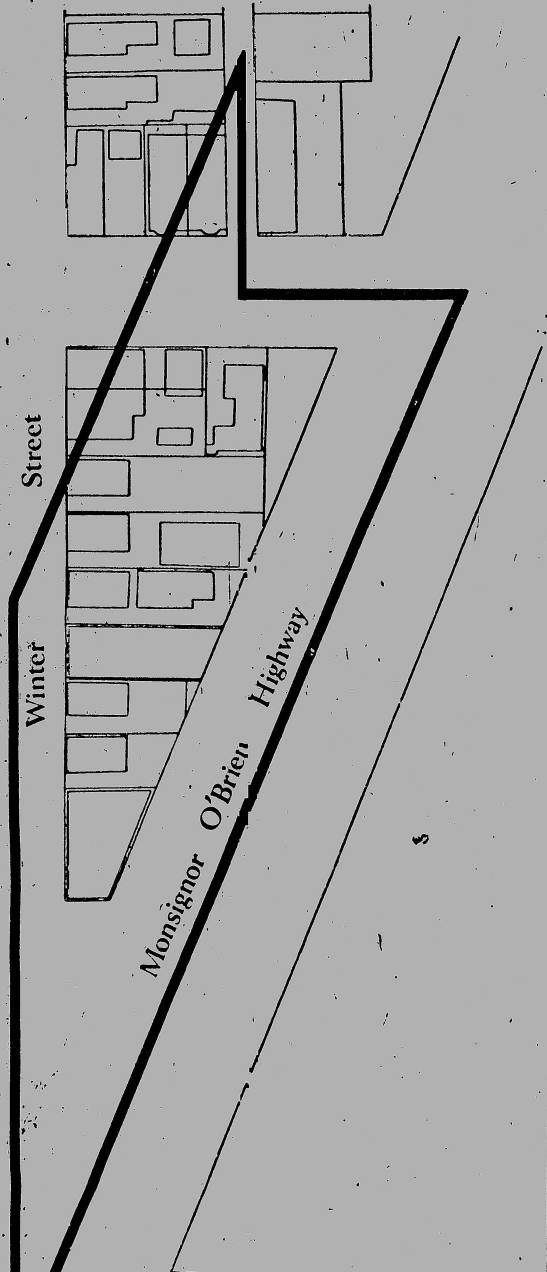
PUBLISHED IN: Boston Herald American
 EDITION: Cambridge Page
 DATE: May 2, 1978

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS
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WINTER ST. REZONING
BUS. A TO RES. C-1

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For the Committee,
Councilor Trisoli,
Chairman, Committee on Ordinances.

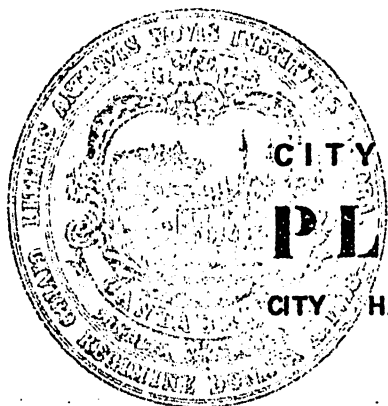
PUBLICATIONS - MARGARET

SPERA

Herald American

Page

2, 1978



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

June 5, 1978

Paul Healy, Esquire
City Clerk & Clerk of the City Council
Cambridge City Hall
Cambridge, Massachusetts 02139

Re: Winter Street Rezoning

Dear Mr. Healy:-

Kindly consider this a written protest under the provisions of Chapter 40A, Section 7 of the General Laws as most recently amended by Chapter 808 of the Acts of 1975 and retained in the General Laws as Chapter 40A, Section 5.

Under the provisions of old Chapter 40A, § 7 and new Chapter 40A, § 5, it is provided, inter alia that if ". . . there is filed with the Clerk prior to final action by the Council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change . . . no such change of any such ordinance shall be adopted except by a three-fourths vote of all members".

Pursuant to either old Chapter 40A, § 7 or new Chapter 40A, § 5, the undersigned persons being the owners of twenty per cent or more of the land proposed to be included in such change, hereby protest the proposed change in the Winter Street Rezoning from Business A to Residential C-1.

The reasons given for protesting said change is that said area is not suitable for residential use, that it is on a heavily traveled artery which is more adaptable to commercial uses and that it is in the best interests of the City of Cambridge that the parcel remain in a Business A Zone and for other reasons that may be brought out at any hearings.

