PETITION OF Planning Board

Re: Northpoint

Petition filed with the City Clerk July 25, 1988

(all hearings to be completed 65 days from In City Council date)

6 days July
31 days Aug.
28 days Sept.
65 days = Sept. 28, 1988 = all hearings

In City Council July 25, 1988

Referred to the Planning Board for report July 25, 1988

Planning Board Hearing Sept. 20, 1988

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be December 27, 1988.)

2 days Sept.
31 days Oct.
30 days Nov.
27 days Dec.
90 days

City Council hearing published Yale Chronicle on Sept. 13, 1988 and Sept. 22, 1988

Hearing before the Ordinance Committee Sept 28, 1988 at 6:30 p.m.

Reported to the City Council October 3, 1988

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on ~~October 17, 1988~~ _____

published in _____ on _____

COMPLETION DATE December 27, 1988

12/27/88 - Placed on file due to expiration of time limit

C. C. 108

City of Cambridge

Re: North Point PETITION OF Planning Board

Petition filed with the City Clerk July 25, 1988

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

6 days - July, 1988
31 days - August, 1988
28 days - September 1988
65 days = September 28, 1988 - All hearings

In City Council July 25, 1988

Referred to the Planning Board for report July 25, 1988

Planning Board Hearing

(CITY COUNCIL must act within 90 days of the ~~Planning Board~~ City Council's hearing which would be _____.)

City Council hearing published - The Tab - Sept. 13, 1988
The Chronicle - Sept. 22, 1988

Hearing before the City Council - Sept. 28, 1988 at 6:30 p.m.

Report to the City Council

Passed to a second reading
published

Ready for Ordination
. published

COMPLETION DATE:

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton
City Clerk

Date 9 Dec 88

From Joan Lastovica
City Engineer JL.

Reference

Subject North Point Petition (27 Dec 88)
as filed by the Planning Board

I have the following statistics on the North Point petition with a closing date of 27 Dec 88:

Square Footage owned by Protesters	34,783
Square Footage of Petition Area	3,659,678
Percent of Petition Area Owned by Protesters	1.06%

12.8.88

Joe ~

My previous transmittal had incomplete "Subject" info.

Joan

CITY OF CAMBRIDGE

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NORTH POINT PETITION

02-Dec-88

OWNERS			PETITION AREA				
BLOCK	LOT	SQUARE FOOTAGE	BLOCK	LOT	SECTOR*	SQUARE FOOTAGE	
22	109	7102	20	102		72742	72742
7	19	11182	22	14		3010	
7	29	20499		15		1800	
				16		1500	
		38783		17		1500	
				18		3900	
				109		7102	
				112		3865	
					B	17236	39913
			1A		A	93620	
					B	33015	
					C	119970	
					D	182590	
					E	48800	
					G	106175	
					I	248465	
					J	771282	
					K	224130	
					L	464691	
					M	786	
					N	1244497	3538023
							3650678

PROTESTERS 38783
PETITION AREA 3650678
1.06%

* "Sector" refers to arbitrary areas on plans created for purpose of planimeter measurement.

Plans available in Engineering Office

City of Cambridge

IN CITY COUNCIL

October 3, 1988

The Committee on Ordinances conducted a public hearing on Wednesday, September 28, 1988 beginning at 6:42 p.m.

The purpose of the hearing is to review and discuss the petition of the Planning Board relative to amending the Zoning Ordinances by creating a new Article 13.70-PUD-6 District as it relates to the development of the Northpoint Area.

At this time Michael Rosenberg, Assistant City Manager for Community Development, provided the committee with a general outline of the proposed amendment. He informed the committee that although initially there were many disparities between the Planning Board petition and the petition filed by Guildford Transportation; that most of these disparities are being worked out and both petitions are much closer together. There are, however, he stated a couple of remaining questions relative to access to the new "T" Station at Lechmere and a pedestrian crossing. Mr. Rosenberg informed the committee that the process has been an open one, whereby, the Community Development Staff have been working with the neighborhood group and the developers in an effort to develop a consensus on these petitions.

At this time the committee heard from Les Barber, Staff Person of the Planning Board, who outlined in detail various aspects of the petition, including the three subdivisions of the petition -- The Boston Sand and Gravel, the Monsignor O'Brien Highway and the Lechmere Canal. He stated theFAR in the Boston Sand and Gravel would be changed to 2.0; that the section of Monsignor O'Brien Highway would be called a new I B 3 District having a height limitation of 45 feet and that within the Lechmere Canal area would be Industry 3 B with a Planned Unit Development of up to 80 feet granted only by a Special Permit. He further stated that the Planning Board's
petition proposed the creation of two new industrial districts, one of which would reduct the current FAR to .25 having a height limitation of 35 feet and the second district would be entitled Industry R District with a FAR of .75.

Vice-Mayor Wolf stated that she was very concerned about density within the district Industry B-3.

Mayor Vellucci stated he was concerned with this petition as offered by the Planning Board; that it did not properly address the real concerns of the East Cambridge neighborhood and described by the planning team and the stabilization committee. He further stated that the neighborhood was not satisfied with this petition and has spoken against it.

Speaking in opposition to the proposed amendment was Anthony Iantosca of the East Cambridge Stabilization Committee who stated they were very concerned with the remaining questions of the pedestrian overpass which the MBTA must build in order to make any project viable. He further stated that the neighborhood does not trust the city and has more faith in the developer of the project who have offered an alternative plan.

Speaking in favor of the proposed amendment was Hugo Salemme, 89 Third Street, who stated he was in favor because the Guilford Transportation petition makes many assumptions which he finds difficult to accept. He stated that the neighborhood association was coerced into supporting the property owners petition.

In response to Councillor David Sullivan, Mr. Salemme stated that the developers appeared before the planning team three times while the Planning Board never appeared before the planning team. Furthermore, he informed the committee if a development in this area was allowed to build under the current zoning the building would be far too high creating shadows in the neighborhood and ultimately the development would never be completed.

Councillor David Sullivan voiced his concerns that a fair and equal hearing has not been provided to the members of the Planning Board and the staff to the neighborhood association.

Councillor Duehay suggested that the East Cambridge Planning Team and the East Cambridge Stabilization Committee plan to conduct a series of informational meetings for the neighborhood in order to provide the neighborhood as much information as possible regarding the Planning Board petition.

Vice-Mayor Wolf offered a suggestion to the committee that a proposal be made to the MBTA to develop an underground tunnel at the Lechmere Canal in an effort to ease traffic congestion and provide pedestrian safety.

Speaking in opposition to the petition was Nick Geraigery, President of the East Cambridge Planning Team, who stated that they have conducted meetings, met with the developers and neighborhood people and that they are opposed to the Planning Board petition. He further stated that the planning team is opposed to any attempt to amend the Zoning Ordinances as it relates to the Lechmere Triangle which is presently zoned as C-1. The neighborhood supported the proposal of the land owners, Guilford Transportation petition.

Speaking in opposition were:

Frank Manganelli of the East Cambridge Stabilization Committee.
John Gargano, 149 Cambridge Street.
Paul Dobbs, 83 Third Street.
John Maddalo, 117 Thorndike Street.
Dorothy Petrano, 49 Gore Street.

Adam Weisberg, Esquire, 19 Garden Street, stated that he represented Federal Distillers and stated that his client has offered to the Planning Board some amendments for consideration to the Guilford Petition.

Vice-Mayor Wolf questioned whether or not there was any indication that the Secretary of Transportation of the Commonwealth would grant approval to any development for the use of this area due to the geographical location of the railroad tracks.

Attorney Weisberg stated that he believed that approval could be granted by the Secretary of Transportation once all amendments are in place. He further stated that this area of law has never been tested.

Also speaking in opposition was John J. Campbell, Esquire, who indicated he was representing the other affected land owners in the Planning Board petition all of whom own buildings along Monsignor O'Brien Highway. He further stated that he submitted to the City Clerk a formal petition of protest pursuant to Chapter 40A Section 5.

Also speaking in opposition was Harry Hintlian, owner of Superior Nut Company.

At this time Councillor Duehay moved that the petition be referred to the City Council without recommendation.

The motion -

Prevailed.

The hearing was adjourned at nine o'clock and thirty minutes p. m.

For the Committee,

Councillor William H. Walsh
Chairman.

3. 10

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances without recommendation on the petition of the Planning Board to amend the Zoning Ordinances by creating a new Article 13.70-PUD-6 District as it relates to development of the North Point Area.

In City Council,

October 3, 1988

10-3-88

See Agenda Item #16, Communication #1 and Council Order #15.

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

To the Honorable, the City Council:

SUBJECT: Guilford, et al Petition to rezone the area in East Cambridge known as North Point.

Date: October 13, 1988

Final Recommendation

The Planning Board recommends approval of the Guilford, et al Petition, as amended on October 3, 1988.

Findings

The petition was filed in June, 1988 and heard by the Planning Board in August. In response to comments and recommendations by the Planning Board, the petitioners proposed a substantially revised petition that was discussed with the Planning Board on September 27, 1988. Based on that text, the Planning Board submitted a negative recommendation to City Council dated September 30, 1988. The fundamental issue in dispute was the amount of commercial development and the inadequacy of standards on traffic generation by which the Planning Board could control overdevelopment under the PUD process.

Additional revisions were made by the petitioners and submitted as an amended text to the City Council on October 3, 1988 and reviewed by the Planning Board on October 4. These revisions include discussion of the restricted traffic capacity in North Point and provide a limit on commercial development beyond which additional traffic capacity would have to be idenitified. Based on this revision, the Planning Board reviewed its previous decision and now recommends adoption of the amended October 3, petition.

The Guilford, et al Petition as amended October 3, represents a compromise between that proposed in the original petition and the Planning Board's seperate petition. The issues identified by the Planning Board in the September 28 recommendation as problematic have been positively resolved. These include the following.

* The amount of development permitted in North Point should be predicated on safe access for pedestrians and vehicles. By clearly identifiying traffic as a criteria for limiting development and by providing a cap on commercial development, the petitioners have provided the necessary controls to prevent overdevelopment.

* The Planning Board is strongly committed to the citywide linkage program adopted by the City Council. Under the amended petition, North Point development requiring a special permit would comply with the citywide program. In addition, the amended version establishes an inclusionary requirement for affordable housing.

* The success of any Planned Unit Development process depends upon the policy plan and guidelines against which the proposed new development is measured. The petitioners have agreed to seperate approval of the North Point policy plan and guidelines from adoption of the zoning text so that the necessary further work can be done to develop acceptable standards by which the Planning Board can review a development proposal in North Point in the future.

For these reasons, the Planning Board recommends approval of the Guilford, et al Petition with the text as submitted to City Council on October 3, 1988.

While the agreed text of the Guilford, et al Petition is an adequate substitute for the major land area in the Planning Board Petition, there are two additional areas in the Planning Board petition proposed to be rezoned which are not included in the Guilford, et al Petition. The Planning Board will submit recommendations on these areas in the near future.

Respectfully submitted for the Planning Board,

Paul Dietrich

Paul Dietrich, Chairman

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

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Respectfully submitted for the Planning Board,

Paul Dietrich, Chairman

7 Executive Park Drive
Merrimack, N.H. 03054
603 429 1685
Writer's Direct Number (603) 429-3100

GUILFORD TRANSPORTATION INDUSTRIES INC.

October 17, 1988

City Council
Cambridge, MA 02140

RE: NorthPoint, East Cambridge

Ladies and Gentlemen:

The Boston and Maine Corporation, which owns the vast majority of the property situated in the NorthPoint area, is controlled by Guilford Transportation Industries, Inc. ("Guilford"). As such, Guilford has for the past several years worked with both the City of Cambridge and owners of property located in the proposed zoning district to formulate a zoning proposal.

In so doing, Guilford has taken note of the various practical constraints on development existing in the area. Most notably are the problems which have arisen from the intensive development allowed in adjacent areas. It has always been Guilford's intention to formulate a proposal that maximizes the development potential of the area for all landowners. This goal has not been reached.

The presently proposed zoning scheme uses parking space allocations and regulations to discriminate against the Guilford property. Consequently, Guilford's property is being greatly decreased in value. This results from the City's other landowners' failure to support any plan treating all property in the district in a fair and equitable manner.

It is unfortunate that Guilford as the district's majority landowner and as landlord to the City's waste transfer station is the victim of the various zoning plans submitted, including that which is now before you.

Therefore, without intending to trigger the protest procedure set forth in G.L. c. 40A, 65, Guilford wishes to express its inability to support the proposed scheme.

Sincerely,

Leonard A. Lucas
Vice President
Real Estate

LAL/dp

RECEIVED BY HAND @ 5:11 P.M. 10/17/88

RECEIVED BY
OFFICE OF CITY CLERK
1988 OCT -4 PM 4:34
CAMBRIDGE MA.

October 4, 1988

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors

In reply to your memo of September 30, 1988, please be advised that we have, this day, forwarded to Joan Lastovica, City Engineer, the written protest to the petition of the Planning Board to rezone land in the North Point area.

RECEIVED BY
OFFICE OF CITY CLERK

1988 JUN 20 AM 10:45

CAMBRIDGE MA.

June 17, 1988

To the Honorable, the City Council of the City of Cambridge,

Pursuant to Mass. Gen. Laws c.40A, §5, the undersigned owners of land in that portion of the City known as North Point hereby respectfully pray:

1. That you amend the Cambridge Zoning Ordinance by inserting therein, immediately following Article 15 thereof, a new Article 16 in the form attached.

2. That you amend the City of Cambridge Zoning Map to show a new North Point Residence, Office and Business District consisting of the land identified in the attached description of such District.

In addition to the proposed amendment and description of the District, we also enclose a plan of the District and drafts of two agreements that would be signed with the City upon adoption of the amendment, one regulating traffic and the other regulating design. We also enclose a memorandum which explains the proposal and its organization and compares it to the existing zoning.

Respectfully submitted,

GUILFORD TRANSPORTATION
INDUSTRIES, INC.

By: _____
Agent

NORTH FEDERAL PROPERTIES
LIMITED PARTNERSHIP

By: Congress Group Ventures,
Inc., general partner

By: _____

UNIHAB/NORTH POINT, INC.

By: _____

OGDEN REALTY TRUST

By: _____

XP:2683/c

DRAFT

ARTICLE 16.000 NORTH POINT RESIDENCE, OFFICE AND BUSINESS DISTRICT

16.10 SCOPE AND INTENT
16.20 USE REGULATIONS
16.30 DIMENSIONAL REGULATIONS
16.40 AREA OF SPECIAL PLANNING CONCERN; PUBLIC BENEFITS
16.50 PARKING AND LOADING REQUIREMENTS
16.60 SIGNS
16.70 INAPPLICABILITY OF CERTAIN OTHER REGULATIONS

16.10 SCOPE AND INTENT

16.11 Scope. This Article regulates development within the North Point Residence, Office and Business District (the "District"), located as shown on the Zoning Map, as amended.

16.12 Intent. The purpose of the District is to allow an industrial area on the northern boundary of Cambridge, which will contain an MBTA Green Line Station, to be redeveloped for office, housing, and other uses consistent with high land costs prevalent in the area; to allow a diversity of land uses in close proximity within a limited area; and to encourage interaction among activities located within the District.

16.13 Approach. This Article is designed to fulfill the above purposes of the District by establishing controls which will facilitate development while protecting the public interest; by setting regulations which limit the amount of development within the District and encourage traffic mitigation and housing development by means of density incentives; and by allowing mixed uses within the District.

16.20 USE REGULATIONS

16.21 Permitted Uses. The following uses are allowed in the District. All uses not listed within one of the use groups in this section shall be prohibited. All uses within the District shall comply with the environmental protection standards of Section 16.24. The provisions of Section 4.50 et seq. shall not apply to institutional uses permitted within the District pursuant to Section 16.217.

16.211 Industrial Uses

(1) Manufacturing, processing, assembly, and packaging as permitted in Section 4.37 a and b.

(2) Bottling of beverages, as permitted in Section 4.37c.

(3) Distribution center, parcel delivery center, delivery warehouse, as permitted in Section 4.37d.

(4) Laundry, dry cleaning plant, as permitted in Section 4.37e.

(5) Printing, binding, publishing, and related arts and trades, as permitted in Section 4.37f.

(6) Automotive repair garage as permitted in Section 4.37h, as an accessory use occupying not more than twenty-five percent (25%) of the aggregate gross floor area of all buildings on a lot.

(7) Food commissary, as permitted in Section 4.37i.

(8) Wholesale business and storage in roofed structures, as permitted in Section 4.37j.

(9) Storage warehouse, cold storage plant, storage building, as permitted in Section 4.37k.

(10) Open-lot storage as permitted in Section 4.37 l and m, subject to the provisions of Section 16.23.

(11) Heavy industry as permitted in Section 4.38, subject to the provisions of Section 16.23.

16.212 Office and Laboratory Uses

(1) Office of a physician, dentist or other medical practitioner not located in a clinic listed in Subsection 4.33d, as an accessory use occupying not more than twenty-five percent (25%) of the aggregate gross floor area of all buildings on a lot.

(2) Office of an accountant, attorney, or other non-medical professional person.

(3) Real estate, insurance or other agency office.

(4) General office use.

(5) Bank, trust company or similar financial institution not located on the first floor of a building.

(6) Technical office for research and development, laboratory and research facility, including (without limit) manufacturing facilities incident thereto.

16.213 Retail and Consumer Service Establishments

(1) Store for retail sale of merchandise.

(2) Eating and/or drinking establishment, whether or not liquor is sold or consumed, including restaurant, bar, lunchroom, cafeteria and food commissary.

(3) Fast order food establishment subject to the Special Permit requirements of Section 11.30, unless such use is enclosed in a structure principally containing other uses and is included in a "food court" or similar specialized area (in which case no Special Permit shall be required).

(4) Consumer service establishment, including but not limited to hairdresser, barber shop, laundry or dry-cleaning pick-up establishment, self-service laundry, shoe repair or tailoring shop, or photography studio.

(5) Rental agency for autos or other products, but not including taxi companies. Such agencies shall be operated entirely within a building and no major automobile repairs shall be made on the premises.

(6) Automobile service stations where no major repairs are made.

(7) Bank, trust company or similar financial institution located on the first floor of a building.

16.214 Residential Uses

(1) One and two family dwelling, but only by special permit from the Planning Board pursuant to Section 10.40.

(2) Townhouse development.

(3) Elderly oriented congregate housing.

(4) Multi-family dwelling.

(5) Hotel or motel.

16.215 Entertainment and Recreational Uses

(1) Indoor commercial entertainment establishments not open to the public on weekdays prior to 7:30 p.m. including but not limited to cinema, theater, concert hall, cabaret and night club.

(2) Recreation facility, health club, as an accessory use occupying not more than twenty-five percent (25%) of the aggregate gross floor area of all buildings on a lot.

(3) Non-accessory recreation facilities including bowling alley, indoor or outdoor tennis courts, public recreation building, or skating rink, but only by special permit from the Planning Board pursuant to Section 10.40.

(4) Halls, auditoriums and similar spaces used for public gatherings, as an accessory use occupying not more than twenty-five (25%) of the aggregate gross floor area of all buildings on a lot.

(5) Non-accessory halls, auditorium and similar spaces used for public gatherings, but only by special permit from the Planning Board pursuant to Section 10.40.

(6) Park or playground.

16.216 Transportation, Communication and Utility Uses

(1) Automobile parking lot or parking garage for private passenger cars, but only for the purpose of providing accessory parking under Section 16.40.

(2) Railroad freight terminal, railroad yard and shops.

(3) Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks.

(4) Radio and television studio.

(5) Telephone exchange, transformer station, substation, gas regulating station, or pumping station.

16.217 Institutional Uses

(1) All uses permitted in Sections 4.33a, b, c, d, e, f, and g.

(2) All uses permitted in Section 4.33h.1 or .2.

(3) Any institutional use not referred to in subparagraphs (1) and (2) above, but only by special permit from the Planning Board pursuant to Section 10.40.

16.22 Multiple Uses in the Same Structure. Except as set forth in Section 16.221 below, within the District there shall be no restriction on combining different categories of use within the same building other than those imposed by the State Building Code or other federal, state or local regulations other than this Ordinance.

16.221 Limitation on Retail and Consumer Service Establishments. Retail and consumer service establishments permitted under Section 16.213 shall occupy an aggregate in any building, of not more than twenty five percent (25%) (or, if less, 30,000 square feet) of the gross floor area of such building. Such uses shall be located only on the first and/or any second floor, except that eating and/or drinking establishments permitted under Section 16.213(2) may be located on any floor or floors.

16.23 Limitation on Certain Industrial Uses. Uses referred to in Section 16.211(10) and (11) shall be prohibited within the District except as provided in Sections 16.231 and 16.232 below. Such prohibition shall not apply to any use referred to in Section 16.211(10) or (11) which is a pre-existing non-conforming use under Article 8 by virtue of the

adoption of this Article 16 or any prior amendment of this Ordinance (hereinafter referred to as a "Nonconforming Use"), except to the extent set forth in such Article 8.

16.231 Notwithstanding anything to the contrary in this Article 16, any use referred to in Section 16.211(10) shall be permitted within 800 feet of a lot which is the location of a Nonconforming Use included among those uses referred to in Sections 16.211(10) and (11), but only for the period during which such Nonconforming Use shall be permitted under Article 8, plus ten (10) years.

16.232 Notwithstanding anything to the contrary in this Article 16, any use referred to in Section 16.211(11) shall be permitted within 800 feet of a lot which is the location of a Nonconforming Use included among those uses referred to in Section 16.211(11), but only for the period during which such Nonconforming Use shall be permitted under Article 8, plus ten (10) years.