Respectfully submitted,

Cathy Tranello

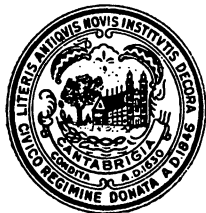
James F. Fink

Margaret McClinton

Benjamin Capone

Rose Beretani

Phyllis D'Amico



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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 of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street. Odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55 and 56 as designated on Assessors' Plat # 21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows:-

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

City of Cambridge

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more to less to the point of origin and which comprises an area of 56,625 square feet more or less.

In City Council May 22, 1978.

Passed to a second reading at the City Council meeting of May 22, 1978 and on or after June 12, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Mass. March 30 1978

To ~~the~~ ^{Honorable} the City Council of the
City of Cambridge:
CAMBRIDGE, MASS.

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance be amended by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #22. Odd numbers 11 and 13 Sciarappa Street and which includes all or parts of lots numbered 75, 93, and 97A as shown on Assessors' Plat #22;

Premises of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street, odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55, and 56 as designated on Assessors' Plat #21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows;

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more or less to the point of origin and which comprises an area of 56,625 square feet more or less.

Allen Coughlin ✓

31 Winter St,

Anna Mochri ✓

22 Winter St,

Maryaret Spere ✓
12 Sciarappa St,

Cambridge, 02141

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 Thursday, May 18, 1978 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Margaret Spera, et al, to amend the map accompanying the text of the Zoning Ordinance of the City of Cambridge by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the areas shown on the attached map:-

City of Cambridge

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.

City of Cambridge

In City Council..... May 22, 1978.....

The Ordinance

Committee

to which was referred 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.

The committee held a hearing on May 18, 1978 at 7:35 P. M.

Present were Chairman Frisoli, Councillors Crane, Duchay, Vellucci and Wylie.

The committee heard from Don Balcom of the Community Development Department who outlined the area affected by the petition and the uses that could be conducted in Residence C-1 if the amendment was approved.

The committee heard from Margaret Spera the petitioner from 12 Sciarappa Street who indicated she represented the neighborhood of the area under consideration and recorded herself and the neighborhood in favor of the change from BA to C-1.

The committee heard from Ann Macchi of 22 Windsor Street who recorded herself in favor and stated that the proposed change would stabilize the neighborhood.

The committee heard from Lena Paolillo of 13 Sciarappa Street who stated that everyone wanted to keep their homes up and that no business property was difficult to get along with.

The City Clerk was in receipt of a report from the Planning Board on May 18, 1978 at 7:00 P. M. recommending the proposed zoning amendment be approved.

The City Clerk was also in receipt at 7:45 P. M. of a petition signed by fifty residents of the area under consideration recording themselves in favor of the proposed amendment.

At 7:53 P. M. the Chair hearing no more proponents the Chairman declared that portion of the hearing closed and requested the opposition to come forward and be heard.

In opposition the Chair read a telegram from Vincent Erichetti of 19 Winter Street who recorded his opposition to the proposed amendment to the zoning ordinance.

Mr. Louis Berilino, owner of a hardware store on Cambridge Street recorded his opposition to the proposed amendment.

A communication was presented on behalf of Adrienne Miller DarVeris of 216 Monsignor O'Brien Highway who recorded her opposition to the proposed amendment to the zoning ordinance.

The committee heard from Leslie Lovering of 27 Winter Street who recorded his opposition to the proposed zoning amendment.

At 8:12 P. M. no one appeared in opposition at the call of the Chair and the Chairman declared that portion of the hearing closed.

At this time the Chair recognized Ida Vatalie of Gore Street who recorded herself in favor of the proposed amendment.

On motion of Councillor Vellucci at 8:18 P. M. the hearing was adjourned.

The committee reports after hearing held on May 18, 1978 on motion of Councillor Vellucci and Chairman Frisoli that the proposed amendment be reported to the City Council with the recommendation that the City Council act favorably on said petition.

For the Committee,

Councillor Lawrence Frisoli,
Chairman.

City of Cambridge

In City Council..... May 22, 1978.....

The Ordinance

Committee

to which was referred 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.

The committee held a hearing on May 18, 1978 at 7:35 P. M.

Present were Chairman Frisoli, Councillors Crane, Duchay, Vellucci and Wylie.