16.233 The allowance of a use under Section 16.231 or Section 16.232 does not and shall not be deemed to confer the protections of Article 8 upon any use referred to in Section 16.211(10) or (11) which is not a pre-existing non-conforming use under Article 8 by virtue of the adoption of this Article 16 or any prior amendment of this Ordinance.

16.24 Environmental Protection Standards. No activity shall be permitted in the District unless it shall be in conformity with the following standards for environmental protection:

16.241 All dust, fumes, odors, smoke or vapor shall be effectively confined to the premises or disposed of in compliance with applicable environmental laws.

16.242 Any noise, vibration or flashing shall not be normally perceptible without instruments at a distance of one hundred feet from the premises.

16.243 All development proposals shall comply with Federal and State air pollution and water pollution control regulations, the City of Cambridge Ordinances, and other applicable environmental laws.

16.244 Except during construction activity on the lot, all refuse and other waste materials shall be stored within buildings prior to collection and disposal.

16.30 DIMENSIONAL REGULATIONS

16.31 Lot Density Limitation. For each lot within the District, a permitted floor area ratio (as defined in Article 2.000) of 2.0 is hereby established for each lot, and shall not be exceeded, except as provided in Sections 16.311 and 16.312. The area of the lot to be counted in determining the floor area ratio shall include land dedicated (after adoption of this Article 16) by the owner or former owner of the lot, whether in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Cambridge or other public entity, as a public way or public open space.

16.311 Traffic Mitigation Incentive. The floor area ratio of any building used for other than residential uses (but including hotel and motel uses) may be increased by the percentage by which the number of square feet of gross floor area per parking space provided for such building shall exceed the number of square feet of gross floor area per parking space permitted under the maximum amount of parking stipulated for the use or uses to which such building is put in the Schedule of Parking and Loading Requirements applicable to Industry B, Residence C-3, Office 3, and Business B Districts set forth in Section 6.36, as currently (at the time of the adoption of this Article 16) constituted. In no event, however, shall the floor ratio for any lot exceed 3.0 by reason of the application of this Section 16.311. (Example: for a general office use in an Office 3 District, Section 6.364d specifies a maximum of one space per 670 square feet of gross floor area. If parking is instead provided at a ratio of one space per 1,000 square feet of gross floor area, the floor area ratio is increased by 49.25%, from 2.0 to 2.985 [1,000/670=1.4925, an increase of 49.25%].)

16.312 Incentive for Residential Development. In order to promote housing uses within the District, increases above the base floor area ratio of 2.0 shall be permitted as follows:

(1) The permitted floor ratio in the case of a development in which at least 25% of the total gross floor area is devoted to residential use (other than hotel or motel use) shall be 2.5.

(2) The permitted floor area ratio for a development in which at least 50% of the gross floor area is

devoted to residential use (other than hotel or motel use) shall be 3.0.

(3) The permitted floor area ratio for a development in which at least 75% of the total gross floor area is devoted to residential use (other than hotel or motel use) shall be 3.5.

(4) As used herein, the term "development" shall mean one or more buildings located on the same lot.

16.32 Building Height Limitation. The maximum building height for all buildings within the District shall be one hundred twenty five (125) feet, except as set forth in Sections 16.321 and 16.322.

16.321 A maximum building height of one hundred sixty (160) feet shall apply: (a) in that portion of the District lying within 620 feet westerly of a line perpendicular to, and at the midpoint of, the span carrying the MBTA Green Line tracks between the piers supporting the same located on each side and nearest to Industrial Way at its intersection with Monsignor O'Brien Highway (excluding from such portion, however, any part thereof lying within 240 feet of a line in the same plane as and extending easterly and westerly from the southern face of such span [the "Reference Line"]), and (b) in that portion of the District lying more than 685 feet from the Reference Line (excluding from such portion, however, any part thereof lying within 350 feet of the Charles River).

16.322 Except as otherwise provided in Section 16.321, the maximum height of buildings located within 300 feet of the Reference Line described in Section 16.321 above shall be eighty five (85) feet.

16.33 Open Space. Public open space and/or publicly beneficial open space shall be provided on every lot and shall in the aggregate equal at least 10% of the area of such lot, provided, however, that owners of adjacent lots may collectively provide such open space by dedication, easement, deed restriction, covenant, or comparable legal instrument enforceable by the City of Cambridge or other public entity, in which event each such lot shall for purposes of this Section 16.33 be deemed to include such portion of such open space as such owners shall allocate to it in such legal instrument. All public streets, plazas, sidewalks, and parks located on land which is now (at the time of adoption of this Article 16) or hereafter privately

owned, whether dedicated to such public use in fee or by easement, deed restriction, covenant, or comparable legal instrument, shall constitute public open sapce for purposes of this Section 16.33.

16.34 Other Dimensional Requirements. There shall be no minimum lot size or minimum lot area per dwelling unit requirement in the District. There shall be no requirement with respect to minimum lot widths or minimum front, side or rear yards in the District. There shall be no requirement with respect to frontage on any street for lots devoted to townhouse development.

16.40 AREA OF SPECIAL PLANNING CONCERN; PUBLIC BENEFITS

16.41 Area of Special Planning Concern. The District shall be considered an area of special planning concern. All development within the District must comply with the Development Consultation Procedure as currently (at the time of the adoption of this Article 16) specified in Section 11.40, subject to the following modifications:

(1) The Large Project Procedure (Section 11.44) shall be modified so that the Planning Board shall conduct the required review in lieu of the Community Development Department, the Planning Board (in lieu of the Community Development Department) shall hold the required consultation session within fourteen (14) days of submission of the required documents, and the Planning Board (in lieu of the Community Development Department) shall issue the required written comments and consultation compliance certificate within fourteen (14) days of that session.

(2) The provisions of Section 16.42 below shall apply in the case of any Covered Project, as defined in Section 16.42, but not in the case of any other project.

(3) Nothing herein shall require compliance with the Development Consultation Procedure pursuant to this Section 16.41 as a precondition to the issuance of a building permit prior to the adoption of this Article 16 or render invalid or ineffective any building permit so issued without compliance with such Development Consultation Procedure, but any development project or development proposal for which a building permit

shall have been issued prior to the adoption of this Article 16 and for which no certificate of occupancy shall have been issued prior to such adoption shall comply with the Development Consultation Procedure pursuant to this Section 16.41 within six (6) months after such adoption, as such period may be extended by the Planning Board in its discretion.

16.42 Affordable Housing Fund Contribution. In the case of any Covered Project (as defined below), no certificate of compliance with the Development Consultation Procedure shall be issued pursuant to Section 11.41 et seq. unless the owner of the lot on which the Covered Project would be located shall have agreed, by binding legal instrument (running with the land and enforceable against the owner's successors and assigns, but without personal liability), to pay into a North Point Affordable Housing Fund to be established by the Board of Trustees of the Affordable Housing Trust under Section 11.200 et seq. the contribution(s) specified in Section 16.421 below, such payments to be made as set forth in Section 16.422 below.

As used herein, the term "Covered Project" shall mean any proposed project within the District which contains more than 30,000 square feet of gross floor area devoted to any use, excluding, however, any proposed project devoted to residential use (other than hotel or motel use) and containing dwelling units at least ten percent (10%) of which are Affordable Units, as defined in Section 11.201. In the case of a proposed mixed-use project, all portions of the project devoted to uses other than residential uses (but including hotel and motel use) shall be consolidated and treated as a single proposed project for purposes of this Section 16.42, and all portions of the project devoted to residential uses other than hotel or motel use shall also be consolidated and treated as another single proposed project for purposes of this Section 16.42.

16.421 The contributions required to be paid into the North Point Affordable Housing Fund in the case of Covered Projects are as follows:

A contribution shall be required for any Covered Project containing more than 30,000 square feet of gross floor area devoted to uses other than residential uses (but including hotel and motel uses)

in an amount equal to the sum of one dollar and fifty cents ($1.50) for every square foot of gross floor area in excess of 30,000 square feet of gross floor area devoted to such uses.

A contribution shall be required for any Covered Project containing more than 30,000 square feet of gross floor area devoted to market-rate dwelling units in an amount equal to the sum of twenty-five cents ($.25) for every square foot of gross floor area devoted to market-rate dwelling units in excess of 30,000 square feet of gross floor area devoted to such use.

The amount of the contributions required to be paid hereunder may be increased not more frequently than every three (3) years by amendment of this Section 16.421 upon recommendation of the Board of Trustees of the Affordable Housing Trust based upon documented increases in hard construction costs and commercial rents experienced generally in Cambridge, but no increase shall be applied to increase the contribution(s) required of the owner of any Covered Project for which submissions have been made under the Development Consultation Procedure prior to adoption of such amendment beyond the contribution(s) required of it under Section 16.42 as in effect prior to such amendment.

16.422 The contribution(s) required to be made under Section 16.42 shall be paid in ten equal annual installments, without interest, the first of which shall be payable upon issuance of one or more unconditional certificate(s) of occupancy covering not less than fifty percent (50%) of the gross floor area of the relevant Covered Project. At the owner's election made at any time, such payment (or the then remaining installments thereof, as applicable) may be made in a single installment equalling the present value of such remaining equal annual installments, discounted at a rate equal to the then applicable prime rate (or equivalent) established by a major commercial bank in Boston plus two percentage points (2%).

16.423 All amounts in the North Point Affordable Housing Fund shall be made available for development of affordable housing within the District; provided, however, that any funds not allocated following the development of all housing permitted to be constructed within the District may be applied to construction of affordable

housing in the East Cambridge residential neighborhood. Such funds shall be administered by the Board of Trustees of the Affordable Housing Trust.

16.43 Public Benefits. The obligations of the owners of land within the District to provide open space as required in Section 16.33 and of the owners of Covered Projects to agree as is set forth in Section 16.42 shall be deemed to satisfy all obligations to provide public benefits, linkage payments or similar requirements currently existing or hereafter required in the City of Cambridge, including but not limited to those required pursuant to Section 11.200 et seq. No project or building located within the District shall be subject to the provisions of Section 11.200 et seq. regardless of any requirement for the issuance of any special permit provided for in this Article 16.

16.50 PARKING AND LOADING REQUIREMENTS

16.51 Parking and Loading Requirements. Subject to Section 16.311 and Sections 16.511 and 16.512, off-street parking and loading requirements for the District shall be the same as currently (at the time of the adoption of this Article 16) specified in Article 6.000 and in the Schedule of Parking and Loading Requirements applicable to Residence C-3, Office 3, Business B and Industry B Districts.

16.511 Within the District, there shall be no minimum requirement for off-street parking facilities for any use and no maximum number of compact car parking spaces.

16.512 Parking facilities may be located on the lot they serve or may be located in whole or in part in one or more pooled private or public parking facilities located anywhere within the District.

16.60 SIGNS

16.61 The sign regulations of Article 7.000 applicable to Office and Industrial Districts shall be applicable in the District.

16.70 INAPPLICABILITY OF CERTAIN OTHER REGULATIONS

16.71 Where this Article 16.000 specifies some standard or establishes some other requirement contrary to or inconsistent with a requirement elsewhere in this Ordinance, the provisions of this Article 16.000 shall control.

Description of Land Within the North Point Residence, Office and Business District

All of that land within the City of Cambridge and north of Monsignor O'Brien Highway shown on Assessor's maps numbered 7 and 1-A, excluding however:

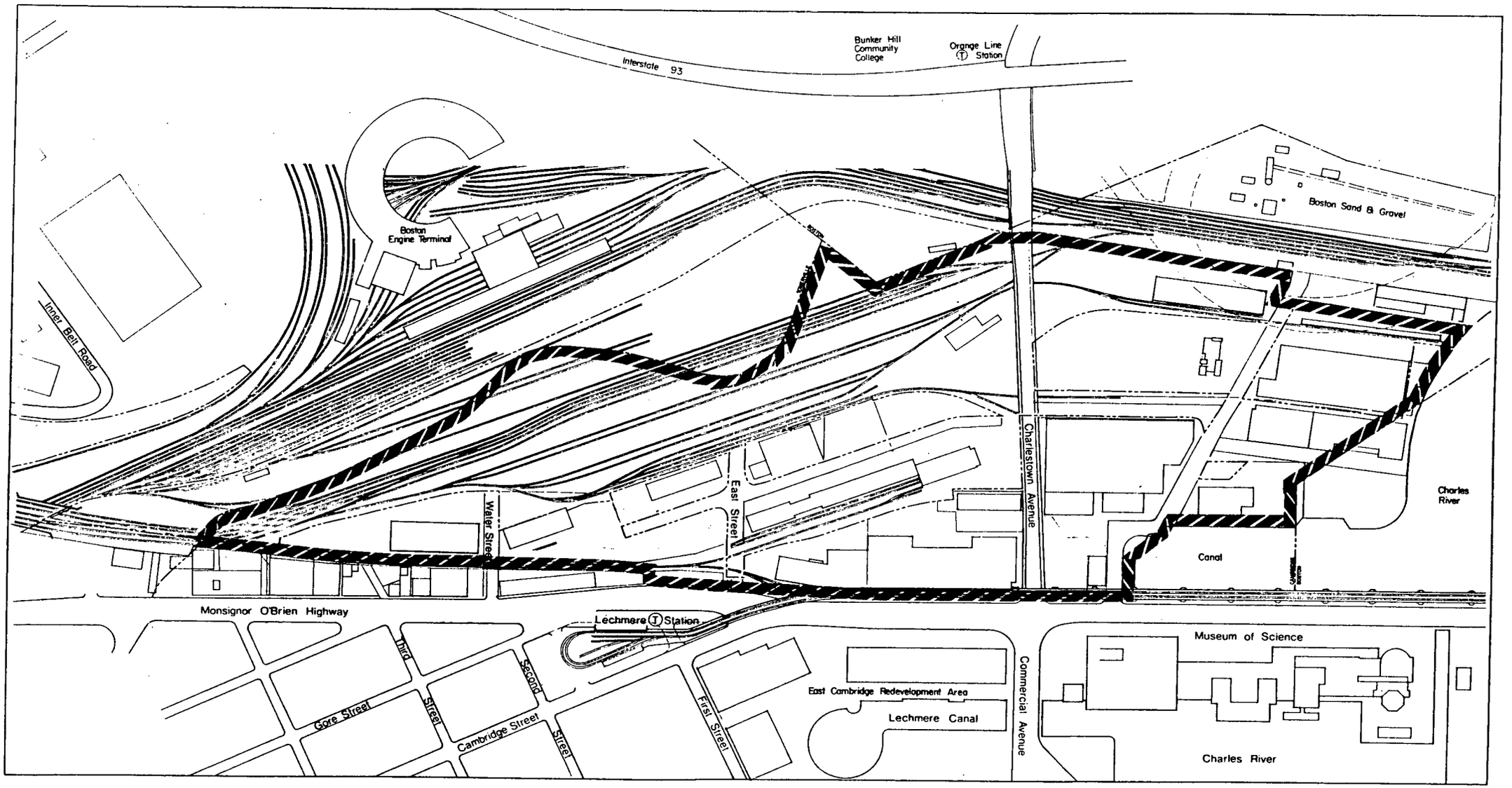
1. Lots 35, 39, 37, 40, 27, 29, 19, 18, 41, 42, 34, 31, and 9, and the way between Lots 18 and 41, shown on Assessor's map no. 7;

2. Lot 6 shown on Assessor's map no. 1-A;

3. That portion of such land north of the MBTA Fitchburg Main Line Track; and

4. That portion of such land heretofore taken in fee by The Commonwealth of Massachusetts Department of Public Works in connection with its Central Artery North Area Construction Project.

XP:2687/c



North Point

Residence, Office, Business District

District Boundary

May 25, 1988

Sasaki Associates Inc.

AGREEMENT FOR TRAFFIC MITIGATION

This Agreement for Traffic Mitigation for the North Point Traffic and Parking District is made as of the ____ day of _____, 1988 (this "Agreement"), by and among the City of Cambridge, Massachusetts acting by and through its Community Development Department ("C.D.D.") and the undersigned owners of land in the North Point Traffic and Parking District (the "Owners").

WHEREAS, with the creation of the North Point Residential, Office and Business District through proposed Article 16.000 of the Cambridge Zoning Ordinance (the "Ordinance"), the City is implementing a downzoning proposal for that part of the City of Cambridge known as North Point, which proposal is primarily based upon discussions among representatives of C.D.D., the Owners, neighborhood groups, and the Cambridge Planning Board (the "Working Group");

WHEREAS, a major focus of the Working Group's efforts has been traffic studies conducted by consultants to each of C.D.D. and the Owners;

WHEREAS, the traffic consultants have determined that traffic in the North Point area can be properly managed by a limitation on the number of parking spaces in an area delineated on Exhibit A attached hereto (herein referred to as the "North Point Traffic and Parking District") which are accessible from Monsignor O'Brien Highway, as set forth below;

WHEREAS, the MBTA Green Line Lechmere Station is being relocated to a location within the North Point area and is expected to carry significant commuter traffic;

WHEREAS, the North Point area affords good access to the MBTA Orange Line Community College Station, the MBTA Green Line Science Park Station, and North Station;

WHEREAS, the Ordinance represents a significant downzoning of the North Point area yet maintains a degree of flexibility which is appropriate in view of multiplicity of ownership within the North Point area, uncertainty with respect to the continuation of certain uses now present within the North Point area, and the consequent lack of an overall plan for development within the North Point area;

WHEREAS, the parties desire to permit development within the North Point Residential, Office and Business District to take place within the limitations of the Ordinance, but subject to the traffic management requirements set forth below;

WHEREAS, C.D.D. and the Owners are executing this Agreement in reliance upon their respective rights, undertakings and obligations hereunder;

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby severally acknowledged, the parties agree as follows:

1. Definitions. As used in this Agreement, the following terms shall have the meanings indicated below in this Paragraph 1:

(a) "accessible" means having access and egress in the ordinary course of business, without regard to emergency access and egress or access and egress for maintenance purposes.

(b) "Housing Spaces" means parking spaces within the North Point Traffic and Parking District accessible from Monsignor O'Brien Highway and used solely in connection with Housing Uses.

(c) "Housing Unit" means a facility for Housing Uses or portion thereof having separate kitchen facilities, suitable for occupancy by a single household, and served by one or two Housing Spaces. "Housing Units" shall mean more than one Housing Unit. Dwellings or portions thereof not served by Housing Spaces shall not be deemed Housing Units for purposes of this Agreement.

(d) "Housing Uses" means any or all of the following: one and two-family dwellings, townhouse developments, elderly-oriented congregate housing, or multi-family dwellings.

(e) "Regulated Spaces" means parking spaces within the North Point Traffic and Parking District accessible from Monsignor O'Brien Highway other than Housing Spaces.

2. Limitation on Parking Spaces. C.D.D. and the Owners hereby agree that, subject to the provisions of Paragraph 3 below, the total number of Regulated Spaces shall be not more than 3,000. These Regulated Spaces shall be allocated across the North Point Traffic and Parking District as indicated on Exhibit A attached hereto, subject to reallocation by agreement of those of the Owners as shall own land within the portion(s) of the North Point Traffic and Parking District shown on Exhibit A to which such reallocation relates. In the event of any such reallocation, the Owners involved shall provide C.D.D. and each Owner with a revised Exhibit A.

3. Trade-Off of Regulated Spaces in the Case of Housing Uses for which Parking is Provided. In recognition of the fact that Housing Uses generate less traffic than do other uses, Housing Spaces shall be excluded from the limitation of 3,000 parking spaces provided in Paragraph 2 above, provided, however that there shall be constructed no more than two Housing Spaces per Housing Unit and provided further that the number of Regulated Spaces permitted under this Agreement shall be reduced at the ratio of one Regulated Space for each 6.67 Housing Units.

4. Use of Parking Spaces. There shall be no restriction on the use of Regulated Spaces, and such spaces may be shared by any number of uses. Housing Spaces may be used only in connection with Housing Uses, and shall not be used in connection with any other use.

5. Additional Traffic Mitigation Measures. In addition to the aforesaid limitation on parking spaces, the Owners agree to form an Owners' Association which shall use reasonable efforts to implement the traffic mitigation measures listed on Exhibit B attached hereto.

6. Access between East Street and Industrial Way. In recognition that the traffic management measures required hereunder depend upon access being maintained between East Street and Industrial Way (as either or both may be relocated) adequate to permit two-way traffic, the Owners severally agree to enter into and record such reasonable easement agreements as shall be necessary or useful to assure such access for the benefit of the land of every Owner until such time, if any, as a public road is constructed for such purposes and accepted by the City of Cambridge. Nothing in this Agreement or in any such easement agreement shall limit, reduce, make conditional, or otherwise affect any right of access to which any Owner may currently be entitled.

7. Scope of Agreement. This Agreement relates solely to management of traffic having access to the North Point Traffic and Parking District from Monsignor O'Brien Highway, and nothing herein shall affect or limit the number of parking spaces within the North Point Traffic and Parking District which are accessible from present or future roadways from the adjoining parts of Somerville or Boston, so long as such parking spaces are not accessible from Monsignor O'Brien Highway.

8. Enforcement; Remedies. No Owner shall apply to the Cambridge Inspectional Services Department for a building permit to construct Regulated Spaces or Housing Spaces unless and until an allocation or, if applicable, a reallocation of

Regulated Spaces to the parcel of land upon which such Regulated Spaces or Housing Spaces are proposed to be located shall have been established pursuant to Paragraph 2 above (and a revised Exhibit A provided to C.D.D. as provided therein) which permits under this Agreement the construction of such Regulated Spaces or Housing Spaces. Each Owner hereby agrees that any building permit issued to it shall be deemed invalid (and hereby waives any claim of validity of such building permit), to the extent (and only to the extent) such building permit allows the construction of parking spaces not permitted to be constructed under this Agreement. Each Owner agrees to permit Cambridge Traffic and Parking Department employees to inspect at all reasonable times the parking spaces located on such Owner's land to monitor such Owner's compliance with the requirements of this Agreement as to the number and use of such parking spaces.

Each of the Owners and C.D.D. shall have the right to specific enforcement of this Agreement, to the restraint by injunction of the covenants, conditions or provisions of this Agreement, and/or to a decree compelling performance of or compliance with any of such covenants, conditions or provisions; provided, however, that the liability of any Owner hereunder shall be limited to such matters as relate specifically to land owned by it, and each of the Owners shall have no liability except for its own violations of this Agreement, in which event its liability shall not be personal but shall be limited to its interest in the land affected by this Agreement to which such violation relates. Each Owner shall be deemed to be in compliance with this Agreement except to the extent of its own violations of it. The obligations of the Owners hereunder are several and not joint.

The specific remedies to which any party may resort under the terms of this Agreement are cumulative and are not intended to be exclusive of any other remedies or means of redress to which such party may be lawfully entitled under this Agreement or otherwise. The failure of any party to insist in any one or more cases upon the strict performance of any of the covenants of this Agreement shall not be construed as a waiver or relinquishment of such covenant for the future .

9. Severability; Term; Modification; Successors and Assigns. If any term of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such term shall not be affected thereby. Unless extended by written agreement of all parties, this Agreement shall expire and be of no further force and effect upon the earlier of (a) thirty (30) years from the date of this Agreement, or (b) the adoption by the City of Cambridge or any body or instrumentality thereof of any zoning

amendment affecting land within the North Point Traffic and Parking District or any other law or regulation, however styled, exercising zoning or related powers of such City, affecting such land. This Agreement may be changed, waived, discharged or terminated only by an instrument in writing signed by the party against which enforcement of such change, waiver, discharge or termination is sought. This Agreement shall be binding upon and inure to the benefit of and be enforceable by the respective heirs, executors, administrators, successors and assigns of the parties hereto. Nothing in this Agreement shall be deemed to release or modify existing easements or property rights or to grant new easements or property rights.

WITNESS the execution hereof under seal on or as of the day first above written.

Attest: (Seal) COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF CAMBRIDGE

_____ By: _____
Robert Healy, City Manager

Attest: (Seal)

_____ By: _____
Michael H. Rosenberg,
Assistant City Manager
for Community Development

Attest: (seal)

_____ By: _____
George Teso, Director
of Traffic and Parking

[OWNERS]

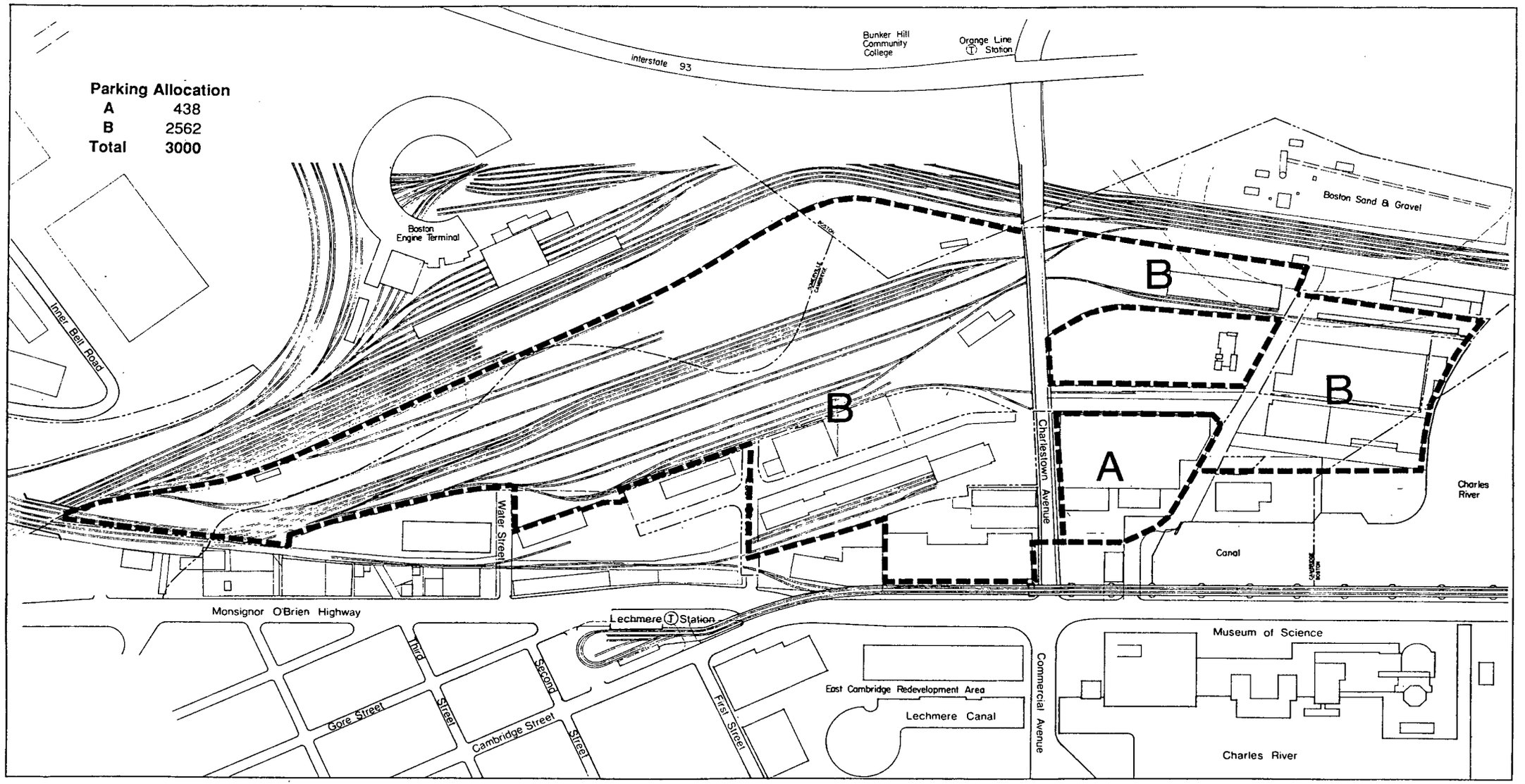
By: _____

By: _____

By: _____

XP:2082/c

EXHIBIT A



North Point

Traffic and Parking District

June 14, 1988

Sasaki Associates, Inc.

EXHIBIT B

Mitigation Methods

1. Encourage staggered or flexible work hours for employees of all tenants in the North Point Traffic and Parking District enjoying access from Monsignor O'Brien Highway through the provision of utilities during off-peak hours and other appropriate means.

2. Promote the use of public transportation by providing transit information and participation in the MBTA commuter pass program including the establishment of a commuter pass sales office within the North Point Traffic and Parking District or other means of facilitating the use of commuter passes.

3. Operate or coordinate with a computer-based ride-sharing information bank and collect and disseminate ride-sharing information to employees and cooperate with other landowners in the East Cambridge Riverfront District in this regard.

4. Reserve spaces at preferential locations for carpool and vanpool parking.

5. Establish reduced parking fees for carpool and vanpool parking.

6. In the case of any hotel within the North Point Traffic and Parking District, encourage the hotel operator to provide an airport motor vehicle shuttle.

7. Provide reduced parking fees on the site for monthly and daily parking spaces not available on working days until after 9:30 A.M.

8. Sensitize tenants to the issue of reducing or eliminating subsidized parking spaces for employees.

9. Make reference to the availability of mass transit facilities in marketing and advertising materials produced for new development projects.

10. Cooperate with the MDC, the MBTA, the City of Cambridge, and neighborhood groups to provide a pedestrian overpass across Monsignor O'Brien Highway serving the relocated MBTA Green Line Lechmere Station.

11. Cooperate with the MDC to provide pedestrian access to Charlestown Avenue for access to the MBTA Orange Line Community College Station from the North Point area.

12. Cooperate with the MDC, the MBTA, and the City of Boston to provide pedestrian access to North Station from the North Point area, to the extent feasible.

13. Cooperate with the MDC, the MBTA, and the City of Cambridge, and the City of Boston to improve pedestrian access to the MBTA Green Line Science Park Station from the North Point area.

14. Cooperate with Riverside Galleria Associates Trust to coordinate service to the North Point area with the Galleria shuttle bus system.

15. Cooperate with the MDC, the City of Cambridge, and the City of Boston to establish bicycle paths.

16. Provide bicycle parking racks.

17. Cooperate with the East Cambridge Transportation Coordinator.

XP:2082/c

AGREEMENT FOR DESIGN REVIEW GUIDELINES

This Agreement for Design Guidelines ("Agreement") for the North Point Residential, Office, and Business District (the "District"), Cambridge, Massachusetts, is made as of the ____ day of _____, 1988, by and among the City of Cambridge, Massachusetts (the "City") and the undersigned owners of land within the District (each, an "Owner," and collectively, the "Owners").

WHEREAS, with the creation of the District through proposed Article 16.000 of the Cambridge Zoning Ordinance (the "Ordinance"), the City is implementing a downzoning of the land within the District;

WHEREAS, Section 16.41 of the Ordinance requires that development in the District to be reviewed by the Cambridge Planning Board (the "Board") under the Development Consultation Procedure as defined in Section 11.40 of the Ordinance, as modified in such Section 16.41; and

WHEREAS, design guidelines have been established by mutual agreement among the City and the Owners as requirements for, and to give general direction to, development in the District and for the Development Consultation Procedure under Section 16.41 of the Ordinance; and

WHEREAS, the City and the Owners are executing this Agreement in reliance upon their respective rights, undertakings and obligations hereunder;

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby severally acknowledged, the parties agree as follows:

1. Exhibit A hereto contains the design guidelines agreed to among the City and the Owners (the "Design Guidelines"). The Design Guidelines set forth in boldface type in said Exhibit A (the "Requirements") shall be deemed requirements for development in the District and are binding on the City and the Owners pursuant to this Agreement. Additional materials, including all drawings and plans, are included in Exhibit A for explanatory purposes and to give general direction to the design of buildings within the District, but are non-binding (regardless of any reference, express or implied, to them in the Requirements).

2. The Design Guidelines and this Agreement may be amended from time to time only by mutual, written agreement by and among the City and all of the Owners, a copy of which the City's Community Development Department ("C.D.D.") shall file promptly with the records of the Board.

3. The following design review process shall apply in the District: the Owners shall construct in the District only such improvements as are in accordance with the Requirements (as the same may be amended from time to time by amendments to the Design Guidelines in accordance with the foregoing), and for which plans and specifications have been or are to be reviewed pursuant to the terms of the following design review process:

(a) All submissions shall be made to C.D.D. in writing, and C.D.D. shall issue receipts for all such submissions upon the making thereof. Each Owner may rely upon any communication received from the Board as being duly approved and executed on behalf of the Board so long as the same has been given by the Chair of the Board.

(b) The Owner proposing an improvement within the District to which the Development Consultation Procedure applies shall submit to C.D.D. all plans and documents necessary for design review by the Board at the following stages:

Preliminary Design Development
Final Design Development
40% Working Drawings
90% Working Drawings
Final Working Drawings

The information submitted at the Preliminary Design Development stage shall conform to the requirements set forth in Section 11.45 of the Ordinance. Furthermore, the architectural and landscape design sections of the three sets of Working Drawings referred to in this Section 3(b) (40%, 90% and Final) shall be reviewed by the Board for consistency with the Design Guidelines, and the Preliminary and Final Design Development submittals referred to above. At the end of review of Final Working Drawings, the Board will certify in writing as to the compliance of the appropriate Owner with this Agreement.

(c) At the Preliminary Design Development stage, the Board shall follow the "Large Project Procedures" of the Development Consultation Procedure, as specified in Sections 11.40 and 11.44 of the Ordinance and at said stage, the Owner proposing the improvement involved shall give at least five (5) working days' written notice of its intention to submit the required plans and documents.

(d) In connection with the design review process, the Board shall advise the Owner proposing such improvements of all respects in which it finds such Owner's submissions to violate the Requirements, as follows: As expeditiously as possible, but in any event not later than fifteen (15) working days after submission by such Owner of any materials which require review in accordance with the Development Consultation Procedure, the Board shall notify such Owner in writing either that such materials comply with the Requirements or of the specific respects in which it finds such materials to violate the Requirements. To the extent the Board does not notify such Owner in writing within said fifteen (15) working day period of all specific respects in which it finds such materials to violate the Requirements, such materials shall be deemed to be in compliance with the Requirements. With respect to any specific material which the Board notifies such Owner is in violation of the Requirements, such Owner shall either resubmit appropriate material, altered in an effort to remove such violation, or initiate the Dispute Resolution Procedure set forth in Section 4 below. Subject to such Dispute Resolution Procedure, all resubmissions and subsequent responses thereto shall be made and given in accordance with the procedure hereinabove provided for the original submission, until the relevant materials shall be found to comply, or shall be deemed to be in compliance, with the Requirements, as set forth above.

(e) In connection with the foregoing, the Board and each Owner (collectively, the "parties" and each "party") contemplate and agree that submission and review of design material will be a continuing process, with the parties working cooperatively and expeditiously in good faith with respect to the design of the development in the District.

(f) Either party may notify the other that it deems any action of submission or response unreasonable or in bad faith, describing the consequences of such action and requesting accelerated review of the submission to ameliorate such consequences. Failure to give written notice within fifteen (15) working days of any such action shall be deemed acknowledgment of the reasonableness thereof. Failure to make written protest of any notice within ten (10) working days thereof shall constitute acquiescence to the requested relief.

4. With respect to each proposed improvement in the District, either the Board or the Owner proposing such improvement may request that any matter in dispute arising under this Agreement be resolved by the dispute resolution procedure (the "Dispute Resolution Procedure") specified in this Section.

(a) The party desiring to initiate the Dispute Resolution Procedure shall give written notice to that effect to

the other party and shall in such notice appoint a panelist on its behalf. Within three (3) days after receipt of such notice, the other party shall by written notice to the original party appoint a panelist on its behalf. The panelists thus appointed shall appoint a third panelist, and such three panelists shall determine as promptly as possible such matter, provided, however, that

(i) if only one party appoints a panelist as aforesaid, that panelist shall proceed to determine such matter; and

(ii) if the two panelists appointed by the parties shall be unable to agree, within three (3) days after both panelists have been appointed, upon the appointment of a third panelist, they shall give written notice of such failure to agree to the parties, and if the parties fail to agree upon the selection of such third panelist within three (3) days after the panelists appointed by the parties give notice as aforesaid, then within three (3) days thereafter either of the parties hereto may request the most senior official of the Boston Society of Architects to appoint the third panelist.

(b) Each panelist appointed pursuant to this Section shall be a disinterested person with at least ten years of professional design experience with respect to the matter to be determined.

(c) The Board and the Owner proposing such improvement shall be entitled to present evidence and argument to the panelists who shall make every effort to reach a determination within fifteen (15) working days after presentation of evidence and argument.

(d) The determination of the majority of the panelists, or of the sole panelist, as the case may be, shall be conclusive upon the parties with respect to the specific proposed improvements being reviewed by the panelists as well as all further design and development within the District. The panelists, or the sole panelist, as the case may be, shall given written notice to the parties stating their or his determination, and shall furnish to each party a signed copy of such determination. A copy of such determination shall be filed by the Board with the official records of the City and of the Board and shall be conclusively binding on the Board and the Owner.

(e) Each party shall pay the fees and expenses of the panelist appointed by such party and one-half of the fees and expenses of the third panelist, if any.

(f) The parties agree to use reasonable efforts in good faith to resolve by agreement between them any dispute which is capable of submission to the Dispute Resolution Procedure prior to initiating such procedure. The parties further agree to use reasonable efforts to maintain lists of potential panelists for the Dispute Resolution Procedure.

5. Each of the Owners and the Board shall have the right to specific enforcement of this Agreement, to the restraint by injunction of the covenants, conditions or provisions of this Agreement, and/or to a decree compelling performance of or compliance with any of such covenants, conditions or provisions; provided, however, that the liability of any Owner hereunder shall be limited to such matters as relate specifically to land owned by it, and each of the Owners shall have no liability except for its own violations of this Agreement, in which event its liability shall not be personal but shall be limited to its interest in the land affected by this Agreement to which such violation relates. Each Owner shall be deemed to be in compliance with this Agreement and the Requirements except to the extent of its own violations of this Agreement or the Requirements. The obligations of the Owners hereunder are several and not joint.

The specific remedies to which any party may resort under the terms of this Agreement are cumulative and are not intended to be exclusive of any other remedies or means of redress to which such party may be lawfully entitled under this Agreement or otherwise. The failure of any party to insist in any one or more cases upon the strict performance of any of the covenants of this Agreement shall not be construed as a waiver or relinquishment of such covenant for the future .

6. As used herein, the term "working days" shall mean all days other than Saturdays, Sundays and legal holidays in the City of Cambridge. If any term of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such term shall not be affected thereby. Unless extended by written agreement of all parties, this Agreement shall expire and be of no further force and effect upon the earlier of (a) thirty (30) years from the date of this Agreement, or (b) the adoption by the City of Cambridge or any body or instrumentality thereof of any zoning amendment affecting land within the North Point Residence, Office and Business District or any other law or regulation, however styled, exercising zoning or related powers of such City, affecting such land. This Agreement may be changed, waived, discharged or terminated only by an instrument in writing signed by the party against which enforcement of such change, waiver, discharge or termination is sought. This Agreement shall be binding upon and inure to the benefit of and

be enforceable by the respective heirs, executors, administrators, successors and assigns of the parties hereto. Nothing in this Agreement shall be deemed to release or modify existing easements or property rights or to grant new easements or property rights.

WITNESS the execution hereof under seal on or as of the day and year first above written.

Attest: (Seal)

CITY OF CAMBRIDGE

_____

By: _____
Robert W. Healy, City Manager

Attest: (Seal)

_____

By: _____
Michael H. Rosenberg, Assistant City Manager for Community Development

Attest: (Seal)

By: CAMBRIDGE PLANNING BOARD

_____

By: _____
Paul Dietrich, Chairman

[OWNERS]

By: _____

By: _____

By: _____

XP:2279/c

EXHIBIT A

North Point

Residence, Office and Business District

Design Guidelines

June 20,1988

Sasaki Associates, Inc.

Watertown, Ma.

INTRODUCTION:

This document describes the design principles for the North Point project and it is divided into four sections: Design Principles, Roadway and Circulation Framework, Open Spaces and Elements of Form.

The North Point project is planned to be an urban environment that will be active during the day and evening with residential and office uses. The site is located on the Charles River with spectacular views of Boston's skyline and it is adjacent to the Boston Museum of Science and East Cambridge. At this location the site is uniquely situated to provide a distinctive setting for a high quality urban development.

The North Point Owners Association has established a development concept for the site that will be a positive addition to the East Cambridge environment. The project has been planned to respond to pedestrian and automobile transportation, environmental and community constraints and concerns; and to create a highly imageable environment and strong sense of place.

A. DESIGN PRINCIPLES

The goal of the North Point plan is to create an urban district with a diversity of uses consisting of moderate scale building which frame a public open space system. The open space system will extend across the site connecting it directly to East Cambridge and the Charles Riverfront.

The streets and blocks at North Point will organize the buildings to form a natural extension of the nearby East Cambridge Riverfront city block grid. Within North Point streets and blocks are a series of public spaces which are clearly defined as part of the public realm and are interconnected by the primary spine street. This primary street will connect the districts pedestrian ways and open spaces to the Charles River, East Cambridge and the Greenline MBTA station providing clarity and continuity to the plan. The buildings at North Point will create a framework for defining the streets and open spaces with consistent setbacks from public ways.

The North Point plan avoids single use precincts and encourages the mix of office and residential uses within the same development zone to create active environments throughout the day and evening. The plan also has the flexibility for street level retail uses which will provide more activity along the main thoroughfare.

The public open spaces and roadways at North Point make connections between uses on the site and off of the site. The plan proposes a major new path for direct public access to the riverfront from the new Lechmere MBTA station. The district's primary spine street forms this link from the Charles River waterfront edge to the MBTA station and to the East Street entrance which is also the district's gateway to and from East Cambridge.

Major urban parks are planned at North Point. A waterfront park is planned along the Charles River which will take advantage of the spectacular views to the city skyline and river. To the west of Charlestown Avenue a central public square is planned which will create a focus for the district west of Charlestown Avenue.

B. ROADWAY AND CIRCULATION FRAMEWORK

The roadway plan for North Point proposes that the site will be serviced by a primary loop road which will provide access to the site from Monsignor O'Brien Highway at East Street and Industrial Way. The primary roadway will continue from this loop in a easterly direction towards the River's edge linking the projects open spaces to the riverfront. Connecting to the primary loop roadway will be a simple block pattern of secondary roadways which will provide each development parcel on the site with public access. As with the major spine road, these roads will be largely defined by the buildings at their edges.

The primary roadways on the site will connect larger open spaces on the site and they will provide a continuity of urban landscape. The primary loop road will provide for up to four travel lanes with the potential for five at the points of entry onto Monsignor O'Brien Highway. As shown on the open space plan, significant portions of the north side of the roadway from the MBTA station to the water's edge will include a major pedestrian path and allee of trees.

C. OPEN SPACES

Two major public open spaces are proposed by the plan; á waterfront park, and a central park square. These parks will be connected to each other and to the MBTA station by the site's roadways and linear park system. The detailed program for each park will be developed in cooperation with the MDC and the City of Cambridge.