The committee heard from Don Balcom of the Community Development Department who outlined the area affected by the petition and the uses that could be conducted in Residence C-1 if the amendment was approved.

The committee heard from Margaret Spera the petitioner from 12 Sciarappa Street who indicated she represented the neighborhood of the area under consideration and recorded herself and the neighborhood in favor of the change from BA to C-1.

The committee heard from Ann Macchi of 22 Windsor Street who recorded herself in favor and stated that the proposed change would stabilize the neighborhood.

The committee heard from Lena Paolillo of 13 Sciarappa Street who stated that everyone wanted to keep their homes up and that no business property was difficult to get along with.

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The committee reports after hearing held on May 18, 1978 on motion of Councillor Vellucci and Chairman Frisoli that the proposed amendment be reported to the City Council with the recommendation that the City Council act favorably on said petition.

For the Committee,

Councillor Lawrence Frisoli,
Chairman.

M

City of Cambridge

PETITION OF MARGARET SPERA

Petition filed with the City Clerk

March 31, 1978

(All hearings to be completed by June 4, 1978)

April	30	days
May	31	"
June	4	"
	<u>65</u>	"

In City Council

April 3, 1978

Referred to Planning Board for Report

April 5, 1978

*May 2, 1978 / Sunday
AT 9 PM*

Hearing before the Planning Board

May 2, 1978

(City Council must act within 90 days of the Planning Board's hearing which would be July 31, 1978.)

May	29	days
June	30	"
July	<u>31</u>	"
	90	"

City Council hearing published

*Home May - 1978 Chronicle
May - 1978*

Hearing before the City Council

(latest date = ~~May 18~~ *June 4*, 1978)

Reported to the City Council

May 22, 1978

Passed to a second reading
Published

*May 22/78
Chronicle June
June 12*

Ready for Ordination
Publish

*Council Ordinance Committee / Hearing probably around
May 18th*

Monday May

Post also at same time May 1, 1978

*17 May 2, 1978
30 May
30 June
59
31 July
90 days = 31 July*

*Publish May 1, 1978 & May 4
75*

WE, THE UNDERSIGNED RESIDENTS OF THE SCIARAPPA AND WINTER STREETS AREA, REQUEST THAT THIS AREA, NOW ZONED BUSINESS A, BE REZONED TO RESIDENCE C-1, IN ACCORDANCE WITH THE LEGAL PETITION FILED AT THE OFFICE OF THE CITY CLERK ON MARCH 31, 1978:

NAME

ADDRESS

Dorothy Vetro	49 Gore St Cambridge
Audrey Cunningham	49 Gore St. Cambridge
Charles A. Garbani	25 Winter St Cambridge
Matthew Pasucci	26 a Fourth St Camb
Paul M. Pasucci	26a Sciarappa St. Camb.
Robert R. Milla	25 1/2 Sciarappa St. Camb.
Ida Vitale	87 Gore St Cambridge Mass.
Philip J. Vitale	87 Gore St. Cambridge Mass.
Lena Andriola	87 Gore St. Cambridge Mass.
Carol Conzichio	87 Gore St. Cambridge Mass
Mary Marchese	73 Gore St. Camb.
Angela Musto	61 Gore St. Cambridge
Constance Christa	61 Gore St. Cambridge.
Bernice Luma	359 Cambridge St. Cambridge
Adeline Quaratarone	25 Sciarappa St Cambridge
Anthony N. Semerari	61 Winter St. Cambridge
Valerie N. Semerari	61 Winter St. Cambridge
Clarence H. Young Jr.	61 Winter St. Cambridge
Angelina M. Mottola	36 Sciarappa St Cambridge
Concetta Mottola	36 Sciarappa St. Cambridge
Frank La Preste	33 Sciarappa St Cambridge
Wm La Preste	33 Sciarappa St Cambridge
Salvatore Margone	30 Fourth St. Cambridge
Anna Mangione	30 Fourth St Cambridge

Mail to Mrs.
Serra

Copy
to
Mrs Serra
and
E.C.

WE, THE UNDERSIGNED RESIDENTS OF THE SCIARAPPA AND WINTER STREETS AREA, REQUEST THAT THIS AREA, NOW ZONED BUSINESS A, BE REZONED TO RESIDENCE C-1, IN ACCORDANCE WITH THE LEGAL PETITION FILED AT THE OFFICE OF THE CITY CLERK ON MARCH 31, 1978:

Margaret Spera 12 Sciarappa St.,
Helen Coughlin 37 Winter St.
Anna Mochi 22 Winter St.

Received 5/18/78 at 1:45 PM Recorded in Room
S.H. City Clerk

WE, THE UNDERSIGNED RESIDENTS OF THE SCIARAPPA AND WINTER STREETS AREA, REQUEST THAT THIS AREA, NOW ZONED BUSINESS A, BE REZONED TO RESIDENCE C-1, IN ACCORDANCE WITH THE LEGAL PETITION FILED AT THE OFFICE OF THE CITY CLERK ON MARCH 31, 1978:

NAME	ADDRESS
Bante Camargo	21 Winter Cambridge, Mass
Hilda Campese	21 Winter St. Camb
Carmel + Pina	21 Sciarappa St. Camb Mass
Norma Bellotti	25 1/2 Winter Street Cambridge
Robert Bellotti	25 1/2 Winter St Camb
Florence Souza	11-4TH ST Camb MA
Maria + Bayon	13 Sciarappa ST Cambridge Mass
Charles S. Poles	13 Fourth St Cambridge Mass
Mrs. Lena Poles	13 Fourth St. Cambridge, Mass.
Irvin B. Young	61 Winter St. Cambridge Mass.
Luella W. Moran	65 Winter St. Camb. Mass.
John R. Moran	65 Winter St. Camb. Mass
Barbara M. Zahraw	67 Winter St
Andrew L. Maddal	67 Winter St - Cambridge
Elizabeth Tabin	24 Winter St Camb.
Cennie P. Santocca	12 Winter St. Cambridge
Helen Santocca	12 Winter St Cambridge
Joseph F. Mastodo	71 Winter Cambridge
Judy Secese	3 Mullins Court Camb.
Vincent P. Secese	2 Mullins Court Cambridge
Rose Fitzgibbon	30 Sciarappa St. Camb. Mass.
Angela Mangone	26 Sciarappa St. Camb. Mass.
Marie Smith	76 Winter St. Camb Mass.
Carol Smith	76 Winter St Camb Mass
Catherine J. Carbone	76 Winter Camb Mass
Frederick P. Carbone	76 Winter St Camb, Mass
Isabel Secusis	26A Sciarappa St Cambridge

June 5, 1978

Paul Healy, Esquire
City Clerk & Clerk of the City Council
Cambridge City Hall
Cambridge, Massachusetts 02139

Re: Winter Street Rezoning

Dear Mr. Healy:-

Kindly consider this a written protest under the provisions of Chapter 40A, Section 7 of the General Laws as most recently amended by Chapter 808 of the Acts of 1975 and retained in the General Laws as Chapter 40A, Section 5.

Under the provisions of old Chapter 40A, § 7 and new Chapter 40A, § 5, it is provided, inter alia that if ". . . there is filed with the Clerk prior to final action by the Council a written protest against such change, stating the reasons duly signed by owners of twenty per cent or more of the area of the land proposed to be included in such change . . . no such change of any such ordinance shall be adopted except by a three-fourths vote of all members".

Pursuant to either old Chapter 40A, § 7 or new Chapter 40A, § 5, the undersigned persons being the owners of twenty per cent or more of the land proposed to be included in such change, hereby protest the proposed change in the Winter Street Rezoning from Business A to Residential C-1.

The reasons given for protesting said change is that said area is not suitable for residential use, that it is on a heavily traveled artery which is more adaptable to commercial uses and that it is in the best interests of the City of Cambridge that the parcel remain in a Business A Zone and for other reasons that may be brought out at any hearings.

Respectfully submitted,

Cathy Tranello

Timothy Enright

Margaret McClinton

Benjamin Capone

Rose Bertolino

Phion Davies

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Mass. March 30 1973

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

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance be amended by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #22. Odd numbers 11 and 13 Sciarappa Street and which includes all or parts of lots numbered 75, 93, and 97A as shown on Assessors' Plat #22;

Premises of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street, odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55, and 56 as designated on Assessors' Plat #21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows;

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more or less to the point of origin and which comprises an area of 56,625 square feet more or less.