The waterfront park will be a focus for the office and residential uses that face it. This park will also function as a destination for North Point and Cambridge residents and workers who will arrive via North Point's open space system or the MDC's Charles River park system. The park will be largely lawn and trees and have sufficient area for passive recreation. Finger parks will extend from the waterfront park connecting it to the major roadway, providing direct waterfront access to the pedestrian system at North Point.

A major central park is located west of the Charlestown Avenue Bridge. This park will be the focus of the adjacent office and residential uses. The open space areas in this park will be largely trees and grass and provide a passive recreational amenity.

A smaller park is proposed adjacent to East Street at the new Lechmere MBTA station on the MBTA property. This park will be the beginning of the linked pedestrian open space system from East Cambridge and the Green Line station.

The major open space areas on the site will be connected to each other by a widening of the spine road right of way which will be planted to create a pedestrian walkway and visual connection between North Point's open spaces and the Charles River. This linear green space along the spine road will connect to the waterfront park with small open spaces between the blocks.

A park with a minimum width of 50 feet of green space is planned along the Charles River edge. This parkway will provide for public access and movement as part of the MDC system.

D. ELEMENTS OF FORM

Height:

The North Point project has been planned so that building height and bulk will relate compatibly to the building heights of the neighboring development at Lechmere Canal and help overcome the effects of the elevated roadway of Charlestown Avenue Bridge and the proposed I-93 ramp.

The highest buildings at North Point will be limited to a maximum height of 160 feet. These buildings will be located adjacent to the Charlestown Avenue Bridge and on the north side of the project site near the railyards. At these locations the buildings will provide North Point with a barrier from the visual and noise impacts of the elevated Charlestown Avenue Bridge and from the proposed ramp. These buildings will also take advantage of the views of Boston skyline, the Charles River and East Cambridge and they will maximize the amount of sunlight that will reach major open spaces.

Building heights will step down from the north side of the site to lower height zones at the south side of the project which are more compatible to neighboring development at Lechmere Canal and the Charles River edge. A 125-foot zone and an 85-foot height zone achieve this gradual reduction in height across the site with the 85-foot zone being adjacent to and matching the building height limitation at Lechmere Canal.

Massing:

While North Point will be a new area, it is still considered an extension of the Lechmere Canal Development area and East Cambridge, with the pattern of urban streets of these areas being extended onto the site. **The streets at North Point will be defined by buildings. Each building will have a clearly articulated base, middle and top, so as to create a streetscape that is at a human scale.**

Each building will conform to the following general requirements which apply to building massing design:

1. **Each Base will be composed of one to three floors.**

2. **Each Base will be clearly articulated from the rest of the building** and it will be designed to define an appropriate human scale at the street level.

3. **As buildings increase in height, they should be broken down in scale toward the top.** The top may be differentiated by a change in the window rhythm, change in apparent floor height, setback, or use of alternate materials or a combination of these elements.

4. **Rooftop elements such as mechanical penthouses and elevator overruns will be screened from views from above and below with roof or wall enclosures which, in their configuration, materials, coloration and surface design are compatible with roof and wall materials of the building.**

5. **Distinctive corner and entry treatments may differ from the Base, Middle, and Top guidelines** of this section in order to enhance the building facades.

When possible, building massing for North Point should be arranged so that major open spaces at North Point maximize the hours of available sunlight. When buildings border the public domain they should form a common wall with adjacent buildings responding to their neighbors in an architecturally compatable manner. **The creation of alleyways between buildings that are visible from the public realm is not encouraged.**

Building Edge:

The use of buildings to create a street edge is required. This may be accomplished by setbacks and cornice lines which are consistent between buildings along the spine road and on the same block. The consistent alignment of buildings with streets and open spaces will also help unify the entire North Point district.

Along the spine road west of Charlestown Avenue, building faces will be approximately 40 feet from the curb along the north side and approximately 20 feet along the south side. East of Charlestown Avenue, setbacks from the curb are 20 feet on the north side and 40 feet on the south. Along a realigned Industrial Way, there is 16 feet from curb to face of building on both sides. Pedestrian paving along the other roads will generally be between 12 and 15 feet in width inclusive of curb and planting areas.

ARCHITECTURAL DETAIL:

Materials:

All buildings should be faced predominantly with authentic brick and/or stone masonry. Stone masonry is defined as granite, limestone, marble or other natural stone or high-quality cast stone. String courses, lintels, sills and trim of complimentary materials are encouraged to soften and refine these facades. The highest quality of materials should be used at the pedestrian level of all buildings.

Windows:

Strip windows will be avoided. Glass curtain walls are permitted to be included as components of middle divisions where combined with major vertical masonry elements. Expansive glass and transparency at street level is encouraged.

Color:

The colors must be compatible to the general palette of colors and materials that have been used for the Lechmere Canal Development in East Cambridge.

Signs:

Signage will conform to relevant city ordinances. Bases should be designed to accommodate signage in an orderly and attractive manner.

Parking Structures:

Facades of parking structures which face major streets, open space or residential uses will be designed with horizontal perimeter openings. Continuous horizontal strip openings are to be avoided; and in no case should opening exceed 45 feet in width.

STREETSCAPE

The North Point streets consist of the main spine road and the secondary streets that branch from it. Three design elements should be considered for these streets; pedestrian paving, street lighting and street trees.

Pedestrian Paving:

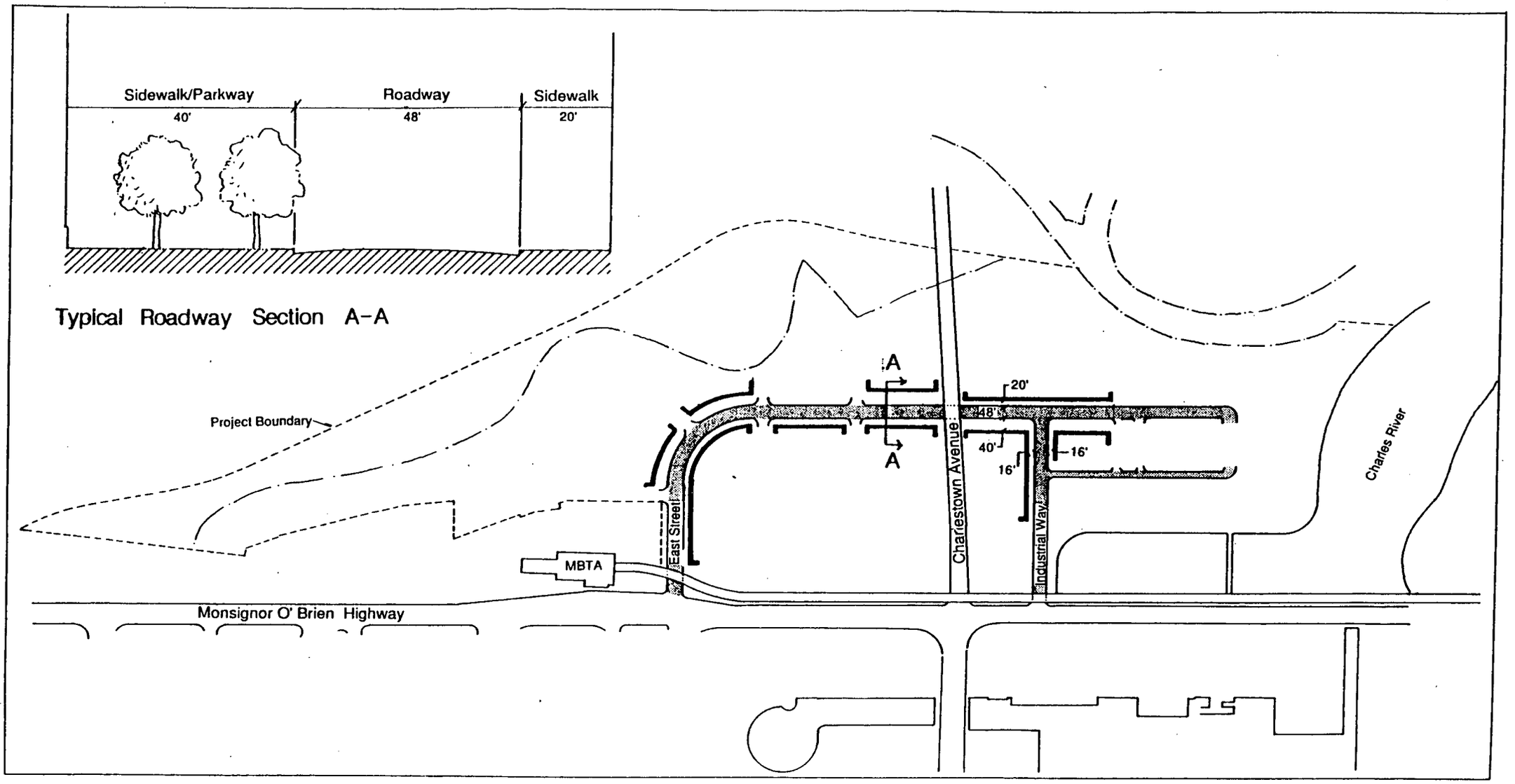
The pedestrian paving widths will be established based on pedestrian use. A range of pedestrian way types will be developed including the main spine from the MBTA station to the river, secondary streets, streets boardering public open space, and the river edge promenade. **The paving materials for the pedestrian areas shall be established to provide a sense of continuity, with paving patterns being designed to reflect building modules and building entries, street crossings and other significant places. All pedestrian paving will be separated from roadways by granite curbing.**

Street Lighting:

Street lighting will help provide North Point with a unified network of streets and spaces as well as provide suitable light levels for safety. **Lighting types will relate to the different uses of each vehicular and/or pedestrian way including the main street, secondary streets, the riverfront promenade and other public open spaces.**

Street Planting:

The three dimensional scale and impact of the tree lined streets and open spaces are important aspects of the North Point plan. **The grid of tree rows formed by street plantings is intended to organize the open spaces of the project. Tree types and species will be chosen for use so that complimentary species and appropriate scale of tree size are selected for each area.**

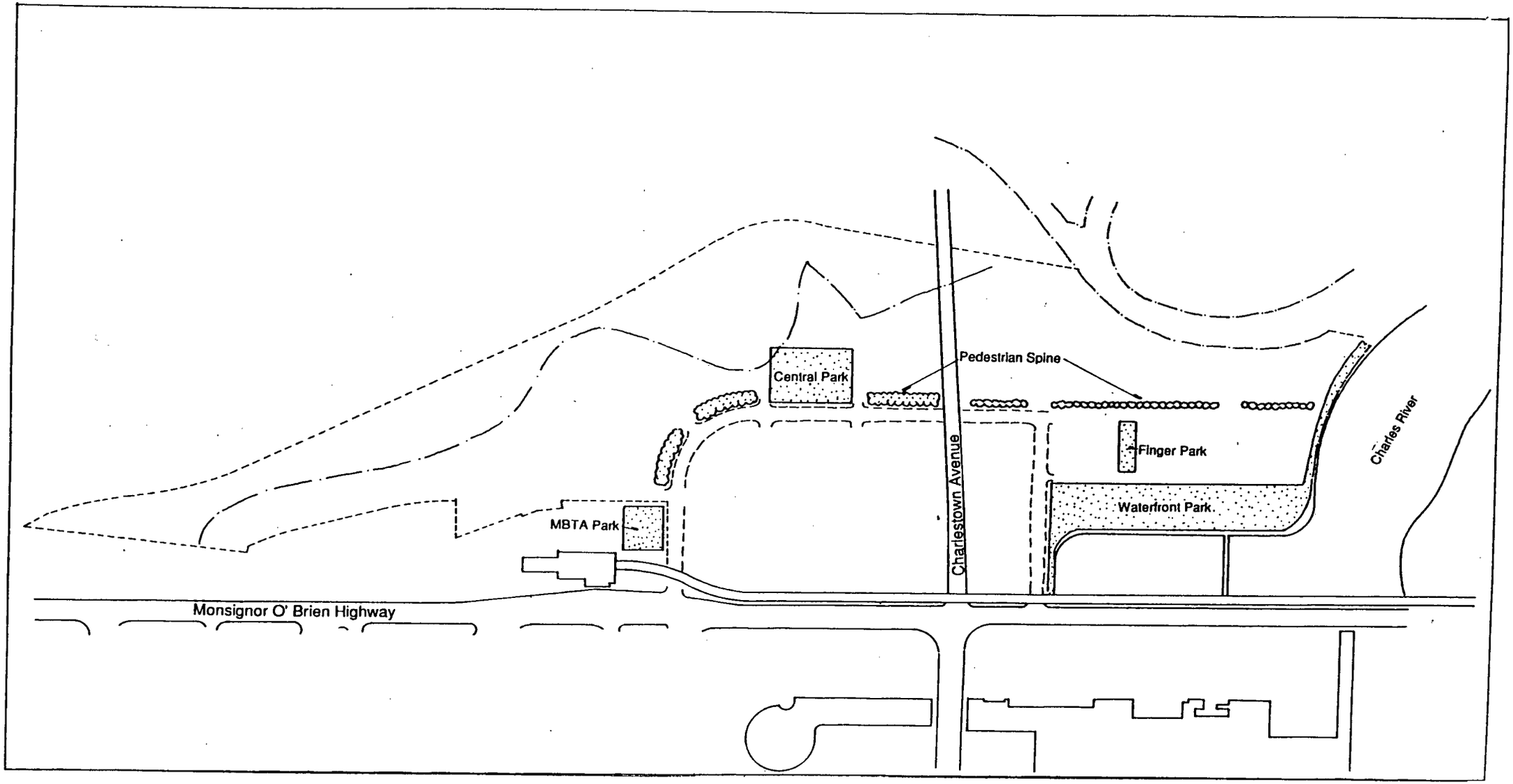


North Point

Residence, Office, Business District

CONCEPT PLAN - *Major Roadways*

May 25, 1988



North Point

Residence, Office, Business District

CONCEPT PLAN – *Open Space*

May 25, 1988

North Point Office, Residence, and Business District Explanation of Zoning Proposal and Comparison with Existing Zoning

The North Point Owners' proposal has grown out of the meetings the North Point Owners have had with the Community Development Department, a representative from the Planning Board, and neighborhood representatives, as the so-called North Point Working Group. Although the proposal was not generated by the Working Group, it reflects concerns raised there and attempts to resolve the significant issues in a constructive and straightforward fashion.

The North Point Owners' proposal consists of three documents:

1. A zoning amendment which would add Article 16 to the Cambridge Zoning Ordinance, significantly and in every respect downzoning the North Point area;

2. A Traffic Mitigation Agreement enforceable by the City of Cambridge which would: (a) limit the traffic impacts of development in the North Point area (including development in adjacent parts of Somerville and Boston outside the jurisdiction of the City of Cambridge's zoning powers) in a direct fashion, by limiting the number of parking spaces within the North Point area which are accessible from Monsignor O'Brien Highway, and (b) require specific traffic mitigation measures; and

3. Design Guidelines which will guide development in the North Point area, under a contract enforceable by the City of Cambridge through the Planning Board.

The zoning amendment itself follows the traditional mode of establishing controls on use, dimensions, and density on a lot-by-lot basis, but it also requires linkage. The traffic mitigation agreement imposes the overall limit on development, while the zoning and the design guidelines together provide for public review of development proposals. Each part of the proposal is explained in more detail below.

I. Zoning Amendment

The zoning amendment represents a significant downzoning from the existing Industry B designation, as the following chart illustrates:

	Existing Zoning Industry B District	Proposed Rezoning New District
FAR:	4.0	2.0, with incentives to 3.5 for housing, 3.0 for other uses
Height Limitation:	- none -	160, 125, and 85 feet
Parking and Loading Requirements:	- specified minimums and maximums	same, figures, but maximums only - no minimums
Open Space:	- none required -	10% of all parcels; neighbors can combine to provide in aggregate.
Uses:	nearly everything except housing	nearly everything except open lot storage and heavy industry, which are permitted only on a limited basis next to existing like uses
Limitations on extent of permitted uses:	- none -	retail (including first floor banks) is limited to 25% of gross floor area or 30,000 and is allowed only on first or second floors (except that eating and drinking establishments can be on any floor); cinemas and theatres, etc. are permitted to be open to the public on weekdays only after 7:30 p.m.; and certain traffic-intensive uses, such as doctors' offices, health clubs, and

		auditoriums are permitted as accessory uses and limited to 25% of gross floor area.
Environmental Protection Standards:	- none -	specified. Note trash must be kept inside.
Development Review:	- none -	Development Consultation Procedure (before Planning Board)
Linkage:	- none -	$1.50 for office, $.25 for housing, to be spent primarily within North Point.

It should be noted that the linkage provisions of the proposed zoning amendment are based on those set forth in the linkage proposal recently introduced by the City, except that the North Point proposal requires linkage (at a reduced rate) for residential developments containing less than 10% affordable units. In addition it permits installment payments and makes clear that changes in the linkage rate would be made in accordance with Chapter 40A.

II. Traffic Mitigation

The Traffic Mitigation Agreement does two things: first, it imposes an overall limit on additional development accessible from Monsignor O'Brien Highway; and second, it requires the North Point Owners to take a number of measures to mitigate traffic generated within the North Point area. The Agreement deals with the traffic issue directly by limiting parking spaces. The two functions of the Traffic Mitigation Agreement are discussed below.

1. Development Limits. The concern for an overall limitation on development arose from the traffic studies performed by Vanasse Hangen Brustlin for the City, and relates to the traffic carrying capacities of Monsignor O'Brien Highway. Accordingly, it seemed appropriate to address that concern directly from a traffic standpoint, which is what the Traffic Mitigation Agreement will do. Sasaki Associates, as planning and traffic consultant for the North Point Owners, has determined that the appropriate scale of

additional development accessible from Monsignor O'Brien Highway is 2,000,000 square feet of office use, or the equivalent. The Traffic Mitigation Agreement would limit new development within the North Point area which is accessible from Monsignor O'Brien Highway to that level, by means of limiting the number of parking spaces. Sasaki generated a figure of 3,000 parking spaces for additional office use by applying to the 2,000,000 square foot figure a parking ratio of 1.5 spaces per 1,000 square feet of office space. This 3,000 parking space limitation is the basis of the Traffic Mitigation Agreement.

All uses other than housing are treated the same as office use for purposes of the 3,000 parking space limitation. Housing uses do not generate equivalent traffic (because the parking spaces are more typically used for storing cars rather than enabling commuter use), and so are permitted a greater number of parking spaces than are other uses. Vanasse Hangen Brustlin, the City's traffic consultants, calculated that one housing unit generated as much traffic as 100 square feet of office, which results in a trade-off of one office parking space for every 6.67 housing units (if one housing unit equals 100 square feet, ten housing units equals 1,000 square feet, and applying the parking ratio of 1.5 parking spaces per 1,000 square feet, 1.5 parking spaces is equivalent to ten housing units and therefore one office parking space is equivalent to 6.67 housing units). According to Sasaki, this trade-off remains accurate so long as there are not more than two cars per housing unit, and for that reason we have limited the number of parking spaces for housing units to a maximum of two each. There is no impact on housing units for which no parking is provided.

It should be recognized that the Traffic Mitigation Agreement would restrict the number of commercial parking spaces, not commercial gross square feet; thus the developers are free to try to market more commercial space with the same (limited) amount of parking. Traffic mitigation thus becomes a self-fulfilling prophecy.

It should also be noted that the Traffic Mitigation Agreement is concerned solely with traffic impacts on Monsignor O'Brien Highway. If access is provided other than via Monsignor O'Brien Highway (i.e., by means of a bridge across the railroad tracks from Somerville), additional development using that means of access would be permitted, within the envelope permitted under the zoning amendment.

2. Traffic Mitigation Measures. The Traffic Mitigation Agreement also requires the landowners to form an Owner's Association and for that Association to implement certain traffic mitigation measures which are listed in Exhibit B to the Traffic Mitigation Agreement (copy attached for reference). These are a composite of mitigation measures required at Simplex and other developments as well as items specific to North Point.

III. Design Guidelines

Sasaki has prepared design guidelines which incorporate several of the design principles enunciated in the East Cambridge design guidelines which have been applied to development within the Lechmere Triangle, as well as set out a roadway and open space plan for the North Point area. The plan calls for a primary spine roadway running from East Street to the Charles River, intersecting with a straightened Industrial Way, as well as connecting secondary roadways, a large waterfront park, a major open space westerly of Charlestown Avenue, and a high level of landscaping and tree planting. Design review would be conducted by the Planning Board under the same procedure followed at Simplex.

XP-2679/c

EXHIBIT B

Mitigation Methods

1. Encourage staggered or flexible work hours for employees of all tenants in the North Point Traffic and Parking District enjoying access from Monsignor O'Brien Highway through the provision of utilities during off-peak hours and other appropriate means.

2. Promote the use of public transportation by providing transit information and participation in the MBTA commuter pass program including the establishment of a commuter pass sales office within the North Point Traffic and Parking District or other means of facilitating the use of commuter passes.

3. Operate or coordinate with a computer-based ride-sharing information bank and collect and disseminate ride-sharing information to employees and cooperate with other landowners in the East Cambridge Riverfront District in this regard.

4. Reserve spaces at preferential locations for carpool and vanpool parking.

5. Establish reduced parking fees for carpool and vanpool parking.

6. In the case of any hotel within the North Point Traffic and Parking District, encourage the hotel operator to provide an airport motor vehicle shuttle.

7. Provide reduced parking fees on the site for monthly and daily parking spaces not available on working days until after 9:30 A.M.

8. Sensitize tenants to the issue of reducing or eliminating subsidized parking spaces for employees.

9. Make reference to the availability of mass transit facilities in marketing and advertising materials produced for new development projects.

10. Cooperate with the MDC, the MBTA, the City of Cambridge, and neighborhood groups to provide a pedestrian overpass across Monsignor O'Brien Highway serving the relocated MBTA Green Line Lechmere Station.

11. Cooperate with the MDC to provide pedestrian access to Charlestown Avenue for access to the MBTA Orange Line Community College Station from the North Point area.

12. Cooperate with the MDC, the MBTA, and the City of Boston to provide pedestrian access to North Station from the North Point area, to the extent feasible.

13. Cooperate with the MDC, the MBTA, and the City of Cambridge, and the City of Boston to improve pedestrian access to the MBTA Green Line Science Park Station from the North Point area.

14. Cooperate with Riverside Galleria Associates Trust to coordinate service to the North Point area with the Galleria shuttle bus system.

15. Cooperate with the MDC, the City of Cambridge, and the City of Boston to establish bicycle paths.

16. Provide bicycle parking racks.

17. Cooperate with the East Cambridge Transportation Coordinator.

XP-2679/c

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Department

Date September 30, 1988

From Joseph E. Connarton
City Clerk

Reference

Subject WRITTEN PROTEST - PLANNING BOARD NORTH POINT PETITION.

Enclosed you will find two copies of the written protest to the petition of the Planning Board to rezone land in the North Point area.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Department.

Your kind attention in this matter will be greatly appreciated.

September 26, 1988

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Ave.
Cambridge, Massachusetts 02139

Dear Mr. Connarton:

We the undersigned Cambridge landowners, oppose in its entirety the changes in the Cambridge Zoning Ordinance proposed by the Planning Board of the City of Cambridge which would harshly regulate zoning along Monsignor O'Brien Highway and the Northpoint area.

Our buildings along Monsignor O'Brien Highway are all used for business purposes; none are residential. Nearly all of the buildings have a 4.0 FAR or greater. The railroad occupies the land behind our buildings and it is certain that the tracks will not be removed to make room for devlopment while the North Station is in operation. We object to the limitations proposed in the petition.

We are the owners of real estate which will be affected by the prposed changes. We therefore oppose the petition which will be heard by the Ordinance Committee on Wednesday, September, 28, 1988 at 6:30 P.M.

Date	Name of Owner or Agent	Property Address(es)
Sept/26/88	SUPERIOR NUT CO., INC. [signature] PRES.	225 MONSIGNOR OBRIEN HWY.
9/26/88	Prentice Realty Trust Anthony J. Cherty	245 Msgr OBrien Hwy
9-26 88	Richard J. Sullivan	221-223 Msgr. OBrien Hwy.
9/26/88	Robert L. Depard (Modern Continental)	258 Msgr O'Brien Hwy
9/28/88	E. J. Frahinian P/A	207 MSGR O'BRIEN HWY (201)

RECEIVED AT ROSTRUM 9/28/88 AT 7 P.M.

The Commonwealth of Massachusetts
Executive Office of Transportation & Construction
Office of the Secretary
10 Park Plaza, Room 3510
Boston, MA 02116-3969
Telephone 973-7000

Michael S. Dukakis
Governor
Frederick P. Salvucci
Secretary
and
M.B.T.A. Chairman

Mr. Robert W. Healy
City Manager
Executive Department
Cambridge, MA 02139

Dear Mr. Healy:

In response to your letter of May 9, 1988 relative to the Executive Office of Transportation and Construction's (EOTC's) plans to utilize property for transportation purposes in the North Point Section of Cambridge, please be advised that EOTC has several major transportation projects planned for this area.

As you know, the MBTA is currently planning to construct a new Lechmere Station in this area, as well as a Carhouse and Maintenance Facility on land adjacent to the New Lechmere Station.

In addition, there are several major projects planned for commuter rail passenger service in the area. Those projects include a Maintenance of Way Facility, a Materials and Storage Yard Facility, a Layover Facility for midday storage of vehicles, and a major renovation and expansion of the Boston Engine Terminal, which is the MBTA's sole major commuter rail vehicle repair facility.

The property in the North Point Area, particularly property currently utilized for railroad purposes, is critically needed for all of the above-mentioned projects. The property must, therefore, be preserved for transportation purposes.

88 JUL 12 PM 1 00

Over the last several years, commuter rail usage has increased an average of 10% a year, with a continued 10% average increase in ridership projected for the next ten years. In order to adequately provide service for this growing commuter rail demand, the MBTA is planning to substantially expand its fleet of passenger vehicles, which will require construction of the facilities previously outlined.

The railroad property in the North Point Area which abuts existing MBTA facilities, all of the railroad lines operating out of North Station, as well as the existing Green Line to Lechmere is therefore critically needed to insure continued quality mass transportation service in the future. Specifically this property consists of the so-called Piggyback Yards, all railroad property adjacent to the Piggyback Yards and the MBTA's Boston Engine Terminal. Yards 8 and 21 in Somerville are also needed.

Any re-zoning planned for the North Point Area by the City should take into consideration and be compatible with the planned transportation uses for this area. Provisions for appropriate buffer areas should also be considered.

With the continued cooperation of the City of Cambridge, we are certain that both the City's revitalization plan for the North Point Area can be accomplished, and the future regional transportation needs of the Commonwealth can be met.

I thank you for your interest and continued cooperation in this matter. If you need any additional information, please contact Cheryl Soon, Assistant Secretary for Real Estate and Land Development at 973-7011.

Sincerely,

Frederick P. Salvucci
Secretary
and
M.B.T.A. Chairman

The Commonwealth of Massachusetts
Executive Office of Transportation & Construction
Office of the Secretary
10 Park Plaza, Room 3510
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Boston, MA 02116-3969
Telephone 973-7000
TDD (617) 973-7306

Michael S. Dukakis
Governor
Frederick P. Salvucci
Secretary
and
M.B.T.A. Chairman

July 20, 1988

Mr. Robert W. Healy
City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: North Point Area

Dear Bob:

In my letter of July 7, 1988, I described several MBTA needs for property in this area as well as the need to create appropriate buffers to the MBTA's use. There are, however, additional transportation needs in the area and I felt it was important to add to my previous letter.

First, as you are well aware, traffic in this area is already severely congested and any development would only further complicate a difficult situation. We are already concerned with the abilty of the regional network to handle the traffic that will be created by development already approved by the City of Cambridge. It would be better to monitor the situation before adding any development in North Point and to have the City and State work together on resolving the sub-regional roadway system for Lechmere.

Second, I wish to call to your attention the fact that all of the railroad property is subject to M.G.L. c. 161C, the Commonwealth's right of first refusal, and to M.G.L. c. 40, s.54A which requires the Secretary of Transportation's approval before any building permit is issued. This office in the past has denied approval when it is necessary to protect the area for potential transportation improvements.

I understand that the subject of North Point will be discussed with the City Council this evening. If I can be of any service, please let me know.

Sincerely,

Frederick P. Salvucci
Secretary

FPS/CDS/gpl

The Commonwealth of Massachusetts
Executive Office of Transportation & Construction
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Telephone 973-7000
TDD (617) 973-7306

Michael S. Dukakis
Governor
Frederick P. Salvucci
Secretary
and
M.B.T.A. Chairman

July 20, 1988

Mr. Robert W. Healy
City Manager
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: North Point Area

Dear Bob:

In my letter of July 7, 1988, I described several MBTA needs for property in this area as well as the need to create appropriate buffers to the MBTA's use. There are, however, additional transportation needs in the area and I felt it was important to add to my previous letter.

First, as you are well aware, traffic in this area is already severely congested and any development would only further complicate a difficult situation. We are already concerned with the abilty of the regional network to handle the traffic that will be created by development already approved by the City of Cambridge. It would be better to monitor the situation before adding any development in North Point and to have the City and State work together on resolving the sub-regional roadway system for Lechmere.

Second, I wish to call to your attention the fact that all of the railroad property is subject to M.G.L. c. 161C, the Commonwealth's right of first refusal, and to M.G.L. c. 40, s.54A which requires the Secretary of Transportation's approval before any building permit is issued. This office in the past has denied approval when it is necessary to protect the area for potential transportation improvements.

I understand that the subject of North Point will be discussed with the City Council this evening. If I can be of any service, please let me know.

Sincerely,

Frederick P. Salvucci
Secretary

FPS/CDS/gpl

The Commonwealth of Massachusetts
Executive Office of Transportation & Construction
Office of the Secretary
10 Park Plaza, Room 3510
Boston, MA 02116-3969
Telephone 973-7000
TDD (617) 973-7306

Michael S. Dukakis
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and
M.B.T.A. Chairman

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Secretary

FPS/CDS/gpl

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

To: William Walsh, Chairman
City Council Ordinance Committee

From: Paul Dietrich, Chairman
Planning Board

Subject: Guilford et al Petition

Date: September 28, 1988

The Planning Board held a special meeting on Tuesday, September 27 to discuss the Guilford et al Petition and to make a recommendation to the City Council. The Planning Board had only one week to review the complex amendments proposed by the landowners as a result of discussions with the neighborhood. I believe substantial progress has been made over the past week. A detailed recommendation will be submitted in time for Monday's City Council meeting. However, because of the relevance of the decision to the Ordinance Committee public hearing I have asked Michael Rosenberg to deliver this memorandum to you directly.

The Planning Board will recommend approval of the petition as it is proposed to be amended only if there is a reconciliation of the traffic and safety issues. Development of the site is predicated on safe access both for pedestrians and vehicles. The Planning Board accepts the position set forth by the City's transportation experts that on-grade pedestrian access is necessary regardless of whether the pedestrian bridge is built.

If resolution of this fundamental issue does not occur within the short remaining time-frame of the Guilford petition, we strongly urge continued discussion between the landowners and the Community Development Department as the Planning Board petition moves forward.

Paul Dietrich

RECEIVED BY
OFFICE OF CITY CLERK
1988 SEP 22 PM 3:17
CAMBRIDGE, MASS.

EAST CAMBRIDGE PLANNING TEAM
CAMBRIDGE, MA

Re: Petition by the Planning Board to Amend Zoning Ordinances/Creation of New Article: 13.70-P.U.D.-6 District Overlay

Dear Mr. Connarton, City Clerk:

Regarding the above captioned matter relating to the Cambridge Planing Board's attempt to create a new article 13.70-P.U.D.-6 District Overlay (A/K/A, 'North Point').

Please be advised that the East Cambridge Planning Team held a duly authorized meeting on September 19, 1988 at the Saint Francis of Assisi Hall in East Cambridge. At said meeting a motion was made and seconded to oppose the Planning Board's attempt to create a new article as stated above. Said motion was presented for vote of all members present and after discussion the motion was unanimously passed.

Secondly, may this letter advise you of the East Cambridge Planning Team's adamant and concerned opposition to this attempt to amend the Zoning Ordinance as it pertains to the Lechmere Triangle in particular; which is presently zoned as a C-1. It is our strong position that the present zoning classification remain as is.

A vote was also taken relative to the proposal of the North Point Landowners. The vote was to accept the North Point Landowners proposal as presented and a rejection of the Cambridge Planning Board's proposal.

We strongly urge you to consider our position as it relates to the views and fears of our citizenry. We request you vote against the Cambridge Planning Board's and Community Development's proposal.

Sincerely,

Nicholas Geraigery

NICHOLAS GERAIGERY,
PRESIDENT

Comm. from Nicholas Geraigery, Pres., East Cambridge Planning Team, recording their unanimous opposition to the Planning Board's North Point zoning petition; recording their position that the present zoning in the Lechmere Triangle remain as is & of their acceptance of the proposal of the North Point Landowners.

In City Council,

September 26, 1988

Referred to the Petition

9-28-88

Dear Councilor Walsh,

After attending the East Cambridge planning team meetings, I would like to go on record as supporting and approving the North Point development petition.

Sincerely

Cathy Richards

66 Otis St.

E. Cambridge 02141

RECEIVED AT POSTRUM 9/28/88 AT 6:49 P.M.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

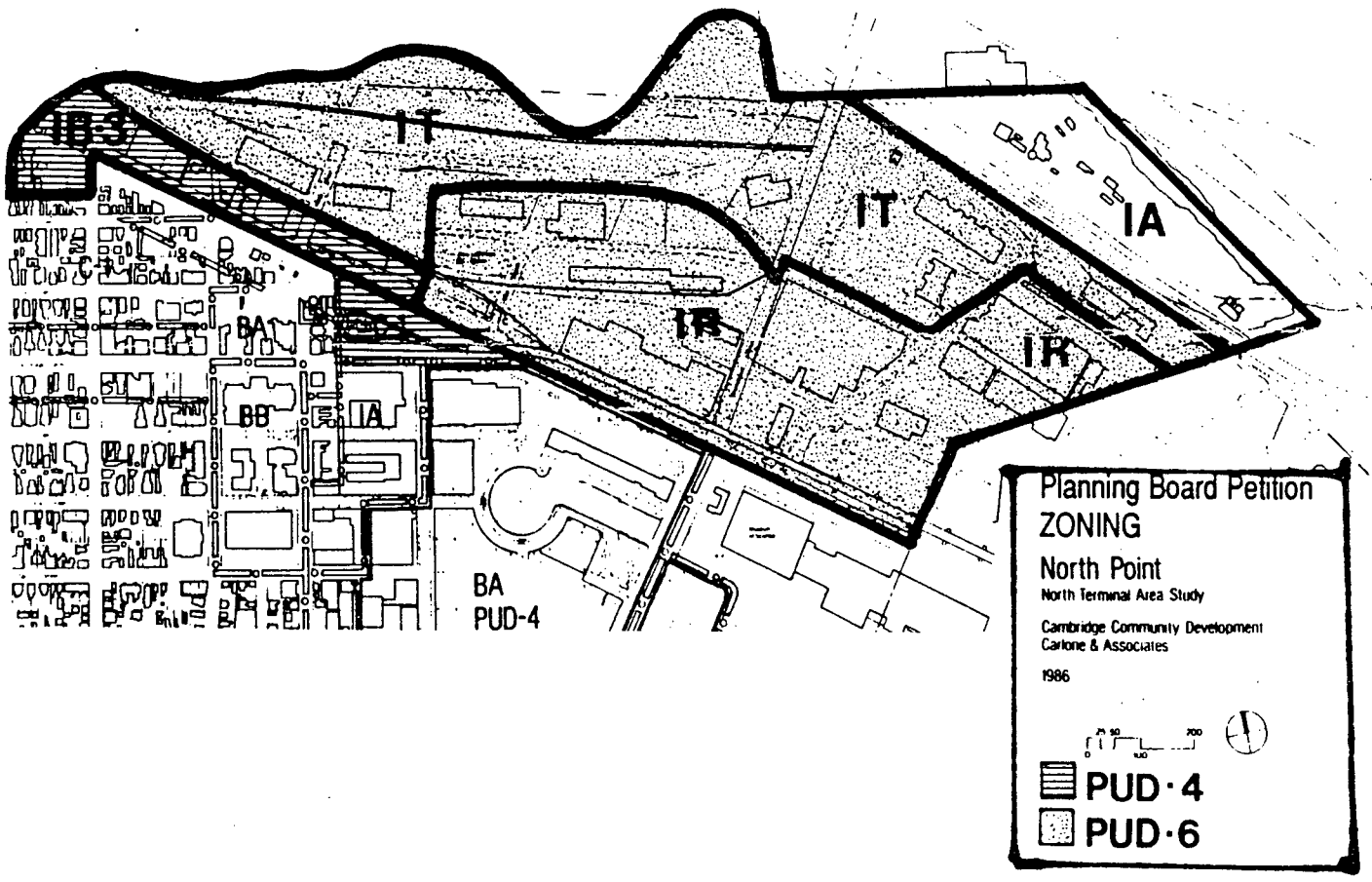
RECEIVED BY
CITY CLERK'S OFFICE
1988 AUG 31 10:03 AM
CAMBRIDGE MA

THIS IS AN AMENDED NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, September 20, 1988 at 7:30 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by the Planning Board of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District: Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with a the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 Distict Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet, the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new Industry B-3 zone would have a Floor Area Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height rquirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry catagory with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Elizabeth Flemings, Lester Barber or Liza Malenfant at 498-9034.



CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

To: William Walsh, Chairman
City Council Ordinance Committee

From: Paul Dietrich, Chairman
Planning Board

Subject: Guilford et al Petition

Date: September 28, 1988

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The Planning Board will recommend approval of the petition as it is proposed to be amended only if there is a reconciliation of the traffic and safety issues. Development of the site is predicated on safe access both for pedestrians and vehicles. The Planning Board accepts the position set forth by the City's transportation experts that on-grade pedestrian access is necessary regardless of whether the pedestrian bridge is built.

If resolution of this fundamental issue does not occur within the short remaining time-frame of the Guilford petition, we strongly urge continued discussion between the landowners and the Community Development Department as the Planning Board petition moves forward.

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CITY OF CAMBRIDGE

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Paul D Dietrich

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on

Wednesday, September 28, 1988 at 6:30 p. m.

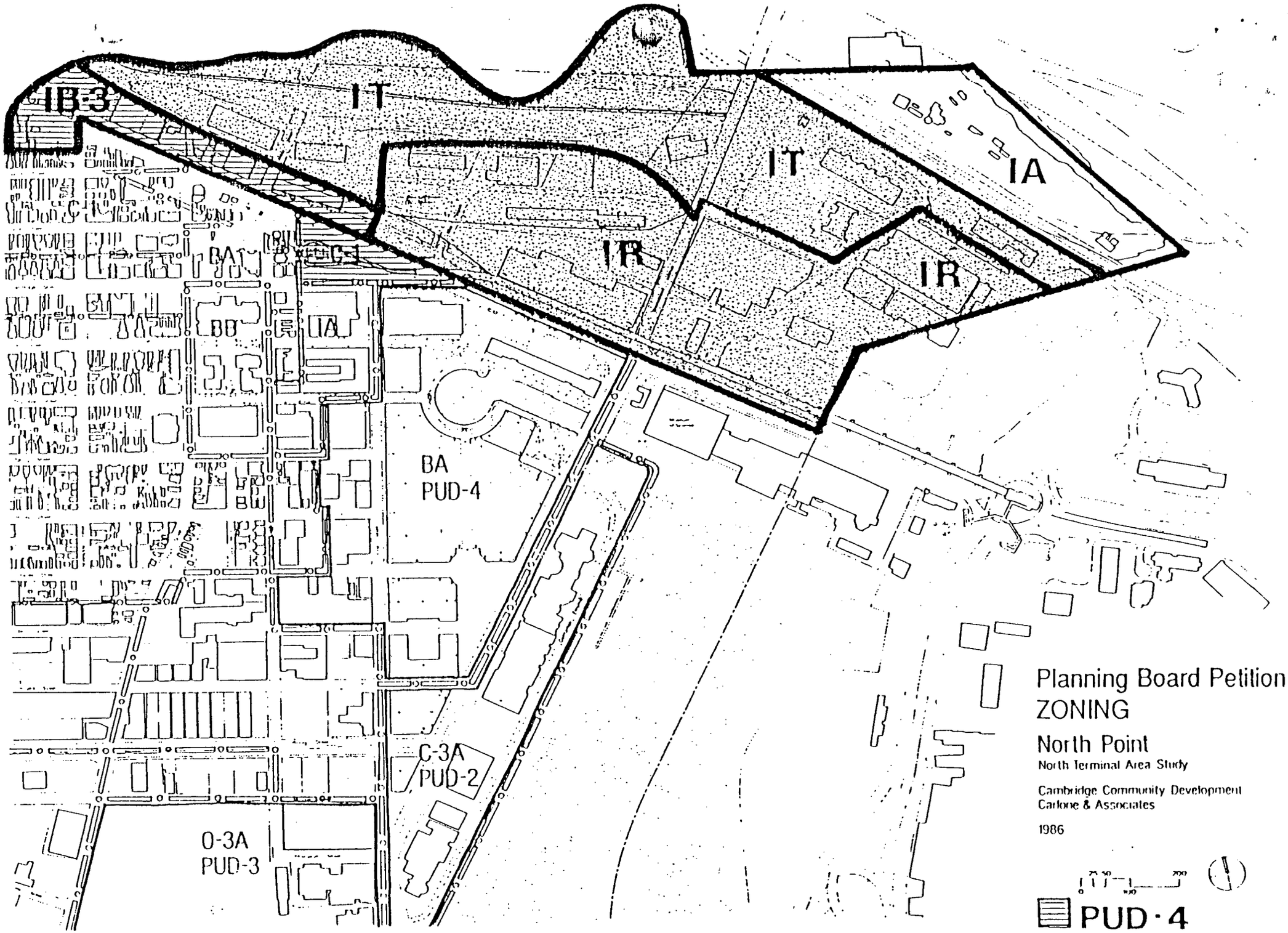
in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District: Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet, the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new Industry B-3 zone would have a Floor ARea Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

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 William H. Walsh
Chairman.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Planning Board Petition
ZONING
North Point
North Terminal Area Study
Cambridge Community Development
Carlone & Associates
1986
PUD·4
PUD·6