Hyden Coughlin ✓

31 Winter St.,

Anna Mochi ✓

22 Winter St.,

Maryaret Spere ✓
12 Sciarappa St.,

Cambridge, MA 02141

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Mass. March 30 1978

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

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance be amended by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #22. Odd numbers 11 and 13 Sciarappa Street and which includes all or parts of lots numbered 75, 93, and 97A as shown on Assessors' Plat #22;

Premises of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street, odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 103, 107, 115, 104, 95, 76, 77, 55, and 56 as designated on Assessors' Plat #21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows;

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more or less to the point of origin and which comprises an area of 56,625 square feet more or less.

Hyden Coughlin ✓

31 Winter St,

Anita Mochi ✓

22 Winter St,

Maryaret Spera ✓
12 Sciarappa St,

Cont. 02/4)

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Mass. March 30 1978

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

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance be amended by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #22. . . Odd numbers 11 and 13 Sciarappa Street and which includes all or parts of lots numbered 75, 93, and 97A as shown on Assessors' Plat #22;

Premises of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street, odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55, and 56 as designated on Assessors' Plat #21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows;

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more or less to the point of origin and which comprises an area of 56,625 square feet more or less.

Allen Coughlin ✓

31 Winter St.,

Ana Mochi ✓

22 Winter St.,

Margaret Spere ✓
12 Sciarappa St.,

Cont. 02/41



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

April 27, 1978

To Whom It May Concern:-

Enclosed you will find a hearing schedule on the amendment to the Zoning Ordinances of the City of Cambridge on the petition of Margaret Spera which is scheduled for Thursday, May 18, 1978 at 7:00 P. M.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk.

PEH/dl

enclosure: hearing notice.

RECEIVED BY
OFFICE OF CITY CLERK

Cambridge, Mass. March 30 1978

To ~~MAR 31 10 52 AM '78~~ the City Council of the
City of Cambridge:
CAMBRIDGE, MASS.

The undersigned respectfully pray

that the map accompanying the text of the Zoning Ordinance be amended by striking out the designation Business A and substituting in place thereof the designation Residence C-1 insofar as it relates to the following described areas of land:

Premises of the following parcels as designated on Assessors' Plat #22. Odd numbers 11 and 13 Sciarappa Street and which includes all or parts of lots numbered 75, 93, and 97A as shown on Assessors' Plat #22;

Premises of the following parcels as designated on Assessors' Plat #21. Even numbers 12 through 18 Sciarappa Street, odd numbers 15 through 33 Winter Street, even number 218 Monsignor O'Brien Highway which includes all or parts of lots numbered 109, 108, 107, 115, 104, 95, 76, 77, 55, and 56 as designated on Assessors' Plat #21 and the lot on the southeastern corner of Monsignor O'Brien Highway and Sciarappa Street and which is bounded and described as follows;

Beginning at a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway and the centerline of Stevens Court;

Thence running southeasterly along the centerline of Stevens Court 105 feet more or less to a point said point being the intersection of the centerline of Stevens Court and the centerline of Sciarappa Street;

Thence running northeasterly along the centerline of Sciarappa Street 115 feet more or less to a point said point being the intersection of the centerline of Sciarappa Street and the centerline of Monsignor O'Brien Highway;

Thence running southeasterly along the centerline of Monsignor O'Brien Highway 540 feet to a point said point being the intersection of the centerline of Monsignor O'Brien Highway and the centerline of Winter Street;

Thence running northeasterly along the centerline of Winter Street 355 feet more or less to a point said point being the intersection of the centerline of Winter Street and a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway;

Thence running northeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Monsignor O'Brien Highway 280 feet more or less to the point of origin and which comprises an area of 56,625 square feet more or less.

Henry Coughlin ✓
31 Winter St.,
Anna Mochi ✓
22 Winter St.,

Margaret Spere ✓
12 Sciarappa St.,

Cambr., 02/14/78
I Prouty was qualified 02/10/78

PETITION 1978

of Margaret Spera, et al

amendment to the Zoning Ordinance
for ~~by striking out the designation~~
Business A and substituting in
~~place thereof the designation~~
NXX Residence C-1 in the area bounded
by Sciarappa St., 19
Winter St., Monsignor O'Brien
Highway and Stevens Court.

4/3/78
Referred to the
Planning Board File
Hearing and Report

In City Council, April 3 1978

Referred to the Committee on

Copy sent 4-5-78

Attest:

City Clerk.

for no hearing schedule
for City Council -