C. C. 106

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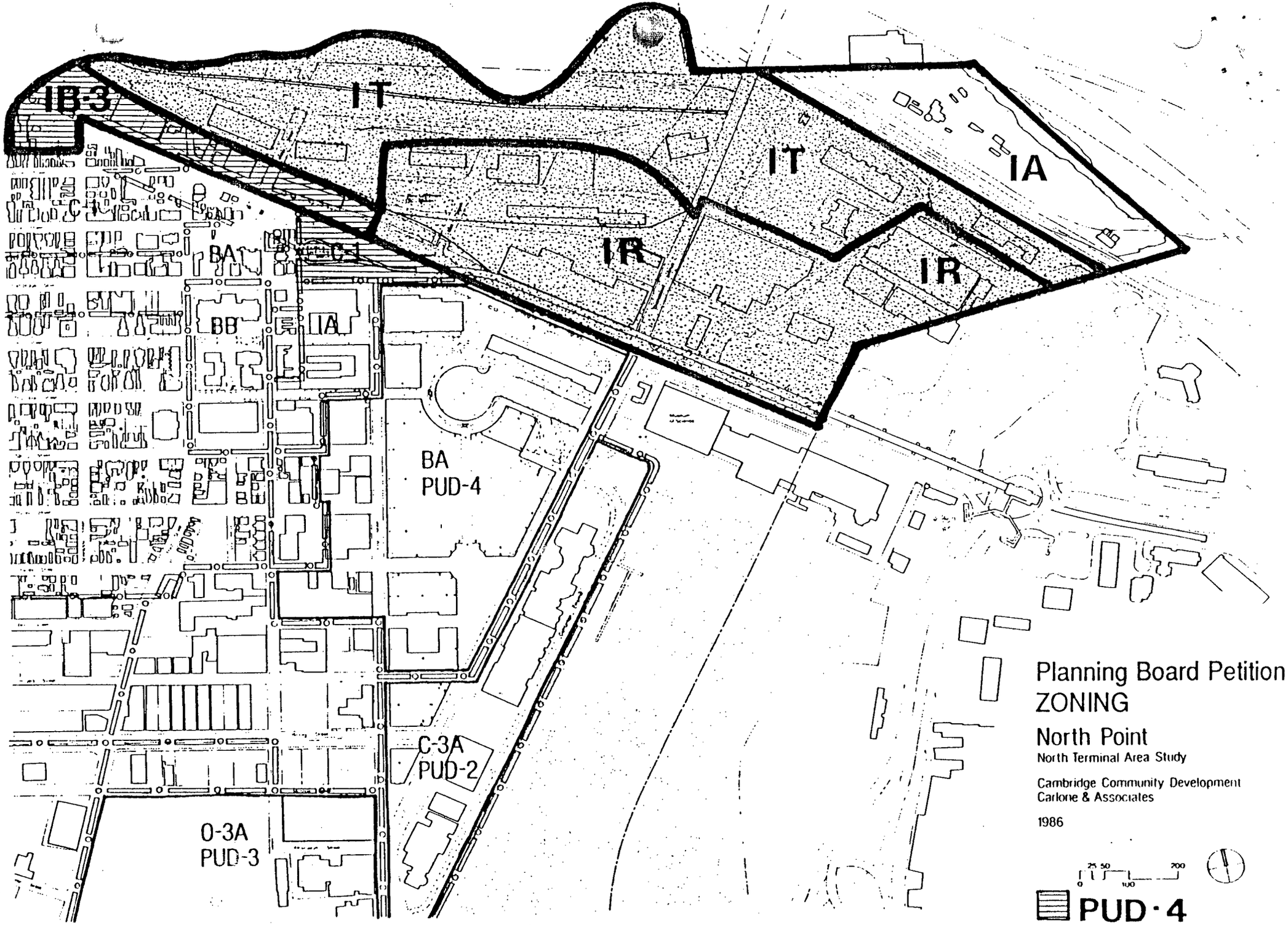
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Planning Board Petition
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PUD·6

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9020

RECEIVED BY
OFFICE OF CITY CLERK
1988 AUG -1 AM 9:40
CAMBRIDGE MA.

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

DONALD A. DRISDELL
DEPUTY CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

SEVERLIN B. SINGLETON, III
BIRGE ALBRIGHT
GAIL S. GABRIEL
LEGAL COUNSEL

August 1, 1988

Mr. Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

Re: Agenda Item Number Eleven dated July 25, 1988
Submission to Planning Board of Zoning Amendment Petition
Within Fourteen Days When Petition is Subject to Charter Right

Dear Mr. Healy:

The City Clerk, Joseph E. Connarton, has requested a legal opinion regarding the following question:

> When consideration by the City Council of a zoning amendment petition is delayed by a councillor exercising his or her charter right, and the next meeting is more than fourteen days later, should the City Clerk submit the petition to the Planning Board in accordance with G.L. c. 40A, s.5?

General Laws, c. 40A, s. 5 provides in pertinent part that:

> The...city council **shall** within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

This statute makes submission to the Planning Board mandatory within fourteen (14) days of "receipt" of the proposed zoning amendment.

The petition under consideration appeared on the City Manager's Agenda for July 25, 1988. It is my opinion that the fact that a councillor could exercise his charter right on an item clearly demonstrates that the item had been received by the City Council.

As a general rule a clear, mandatory state statute, such as G.L. c. 40A, s. 5, supercedes any conflicting local rule. It is my opinion, therefore, that the City Clerk on behalf of the City Council must submit the petition to the Planning Board.

Very truly yours,

Russell B. Higley

RBH/jml

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager **Date** July 27, 1988

From Joseph E. Connarton, City Clerk **Reference**

Subject Request for Legal Opinion re: Agenda Item Number Eleven dated July 25, 1988

Please be advised at the City Council meeting of July 25, 1988, Councillor William Walsh exercised his Charter Right on the above referenced item from your Agenda. As you know, pursuant to Chapter 40 Section 5 MGLA, the appropriate course for any proposed amendment to the Zoning Ordinances requires that said amendment be referred by the City Council to the Planning Board for review within fourteen days of it being submitted to them. The problem rests with the action of Councillor Walsh and is the reason for my request. Since the City Council is now in summer recess the fourteen days will elapse without any further action by the City Council.

Would you please have the City Solicitor provide me with a legal opinion as to whether or not I may forward the petition to the Planning Board as the statute indicates and to the Ordinance Committee as is the general practice.

Thank you for your cooperation in this matter.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

August 4, 1988

TO: Councillor David E. Sullivan

FROM: Joseph E. Connarton, City Clerk JEC

SUBJECT: City Manager's Agenda Item #11 - July 25, 1988
Re: Planning Board petition - North Point

Please be advised pursuant to your request at the Council meeting held July 25th, I requested through the City Manager, a legal opinion as to the process to be followed regarding the submission of the above-referenced zoning petition.

I have now received the opinion of the City Solicitor which states, in part, "a clear, mandatory state statute, such as G.L. C 40A, Subsection 5, supercedes any conflicting local role" and therefore it is his opinion that I, on behalf of the City Council MUST submit the petition to the Planning Board, and as is the general practice, to the Committee on Ordinances.

Consequently, as of this date, I have complied with the City Solicitor's opinion.

I hope this information is beneficial.

JEC/mh

cc: All Councillors

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9020

RECEIVED BY
OFFICE OF CITY CLERK
1988 AUG -1 AM 9:40
CAMBRIDGE MA.

LAW DEPARTMENT

RUSSELL B. HIGLEY
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LEGAL COUNSEL

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Very truly yours,

Russell B. Higley

RBH/jml

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 13, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinances by creating a new Article entitled "13.70-P.U.D.-6 District" regarding the development of the North Point Area.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

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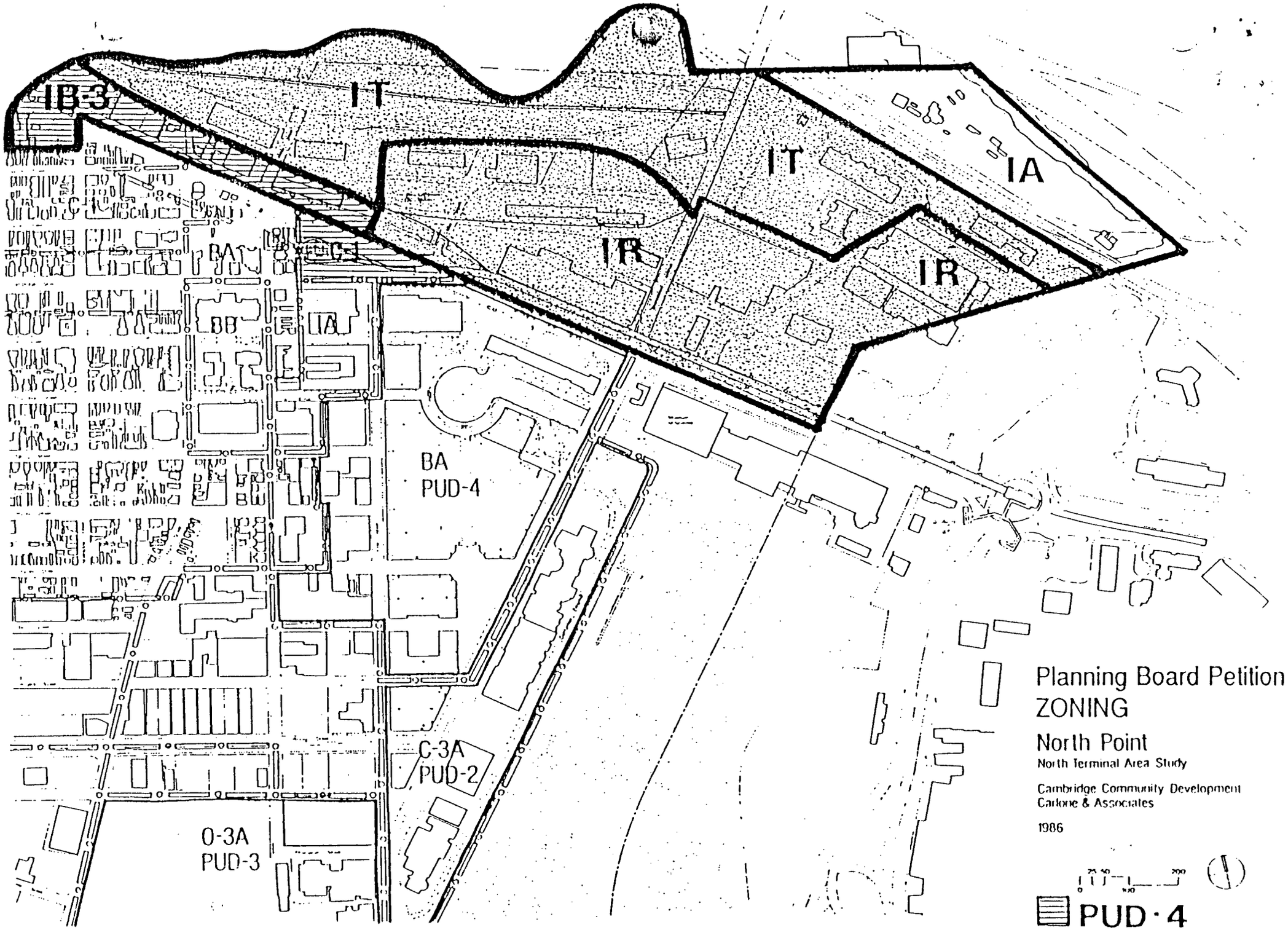
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh
Chairman.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1986
PUD·4
PUD·6

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 14, 1988

To Whom It May Concern:

Enclosed you will find three copies of hearings scheduled before the Committee on Ordinances for Wednesday, September 28, 1988 in the Sullivan Chamber, City Hall, Cambridge, Massachusetts as follows:

5:30 P.M. Petition of Susan Yanow, et al relative to amending the Zoning Ordinances as it relates to Industrial A and Industrial B Districts.

6:00 P.M. Petition of Howard Medwed, et al relative to amending the Zoning Ordinances by adding a new definition to Article 2.00 by adding to the definition of "Lot" a new interpretation and by adding a Section 5.272 several amendments.

6:30 P.M. Petition of the Planning Board relative to amending the Zoning Ordinances by creating a new Article entitled "13.70-P.U.D.-6 District" regarding the development of the North Point Area.

Your Kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3)

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

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Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3)

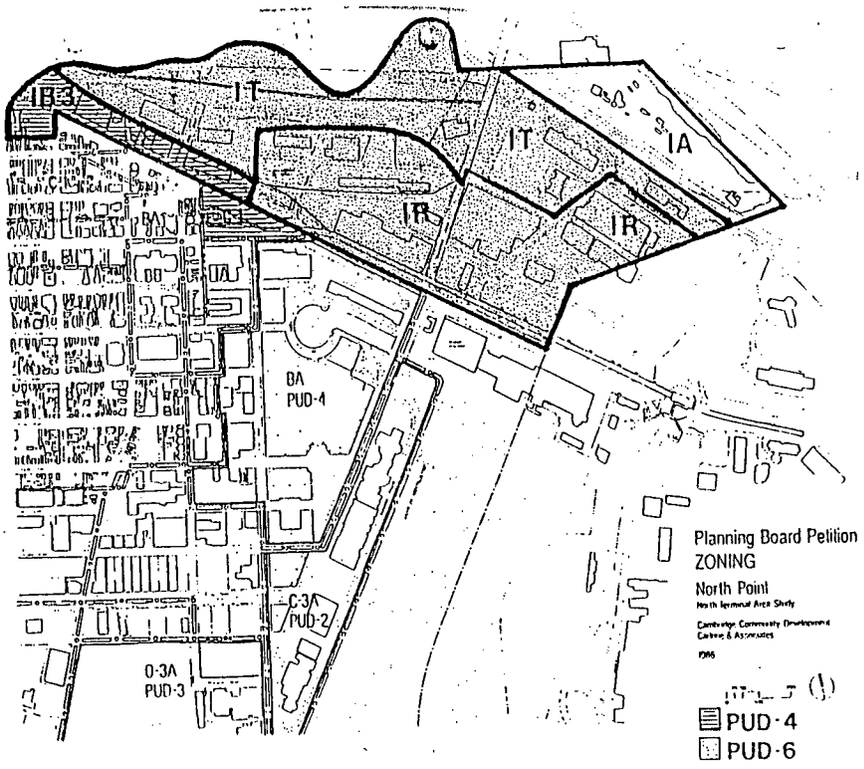
PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to **amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District:** Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet, the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new Industry B-3 zone would have a Floor Area Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

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 William H. Walsh
Chairman



(C)Sept.22

PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

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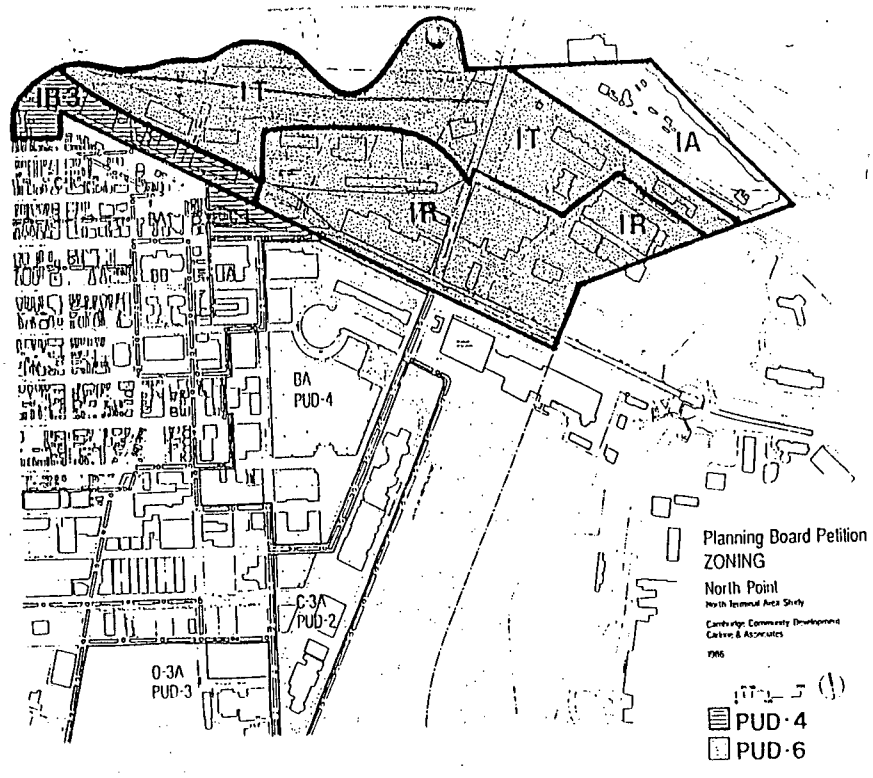
Chairman



(C)Sept.22

PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

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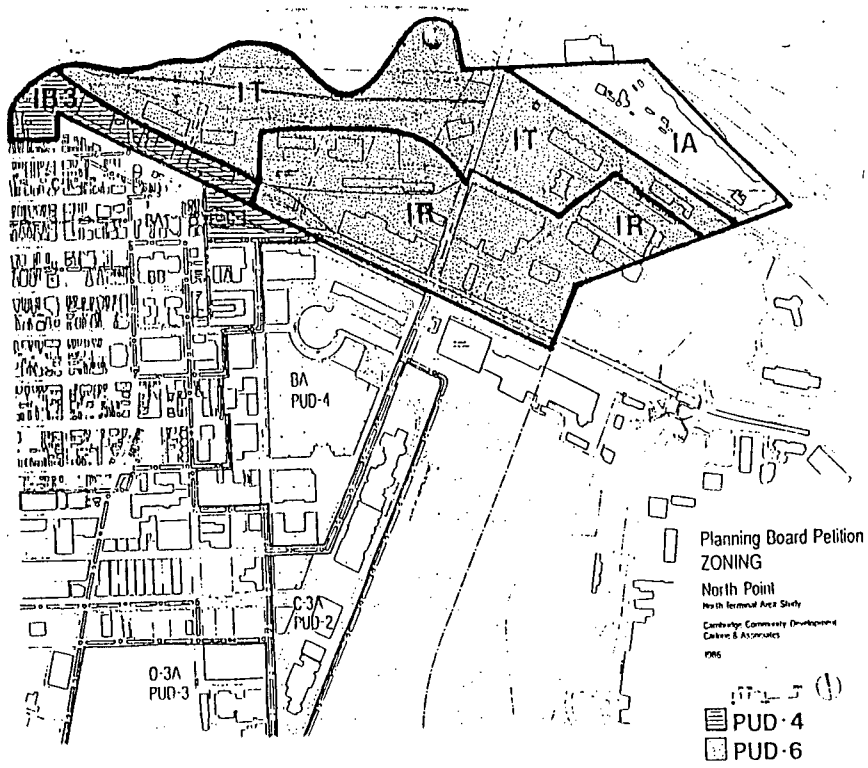
For the Committee,
Councillor William H. Walsh
Chairman



(C)Sept.22

NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Robert J. Reagan to US Trust/Middlesex,** dated May 29, 1984, and recorded with the Middlesex County Registry of Deeds, Southern District, in Book 15594, Page 434, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M. on the 19th of October, 1988 on the mortgaged premises at 30-32 Upland Road, Cambridge, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated on the Southerly side of Upland Road in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southerly line of said Upland Road at land formerly of McLeod, now Schlesinger, and thence running

Southerly by said land of Schlesinger, one hundred twenty-five (125) feet; thence turning and running;

Westerly by Lot 8 on a plan of land belonging to the heirs of S. Whitney, recorded with Middlesex South District Deeds, Plan Book 40, Plan 28, fifty (50) feet; thence turning and running;

Northerly one hundred twenty-five (125) feet to said Upland Road; thence turning and running;

Easterly by said Upland Road, fifty (50) feet to the point of beginning.

Containing 6250 square feet.

Said premises are now known and numbered 30-32 Upland Road.

For title, see Deed of William D. Harrigan, et ux, dated May 29, 1984 and recorded at Book 15594, Page 433.

Terms of sale: $15,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale and the balance to be paid in cash or by certified or bank cashier's check at the offices of Connolly and Feingold, One Common Street, Wakefield, Massachusetts, within twenty (20) days from the date of sale.

Said sale shall be subject to all taxes, tax liens, municipal betterments and assessments, if any.

Other terms to be announced at sale.

US Trust/Middlesex
By: John J. O'Neil
Senior Vice President
Present holder of said mortgage

(C)Sept.22,29,Oct.6

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **James H. Clark, Jr.,** Trustee of **Gilmore Realty Trust to Madison Finance Corp.** dated January 4, 1988 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 18801, Page 78 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at **12:00 Noon** on the 6th day of October, 1988 at 10 Gilmore Street, Cambridge, Massachusetts, all and singular the premises described in said mortgage.

To Wit:

A certain parcel of land with the buildings thereon, situated on the Easterly side of Gilmore Street in Cambridge, Middlesex County, Massachusetts and comprising the Southerly part of lot No. 6 on a Plan of premises in Cambridgeport belonging to **Israel Nesson,** dated July 15, 1896, A. W. Mason & Son, recorded with Middlesex South District Deeds, Plan Book No. 98, Plan No. 6, bounded and described as follows:

Beginning at a point of the easterly line of Gilmore Street, distant thirty and forty-five one hundredths (30.45) feet Southerly from the dividing line between said lot No. 6 and No. 5 on said plan and running Southerly on said Gilmore Street, twenty-five (25) feet; thence turning and running Easterly on land now or late of the City of Cambridge, eighty-five and one hundredth (85.01) feet; thence turning and running Northerly on land now or formerly of said Nesson, twenty-five (25) feet; thence turning and running Westerly through said Lot No. 6 about eighty-five (85) feet to said Gilmore Street and the point of beginning.

For title see deed of James H. Clark, Jr. dated May 24, 1977 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 13196, Page 203.

Terms of Sale:

Said premises will be sold and conveyed subject to and with the benefit of all, if any, rights, rights of way, restrictions, easements, covenants, improvements, outstanding tax titles, municipal or other public assessments, liens or claims in the nature of liens, and existing encumbrances of record, if any there be, insofar as the same are in force and applicable, created prior to the said mortgage which is being foreclosed.

A deposit of **Two Thousand Five Hundred ($2,500.00) Dollars** by certified or bank cashier's check - no cash - will be required to be made at the time and place of the sale. The balance of the purchase price is to be paid in cash or by certified check or bank cashier's check at the offices of Shocket & Dockser, One Apple Hill, Suite 225, (Route 9), Natick, Massachusetts, within twenty (20) days after the sale which balance is to be deposited in escrow with the Firm of Shocket & Dockser, pending approval of said sale by the Middlesex Superior Court. Deed to be taken within ten (10) days from the date of the approval of said sale by the Middlesex Superior Court.

The successful bidder, other than the mortgagee, shall give the required deposit to Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts 01760, which deposit shall be retained by the mortgagee if the successful bidder shall refuse to sign this Mortgagee's Sale of Real Estate, or if, after signing, the successful bidder does not perform his or her obligations hereunder. If the deposit is so retained, it shall become the property of the mortgagee as seller under this Agreement, and shall not be applied on the mortgage debt and such retention of the deposit shall not release the successful bidder from his or her obligations hereunder, should the mortgagee decide to pursue the same and/or cease to pursue any and all other rights, remedies, and courses from time to time available.

The premises shall be conveyed by the usual foreclosure deed under the statutory power of sale, subject to the foregoing, and, in addition, subject to any and all unpaid taxes, tax titles, tax liens, water and sewer rates and any other municipal assessments or liens.

The sale shall not be deemed complete until the successful bidder shall have made his or her deposit and signed this Mortgagee's Sale of Real Estate. The balance of the consideration is to be paid at the offices of Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts, on or before 10:00 o'clock on the twentieth (20th) day following the sale, provided that such day is one on which the Middlesex County (Southern District) Registry of Deeds is open for business, and if not, then on the next day on which such Registry is open for business. Time is of the essence as regards to this Agreement.

Other terms, if any, to be announced at the sale.

Madison Finance Corp.
Present Holder of said Mortgage,
By Its Attorneys,
Shocket & Docker
Robert M. Sriberg, Esquire
One Apple Hill, Suite 225
Natick, Massachusetts (01760-0050)
(617) 237-6170

(C)Sept.8,15,22

Economy .59 9
• Automatic Fuel Oil Delivery
• 24 Hour Service
• Installations • Volume Discounts
1-800-442-0808
Economy Fuel, Inc.
PRICES SUBJECT TO CHANGE WITHOUT NOTICE

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
No. 88P4572E

Notice of Probate of Will Without Sureties

Estate of **Edna Sullivan**
also known as **Edna F. Sullivan**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **John J. Boireau** of Cambridge, in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 12, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirteenth day of September in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)Sept.22

OFFICE OF THE
SCHOOL COMMITTEE
456 Broadway
Cambridge, Ma. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike St., Cambridge, Ma. 02141, until Tuesday, October 11, 1988 at 11:00 A.M. at which time they will be publicly opened and read for:

Musical Instruments
Music Supplies
Piano

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, September 22, 1988.

Attention is called to requirements for equal opportunity employment on part of vendors. The department encourages participation in this bid of minority and women owned businesses.

Mary Lou McGrath
Interim Superintendent of Schools

(C)Sept.22,29

PUBLIC NOTICE
MASSACHUSETTS DEPARTMENT OF
ENVIRONMENTAL QUALITY ENGINEERING
DIVISION OF WATER POLLUTION CONTROL
ONE WINTER STREET
BOSTON, MASSACHUSETTS 02108
TEL. (617) 292-5673

Pursuant to Chapter 21, Section 43 of the General Laws, and 314 CMR 7.00 and 2.06, notice is given of the following applications for sewer extension or connection permits and proposed actions thereon:

City/Town of: Cambridge
Project Name: Not Listed
Applicant: H.L. Davis Dev. Co.
Location: 201 Broadway
Purpose: Connection for Office Building
Tracking No.: 5362
Proposed Action: Tentative Determination to Issue:

The above applications, and applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed actions or requests for a public hearing on the proposed actions must be sent to the above address within 30 days of this notice.

Thomas C. McMahon
Director

(C)Sept.22

INVITATION TO BID

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, on October 6, 1988 at 2:00 p.m. for:

Re-roofing and repair to thirteen entrance overhangs at Putnam Gardens. Bid Deposit - 5%.

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer

Cambridge Housing Authority
270 Green Street
Cambridge, MA 02139
Stephen C. Smith,
Senior Purchasing Agent

(C)Sept.22

PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

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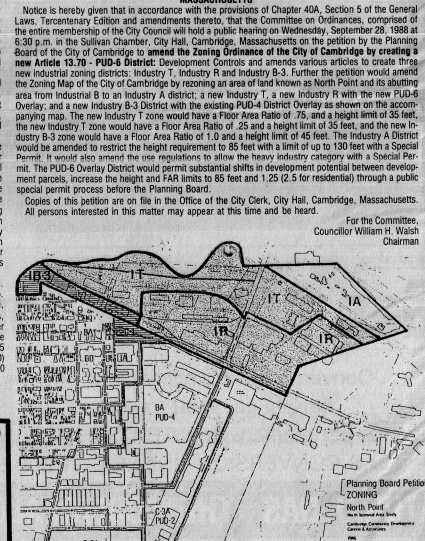
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,
Councillor William H. Walsh
Chairman



(C)Sept.22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 88D-3177-D1

Summons by Publication
Joseph Bernadin Dorval Plaintiff
vs.
Karen Diane Wallace Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Joseph Bernadin Dorval, seeking divorce.

You are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

September 2, 1988

Paul J. Cavanaugh
Register of Probate

(C)Sept.15,22,29

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 88D 3160 D1

Summons by Publication
Andre Louidor, Plaintiff
vs.
Holly Lynn Skinner, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Andre Louidor, seeking a divorce from the bonds of matrimony.

You are required to serve upon Steven L. Kornstein, plaintiff's attorney, whose address is 131 State Street, Boston, MA 02109, your answer on or before December 12, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

September 8, 1988

Paul J. Cavanaugh
Register of Probate

(C)Sept.22,29,Oct.6

COMMONWEALTH OF MASSACHUSETTS
COMMITTEE FOR PUBLIC COUNSEL SERVICES

Pursuant to G.L. c. 211D, §11, the Committee for Public Counsel Services will hold public hearings on **compensation of attorneys assigned to represent indigents in criminal and certain non-criminal proceedings at 5:00 p.m. on:**

Tuesday, September 27, 1988 at Worcester Superior Court

Tuesday, October 4, 1988 at University of Massachusetts, Downtown Center, 250 Stuart Street, 1st Floor

Thursday, October 20, 1988 at Hall of Justice, Springfield

Testimony will be taken on the adequacy of present compensation and the relationship between compensation and quality of representation.

All those desiring to be heard may appear or send statements for the record to:

Committee for Public Counsel Services
Private Counsel Division
80 Boylston Street, Suite 600
Boston, MA 02118

(C)Sept.22

CITY OF CAMBRIDGE
DEPARTMENT OF
TRAFFIC & PARKING

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

Regulation No. 88-23

Regulation No. 66-1 Schedule 50 "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Jay Street, north side, 240'W of River Street to 262' west of River Street.

And is further amended by removing the following:

Tremont Street, west side, 260'N of Cambridge Street to 280'N of Camb. St.

This regulation shall take effect 10 October 1988.

Promulgated Date: Sept. 13, 1988

George Teso
Traffic Director

(C)Sept.22,29,Oct.6

Promulgated
Date: Sept. 13, 1988

George Teso
Traffic Director

(C)Sept.22,29,Oct.6

LOPRESTI

Continued from page 2

he learned a big lesson in the fight to keep his seat.

"It's a good reminder that I only have the job for two years," he said. "You've got to work for it."

LoPresti will face Republican challenger Marc Pembroke, a Cambridgeport attorney, in the November general election for the Suffolk-Middlesex senate seat. But considering the liberal landscape of the district, Pembroke would have to pull off a miracle to upset the formidable incumbent.

State Senator
Suffolk Middlesex District

		LOPRESTI	GERSTELL	TRAVAGLINI
WARD ONE,	precinct 1	301	15	223
	precinct 2	285	11	210
	precinct 3	318	15	172
	precinct 4	191	12	114
WARD TWO,	precinct 1	152	17	73
	precinct 2	69	8	39
	precinct 3	7	0	1
	precinct 4	2	1	3
WARD THREE,	precinct 1	154	13	49
	precinct 2	224	37	80
	precinct 3	272	26	63
	precinct 4	158	25	47
WARD FOUR,	precinct 1	169	16	28
	precinct 2	139	16	22
	precinct 3	103	15	45
	precinct 4	220	22	42
WARD FIVE,	precinct 1	92	14	38
	precinct 2	236	26	50
	precinct 3	190	18	68
	precinct 4	162	11	69
WARD SIX,	precinct 1	119	8	23
	precinct 2	117	16	23
	precinct 3	118	17	16
	precinct 4	153	8	29
TOTAL VOTES		**3951**	**367**	**1527**
PERCENTAGE		**67.60**	**6.28**	**26.12**

Larkin, Kennedy win commissioners' seats

By JOSH GERSTEIN
Middlesex News Service

A candidate who supports the abolition of Middlesex County unexpectedly landed a seat on the county commission while an incumbent commissioner held on to his seat with a second place finish.

Edward Kennedy, Jr., of Lowell and incumbent Thomas Larkin of Bedford garnered enough votes to defeat the other hopefuls, Somerville Alderman Joseph Macaluso and Lowell resident Matt Donahue, a former assistant DA.

Kennedy's win came as a surprise to many both inside and outside the campaigns. Both of the losing campaigns attributed Kennedy's win to the fact that he shares the name of the well-known U.S. Senator.

"He basically got on his name and he won," said Donahue campaign manager Meghan Mulhern.

Macaluso said Kennedy did very little campaigning. "It was almost comical. He attended one debate and he didn't show up at any functions," Macaluso said.

Mulhern echoed Macaluso's charge, labeling Kennedy "a phantom candidate." Kennedy did not rule out the possibility that his name may have helped him, though he downplayed its importance. "I never blamed my name when I lost and I never gave all the credit to it when I won," he said. Kennedy claims he succeeded because his message got through to the voters. "I was the only one of four candidates to campaign on the issue of abolishing county government," he said.

Using campaign spending as a measure, Kennedy's campaign does not appear to have been as intensive as the others were. Donahue spent the most, about $65,000. Macaluso took out cable TV ads and billboards, spending about $45,000. Present commissioner Thomas Larkin of Bedford spent about $23,000. No reports about Kennedy's candidacy were on file with the state's campaign finance office, but the candidate said his expenses totaled "under $1,000."

Donahue finished in third place, less than 2,000 votes behind Larkin. According to Marty Neehan of the Massachusetts Secretary of State's office, each of the commissioners must be from a different town. Since both Donahue and Kennedy hail from Lowell, only one could land a spot on the commission this term.

Somerville Mayor Eugene Brune defeated his nearest competitor, assistant register and Woburn native Janet Dever in Tuesday's Democratic primary contest for South Middlesex Register of Deeds. Dever, Newton resident Joseph Bradley and Malden hopeful Thomas Fallon each took their hometowns, but Cambridge and Somerville voters delivered more than 10,000 votes for Brune.

No Republicans are running for the county posts, so the primary effectively decides the election. Brune said he hoped he would do well all over the county, but that the numbers didn't surprise him. Brune described his trouble in reaching outlying towns as emblematic of the size and diversity of the county. "It's unworkable," he said.

As for his new position at the Registry of Deeds, Brune said his priorities would be better service from assessing offices and title divisions throughout the county. "You're going to see some major changes there in the first year," he predicted.

Brune says he does not intend to seek another term as mayor, but he has no plans to leave office early. According to Brune, a special election and an interim mayor would throw city services into disarray and would greatly delay important city projects such as road reconstruction.

We need you.
WE'RE FIGHTING FOR YOUR LIFE
American Heart Association

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
AUCTION

The City of Cambridge Police Department will **auction bicycles and mopeds** in an **"as is condition"** on Saturday, October 1, 1988 at 10:00 A.M., in the Police Headquarters Garage located at 5 Western Avenue, Cambridge, Massachusetts. **no sales to minors not accompanied by an adult. All sales are final.**

The bicycles and mopeds may be seen one (1) hour before the auction at the Police Headquarters Garage. Cash only will be accepted and payment must be made at the time of the sale. All bicycles and mopeds must be removed from the premises two (2) hours after the auction closes.

The City reserves the right to accept any and all offers and reject any and all offers in the best interest of the City.

Joseph F. Gralnger
Captain
Auctioneer

(C)Sept.15,22,29

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 A.M. Thursday, October 6, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Surgical Staples
Drafting Supplies
Window Washing Service
Lysis-Isoton
Installation of Parking Meter Posts
Rubbish Removal Service (Neville Manor)

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)Sept.22,29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND
FAMILY COURT DEPARTMENT
Middlesex ss. Division Docket No. 88P4748Gi
Notice of
Guardianship - Mentally Ill - With Sureties
NOTICE

To **Miriam Louise Dottin** of Cambridge in said County Middlesex and her heirs apparent or presumptive:

A petition has been presented in the above-captioned matter alleging that said Miriam Louise Dottin is a mentally ill person and praying that **Kathleen N. Walcott** of Somerville in the County of Middlesex or some other suitable person be appointed her guardian.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before October 6, 1988.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eighth of September, in the year of Our Lord one thousand nine hundred and eighty-eight

Paul J. Cavanaugh
Register of Probate

(C)Sept.22

MOTOR VEHICLES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, MA. until 1:00 PM Tuesday, October 4, 1988. Proposals will be opened for Motor Vehicles for the Middlesex County Maintenance Dept., Cambridge, MA at 3:00 PM Tuesday, October 4, 1988 at the Middlesex County Hospital, 775 Trapelo Rd., Waltham, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106).

Middlesex County
Commissioners Office
Carole Kelley,
Purchasing Agent

(C)Sept.22

INVITATION TO BID

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, on October 6, 1988 at 2:30 p.m. for:

Installation of carpeting to five corridors at Miller's River Apartments. Bid Deposit - 5%.

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer

Cambridge Housing Authority
270 Green Street
Cambridge, MA 02139
Stephen C. Smith,
Senior Purchasing Agent

(C)Sept.22

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The Board of Zoning Appeal will hold a public meeting on Thursday, October 6, 1988, in Room 200, City Hall, Cambridge, Massachusetts. The following cases will be heard:

7:00 P.M. Case No. 5765

122 Appleton Street, Residence A-2 Zone. **Richard and Doris Held.** Special Permit: Construct outside staircase to give access to third floor. Art. 8.000, Sec. 8.22c (Alteration of nonconforming structure) of the Zoning Ordinance.

7:20 P.M. Case No. 5766

92 Brattle Street, Residence A-2 Zone. **Douwe Busey Yntema & Esther Shiverich Yntema.** Variance: Convert single-family to a two-family residence. Art. 4.000, Sec. 4.31c (Residential Uses).

7:40 P.M. Case No. 5767

60 Maple Avenue, Residence C-1 Zone. **Terry Primack & Marilyn Markey.** Variance: Construct decks in the rear yard. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. Case No. 5768

75-77 Dana Street, Residence C-1 Zone. **Iris & Sylvia R. Piltch.** Variance to park within the required front yard setback. Art. 6.000, Sec. 6.441c (Setbacks for parking).

8:20 P.M Case No. 5769

9 Laurel Street, Residence C Zone. **Teresa A. Tedesco.** Variance: Conversion from two unit dwelling to three unit dwelling. Insufficient Parking. Art. 5.000, Sec. 5.26 (Conversion); Art. 6.000, Sec. 6.36 (Parking Requirements).

8:40 P.M. Case No. 5770

113 Brattle Street, Residence A-1/A-2 Zone. **Mrs. Jean Brooks.** The enforcement of the Zoning Ordinance Article 4.000, Sections .30, .33b2, 3. and 4, .50, .52, .55, .551, .56, .56c1,2, & 3, Article 5.000, Section .53 and approval of kindergarten use.

8:50 P.M. Case No. 5771

113 Brattle Street, Residence A-1/A-2 Zone. **Creative Learning Environment, Inc.** d/b/a Commonwealth Day School Special permit: Allow use of premises for primary school. Article 4.000, Section 4.56c(2).

(C)Sept.22,29

DEATHS

Ruby C. Young

Ruby C. (Gault) Young, 87, died Sept. 12 at Melrose-Wakefield Hospital in Melrose after a short illness. She was a longtime Cambridge resident before moving to Arlington six years ago.

She was the wife of the late Leroy; mother of Marion Gross of Arlington, David Young of North Andover, Dorothy DuGray of Keene, NH, Elsie Ransom of Stoughton, Edith Boudreau of New Smyrna Beach, FL, and the late Donald and Robert Young. She is also survived by 29 grandchildren and 30 great-grandchildren.

A funeral service was held at the Saville Funeral Home. The interment was at Greenwood Cemetery, Haverhill.

Michael Capone

Michael Capone, 79, died Sept. 14 at Somerville Hospital after a long illness. He was a resident of Cambridge for many years.

He was the husband of Helen (Nobis); father of Elaine Fales of York, ME, grandfather of Edward of Somerville, Barbara Ropke of Maine and David of Cambridge; brother of Anthony of NH, the late Louise Piro and Dorothea Kraft.

A funeral Mass was said in St. John's Church. The interment was in the family lot at Mount Auburn Cemetery. Arrangements were made by the Keefe Funeral Home.

Catherine Scannell

Catherine (Reardon) Scannell, 86, died Sept. 12 at Sancta Maria Hospital after a long illness. She was a resident of Cambridge for many years.

She was the wife of the late Gerald T.; mother of Majorie M. Kelley, John J. and the late Gerald R. Scannell. She is also survived by 12 grandchildren and 18 grandchildren.

A funeral Mass was said at the Immaculate Conception Church. The interment was at Oak Grove Cemetery in Medford. Arrangements were made by the Keefe Funeral Home.

Philip T. Munroe

Philip T. Munroe, 59, died Sept. 13 at home in Cambridge after a long illness. A longtime resident of Cambridge, he was employed by Eastern Airlines in the ramp service department.

He was the husband of Margaret Munroe; father of Janet Amy and Anne Melissa; brother of Barbara Haley and Thomas Munroe.

A funeral Mass was said at the Little Sisters of the Poor in Somerville. The interment was at Calvary Cemetery in Woburn. Arrangements were made by the Keefe Funeral Home.

James J. English

James J. English, 55, died Sept. 13 at Malden Hospital after a short illness. A longtime Cambridge resident, he was a shipper for Metropolitan Pipe and Supply Company.

He was the husband of Shirley (Sharland); father of Shirley O'Reilly, Susan, James, Traci, Paula English and Denise Moffitt; brother of Marguerite Gallagher and Dorothy Davis. She is also survived by nine grandchildren.

A funeral Mass was said at St. John's Church. The interment was in the family lot at Cambridge Cemetery. Arrangements were made by the Keefe Funeral Home.

Donald J. Kimnach

Donald J. Kimnach, Sr., 63, died Sept. 7 in Illinois. Born in Newton, he had been residing in Illinois since 1966.

A 1947 graduate of Boston University, he was a retired employee of DESA International.

He was the husband of Nancy (Sitgreaves); father of Carolyn Lee Kimnach of Cambridge; Donald J. Kimnach, Jr., of Miami, FL, and Richard A. Kimnach of Chicago; brother of Robert B. Kimnach of Lincoln.

Services were held in Chicago Heights, IL.

Aurthur E. Gamble

Authur E. Gamble, 26, died suddenly on Sept. 12 in Cambridge. A lifelong resident of Cambridge, he was an employee of the Cambridge Hospital.

He was the brother of Renee E. Gamble; grandson of Edna Gamble; son of the late Authur E. Sr. and Josephine (Green); father of Gregory Gamble; uncle of James and Jandra Gamble. He is also survived by many other relatives and friends.

A funeral service was held at A. J. Spears Funeral Home. The interment was at Cambridge Cemetery.

Madeline M. Moore

Madeline M. (Rose) Moore, 82, died suddenly on Sept. 14 at home in Cambridge. A longtime Cambridge resident, she was formerly employed by Hanscom Air Force Base.

She was the wife of the late Harold R. Moore; mother of Frank C. Moore of Cambridge; Lillian F. Corbin of New York, and the late Florence Chadwick and Harold Moore Jr. She is also survived by 19 grandchildren, 39 great-grandchildren and five great-great-grandchildren.

A funeral Mass was held at the Church of the Blessed Sacrament. The interment was at Cambridge Cemetery. Arrangements were made by the John J. Donahue and Son Funeral Home.

Egbert H. Bailey

Egbert H. Bailey, 96, died Sept. 15 at the Cambridge Hospital after a long illness. He was a resident of Cambridge for many years.

He was the husband of the late Angelina (Holder); father of David N., Egbert H., Jr., Mavis I. Greenidge, all of Cambridge, James E. of Newton, Frank E. of New York, Audrey P. Simms of Holbrook, Hilda I. Parker of Colorado Springs, CO, and Eudalee Mapp of Barbados, WI; father-in-law of Emma Bailey and Jerald L. Simms; grandfather of Linda Sneed and Sharon Jones; grandfather-in-law of Vernon Jones. He also leaves 23 other grandchildren, 33 great-grandchildren and many other relatives and friends.

A funeral service was held at the Church of All Nations in Boston. The interment was at Cambridge Cemetery. Arrangements were made by the A.J. Spears Funeral Home.

Serafina Lehane

Serafina "Sadie" (Campo) Lehane, 80, died Sept. 15 at the Sancta Maria Hospital after a long illness. She was a resident of Cambridge for many years.

She was the wife of the late Timothy J. Lehane (former Cambridge Water Department employee); sister of Salvatore Campo of New Hampshire, Charles Campo of Revere, Mary Szydlowski of Somerville and Josephine Savignac of Bedford. She is also survived by many nieces and nephews and grandnieces and nephews.

A funeral Mass was said at St. John the Evangelist Church. The interment was at Mount Auburn Cemetery, with committal prayers by the Rev. Thomas Curran. Arrangements were made by the J.M. Reardon Funeral Home in Belmont.

Florence O'Reilly

Florence E. (Coleman) O'Reilly, 81, of Arlington died Sept. 12 at St. Lukes Hospital in Middleboro. Born in Chelsea, she was a member of St. Peter's Episcopal Church in Cambridge.

She was the wife of William C. O'Reilly; mother of Richard W. of Assonet. She is also survived by three grandchildren and five great-grandchildren. She was the daughter of the late Charles and Maude (Rogers) Coleman.

A funeral service was held at the Ashley Funeral Home in Middleboro. The interment was at the Cemetery of the Green in Middleboro.

Willena E. Carrier

Willena E. Carrier, 89, died Aug. 6 in Kennebunk, ME, after a short illness. Born in Cambridge, she was a resident for many years before moving to Candia, NH, and Kennebunk, ME.

She was the wife of the late Charles L. (former Cambridge fireman); daughter of the late William and Mona (Libby); mother of George of Manchester, NH, Jean King of Biddeford, ME, Doris Martin of Port Charlotte, FL, and the late Charles L. Carrier, Jr. She is also survived by 11 grandchildren and 22 great-grandchildren.

A funeral service was held at the Bibber Memorial Chapel in Kennebunk, ME. The interment was at Evergreen Cemetery in Kennebunk, ME.

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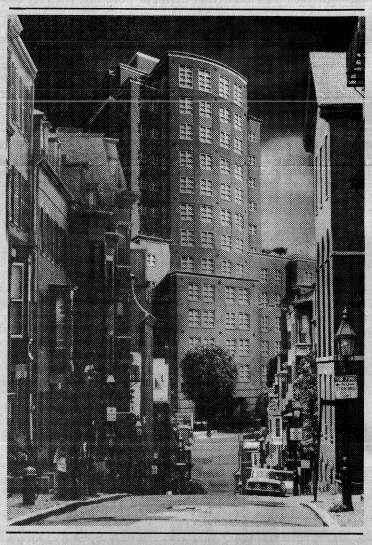

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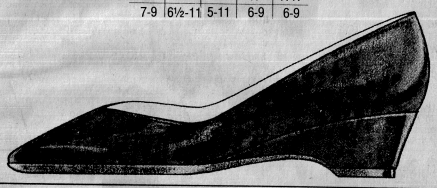
S	N	M	W	WW
7-9	6½-11	5-11	6-9	6-9



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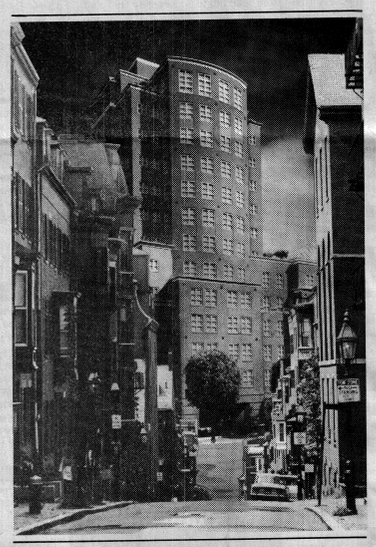

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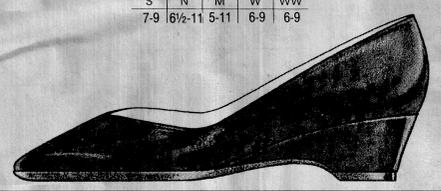

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C SEPT. 22

Cambridge Chronicle

VOL. 142, NO. 38 THIRTY-TWO PAGES THURSDAY, SEPTEMBER 22, 1988 ©1988 CAMBRIDGE SUN PUBLISHING CO. 50 CENTS

Prop. 1-2-3 campaign flexes muscle at polls

By JAY WEAVER
Chronicle staff

Although you may not have noticed, the power of the Cambridge real estate industry was in full display throughout Thursday's primary election.

Dozens of paid and volunteer workers were stationed at every polling place in the city to solicit signatures for Proposition 1-2-3, an initiative petition that would allow certain tenants to buy their rent-controlled apartments.

Many of the city's largest rent control landlords and real estate brokers have joined forces to ensure enough signatures are collected so that the binding petition makes it onto the ballot in the 1989 municipal election. If the proposition succeeds at the polls, both rent control advocates and critics agree that thousands of regulated units in the city could be converted to condominiums.

Thursday's signature drive, which was financed by the Cambridge Home Ownership Association and coordinated by a Waltham political consultant, involved the hiring of temporary and volunteer workers, some of whom were not Cambridge residents. The drive itself marks the dramatic progress that Proposition 1-2-3 has made since a lone Harvard Square realtor unveiled the petition last fall. And it also marks the inevitability that rent control will once again be the hot political issue in the upcoming election year.

"What is really a grass-roots safety valve has become a lobbying tool of the real estate industry," William Noble, a member of the Cambridge Tenants Union, said in describing the initiative petition process.

"When you look at who's really behind (the petition), it gives you a whole different sense of who the primary beneficiaries would be," said Esther Hanig, chair of the Democratic City Committee and a staunch supporter of rent control.

But Fred Meyer, the realtor who invented Proposition 1-2-3 but failed to obtain enough signatures to put it on the ballot in the 1987 municipal election, strongly disagrees with the rent control proponents.

"Some of the people who were hired to get signatures (on primary day) are not Cambridge residents. The law doesn't require them to be Cambridge residents," Meyer said. "But the people who signed (the petition) are certainly Cambridge people and that's what's important."

There is no state law that forbids paying people to collect signatures for an initiative petition, referendum or nominating papers, according to Robin Hall, legal counsel to the election division of the Secretary of State's Office.

"There's nothing unique about using volunteers and (paid) temporary workers to gather signatures for an initiative peti-

Please see PROP 1-2-3, page 7

Cambridge man shot

Sixth murder this year

By LAURA BECK
Chronicle staff

A Cambridge man was shot to death Friday night and another local man was seriously wounded by gunfire the same night in front of a River Street hair salon, police said.

Joseph Curtis, 21, of Cambridge was pronounced dead at Beth Israel Hospital from bullet wounds to his chest. Curtis' death marks the sixth murder in Cambridge this year.

Spencer Hicks, 19, of Dorchester was charged Monday with murder and carrying a firearm without a license in Cambridge District Court. Bail was set at $50,000 surety bond or $5,000 cash.

John Mendes, 21, also of Cambridge, was treated at Cambridge Hospital after he was shot twice at the New Image Salon on River Street. Mendes has since been released from the hospital, according to the patient information center.

Police said that no charges have been brought in the Mendes' shooting, nor has a motive been established.

Teachers stage picket as pay negotiations stall

By JOHN PERRY
Chronicle staff

They're still on the job, but this week they're out before 8 am pacing the sidewalk, distributing pamphlets and carrying signs. Disgruntled Cambridge teachers are staging 20-minute informational pickets before school each day this week to publicize their dispute with the Cambridge School Committee over salary raises.

"Three percent — Not even close" and "With all due respect, three percent is no respect at all," read the signs. Handbills asking residents to call members of the school committee have been printed in four languages: English, Spanish, Portuguese, and French Creole.

"We're out here here to get the message across," said Marie Orben, president of the Cambridge Teachers' Association (CTA) and chair of the union's negotiating team. "For us to come back to the bargaining table, they're (the school committee) going to have to come up with more than three percent."

Teachers contracts, which officially expired on Aug. 31, have been extended through the talks by vote of the school committee. Negotiations officially collapsed when a three-hour meeting on Sept. 8 failed to resolve dispute over salary raises.

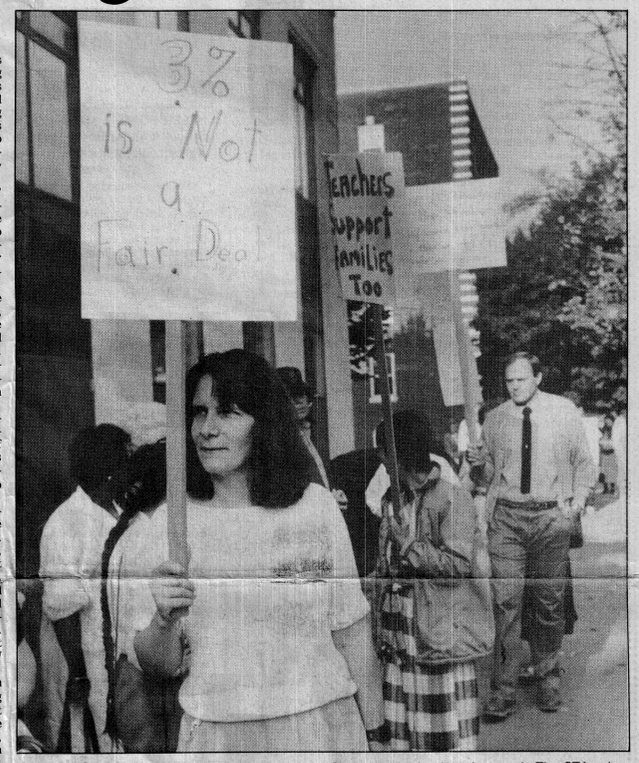
In drafting a new three-year contract, the teachers' union wants three annual raises of 8½, 9, 10 percent. The school committee, however, stands firm with an offer of 3 percent in the first year and 4½ in the second.

The decision to picket received unanimous support at a general meeting called by the CTA Wednesday, Sept. 14, according to Orben. She said 500 teachers attended last Wednesday's meeting at the VFW Hall on Huron Avenue.

School Department spokesperson Albert Giroux offered the following response to the pickets: "We respect the right of individuals to publicize their views in the peaceful, nondestructive manner that has been a tradition in Cambridge."

Mary Lou McGrath, interim superintendent of schools and head of the city's negotiating team, had a similarly non-confrontational

Please see TEACHER, page 7



CAMBRIDGE SCHOOL TEACHERS stage an informational picket Monday morning along Cambridge Street in front of the Cambridge Rindge and Latin School. Negotiations between the Cambridge Teachers' Association and the School Committee broke down last week. The CTA union hopes to gain three annual raises of 8, 9½ and 10 percent, but the School Committee is standing firm with a 3 percent increase in the first year and 4½ in the second. (Staff photo by Carolyn Hine)



DEMOCRATIC STATE REP. PETER A. VELLUCCI, left, shares a triumphant moment with his father, Cambridge Mayor Alfred E. Vellucci, and his son, Peter A. Vellucci, Jr., after defeating state Rep. Marie Howe of Somerville in the 29th Middlesex District primary race last Thursday. Vellucci, who lives in East Cambridge, will face no opposition in the November general election. (Staff photo by Carolyn Hine)

Vellucci tops Howe as era ends

By JOHN PERRY
Chronicle staff

As polls closed in last week's primary election, a historic era in Cambridge and Somerville Democratic politics came to an end.

After 23 years in the State House, Rep. Marie Howe has lost her seat to opponent Peter Vellucci, himself a three-term incumbent.

Vellucci grabbed a landslide 70 percent of the vote in Cambridge. And though he lost Somerville to Howe, he managed to take almost 40 percent of the vote on her home turf.

Vellucci retained the support of a portion of Somerville (Ward 2, precincts 1,2) that was included in his original district prior to the latest legislative redistricting.

According to unsubstantiated rumors circulating early this week, Howe intends to challenge Vellucci again with a sticker campaign in the November election. Asked about the rumor, Howe would neither confirm nor deny it, stating instead, "There's a lot of doors that can be opened. I'm very pleased with the tremendous support I received from the good people of Cambridge. I'm going to just take each day as it comes along."

Vellucci and Howe were pitted against each other when this year's House and Senate redistricting merged the two incumbents' constituencies in parts of Cambridge and Somerville.

The resulting contest evoked heated, often ruthless campaigning from both candidates throughout the summer. Accusations flew, voting records were contested, and issues became confused in what Vellucci called "the muddiest race I've ever had."

Please see VELLUCCI, page 13

Graham considering sticker campaign against Thompson

Incumbent loses 28th Middlesex primary

By LAURA BECK
Chronicle staff

State Rep. Saundra Graham, the unexpected loser to Alvin Thompson in the 28th Middlesex Democratic primary last Thursday, has not announced any future campaign plans. But she's definitely up to something.

Michael Albano, son of state Sen. Sal Albano, told the "Chronicle" Tuesday night that Graham offered him a job as press relations manager in a possible sticker campaign in the November general election.

Graham, a 12-year house incumbent and city concilor since 1971, says she is "considering" a sticker campaign as an idependent against Thompson. There are no Republicans on the ballot for the 28th Middlesex seat.

Asking Albano to join her campaign staff suggests that Graham plans to continue the race. Albano says Graham probably won't announce her plans for a sticker campaign until late next week.

"As far as I know, she's going to run a campaign," Albano said. "But she needs to have a campaign manager and work out a definite plan of action."

Known as one of Cambridge's most progressive politicians, Graham lost by 49 votes to Thompson in a primary race that caught almost everyone by surprise.

Graham said that part of the reason for her defeat was her long political tenure; it made both her and her supporters too confident that she would be re-elected.

"I think both of us took each other for granted," Graham said. "There was apathy with my consituents because they all had the attitude, 'don't worry, Saundra, you'll win,' and then they didn't bother to vote.

"But I also needed to make myself more visible to the community, and let them know what my record is. After you're successful year after year, you don't worry as much."

Thompson, a truant officer for the Cambridge schools and an active member of the local NAACP chapter, says that he's confident in winning the November election even if Graham decides to run a sticker campaign.

"I am the nominee. Those that came out to vote, voted for me," Thompson said. "Whatever Saundra Graham decides to do is all right with me. I know what I have to do."

Thompson, who ran a brief campaign after announcing his candidacy Aug. 8, refused to give his strategy for the remaining month and a half before the general election.

"No comment to any questions about my plans," Thompson said. "I have my strategy, and I'm prepared to do it."

With only about 3000 of the approximate 17,000 registered voters casting ballots in this 28th district, which includes parts of Cambridgeport, Mid-Cambridge, Riverside and Area 4, many blame the turnout for Graham's loss.

But other people, including Graham herself, cited more sensitve reasons behind her defeat, such as the recent the drug charges against her two sons.

"I think this issue with my family played a part," Graham said. "When you print an incident like that more than seven times in the paper, you're going to have an effect."

Graham has often been called on her inaccessibility on Beacon Hill, her invisibility in the community and her perceived absenteeism.

According to Lester P. Lee Jr., a native of Cambridgeport/Riverside who ran for city council in the 1987 municipal campaign, Graham has a record for absenteeism.

"The rhetorical question that people asked George Bush can be asked about her," Lee said, referring to the "Where was George?" Democratic campaign slogan.

Please see GRAHAM, page 5a

ON THE INSIDE

Business 13a
Crime Beat 6
Deaths 10
Editorial 4
Letters 4
Movies 3a
Opportunities 14a
PoliTalks 4
Restaurants 2a
What's Happening 11

LOCAL HERO

'Ma' Ford specializes in teens

By LAURA BECK
Chronicle Staff

She may be short in height, but "Walkie Talkie Mamma" Helen Ford is long in respect.

Known for the walkie talkie slung across her hip, the short, boisterous Ford makes her maternal presence felt throughout the corridors of Cambridge Rindge and Latin School, as she monitors halls and befriends students.

A nine-year veteran of the security office, Ford seems to possess a magical charm over students: they come to her with their concerns, joke with her and fill her in with tidbits of gossip.

The secret ingredient to her aura — respect, says Ford.

"I don't care if they like me. But they do have to respect me," Ford said during her lunch break at the school cafeteria. "I make it a point to say hello to every student that walks in here, and get to know their names and who they are. That helps too."

Students see more of Ford than just in school. With nine children, Ford says the whole high school practically hangs out at her house.

"Our house is like a teen center," Ford said with a loud laugh."Everyone that walks in through my door fits right in, as long as they like to eat."

The nickname "Ma" comes partly from Ford's lengthy resume, which specializes in youths.

Besides having four children, Ford adopted another four and helps raise her godson. She also coached cheerleading at CRLHS for eight years, ran a flag football team, and currently juggles her schedule between her children's various athletic events.

"I like to be around a lot of people. And I really love children," she said. "You don't have to born a child to love a child. I really love my job because I can be around other children."

Ford's large family came into being in an unusual way. She met her husband, Louis Sr., who also happened to be her mailman, when she was a single parent of two boys, Donald and Randy.

"Yeah, one year I got a Mother's Day card in the mail just signed 'from a friend,' " Ford said. "Then the next day, the mailman asked me if I had a nice Mother's Day and asked me what I did. I figured out he was the one who sent me the card, and the rest is history."

Besides her natural children, Donald, Randy, Christine and Louie Jr., the Ford family includes basketball star Rumeal Robinson, Melvin Middleton, twins Tyrone and Ernie, and her godson Robert.

Ford says she feels blessed that all of the family members get along perfectly and turned out so well.

"I'm really lucky they all turned out so well," Ford said. "But my kids know what's expected of them — to respect us and to respect themselves — to be people that other people respect."

The respect Ford commands follows her from her household into the schools.

"I think it's easier for me to get along with the students because I am a mother, and they know my kids go to school here," she said. "But I let them all know that if they're having a rough time and feel like talking to me, they always can.



HELEN FORD, a security officer at Cambridge Rindge and Latin School, is known as the "Walkie-Talkie Mamma" by students at the high school. (Staff photo by Carolyn Hine)

"I'm not a counselor, that's not my job. But that is my mother instinct to reach out and help people."

Ford was a foster child herself, after her mother died when she was two years old. Her four brothers and two sisters were separated and Ford says she was "tossed around for a while."

One of the most influential role models for her, however, was Gertrude Linton, who became Ford's foster mother when she turned four.

"I guess that's why I'm this way, because I didn't have a mother to go to for a while. I understand some of these kids because I know what it's like to go through a rough time. I've felt it myself."

Ford says her foster mother was a good teacher; Linton raised her with her own three children, and taught them to respect and treat each other equally.

As for being with people 7 days a week, 24 hours a day, Ford says she wouldn't trade this for anything in Cambridge.

"When I continue to get calls, letters and visits from some of the kids I used to see, it makes it worthwhile to get up in the morning for work," she said. "My favorite thing is when I see students in the malls, or the movies with their parents, and they say, 'Oh, hi, Ma.' Then you know they really respect you. And that's what's important to me."

Cambridge lifts LoPresti to victory

By JAY WEAVER
Chronicle staff

MICHAEL LOPRESTI

Although he was trounced by his opponent on his home field of East Boston, veteran incumbent state Sen. Michael LoPresti, Jr. scored a resounding victory last week in the Suffolk-Middlesex Democratic primary race.

And can thank Cambridge liberals for making the difference in the rare Thursday primary, which saw only 22 percent of the electorate go to the polls.

Overall, LoPresti picked up 10,035 votes (53 percent), while his feisty opponent, three-term Boston City Councilor Robert Travaglini, grabbed 7,932 (42 percent). College professor Marguerite Gerstell ended up with 808 votes (5 percent). But in Cambridge, LoPresti won 3,951 votes (67 percent), while Travaglini got 1,527 (26 percent) and Gerstell 367 (6 percent).

"Every time there's an election, there's a game of conjecture as to where the vote is coming from," said Esther Hanig, chair of the Cambridge Democratic City Committee. "Most of the conjecture (about this race) seems to be substantiated by the outcome. We did make the difference."

In fact, LoPresti was trailing Travaglini by about 300 votes before the ballots were counted in Cambridge wards one through six, which make up about 45 percent of the entire Suffolk-Middlesex Senate District.

Outside Cambridge, Travaglini beat LoPresti by about 3,500 to 2,100 votes in East Boston. Travaglini, who is also an Eastie native, fought a nasty, personal battle against the eight-term incumbent in East Boston; his victory in this Italian, moderately Democratic community was no surprise. In Winthrop, LoPresti turned things around by grabbing about 3,300 votes to Travaglini's 2,400. And in the smaller precincts of the North End, Beacon Hill and Allston/Brighton, LoPresti came out on top.

"Obviously, the voters outside of East Boston were the key," said LoPresti. "Other than that (loss), everything fell into place remarkably well."

Over the summer both candidates, trying to live down moderate Democratic images, worked hard to win the liberal vote in Cambridge, knocking on doors from Mid-Cambridge and Cambridgeport to Area Four and East Cambridge. They both squared off in a pair of local debates sponsored by progressive groups that showed them to be almost identical on the issues.

Both candidates shared similar liberal views on affordable housing, linkage and child care and on controversial, ideological issues like gay rights and abortion.

Travaglini, who campaigned that he would be a "full-time state senator," also accused the incumbent of devoting too much time to his law practice and business interests. But once Labor Day had passed, it became clear where the Cambridge electorate stood.

Eight of the nine city councilors endorsed LoPresti, and Democratic ward committees two through six also backed him. Ward one in East Cambridge remained neutral. In the end, Hanig said, the progressives "trusted LoPresti more than Travaglini."

Gerstell's decision to stop campaign earlier this summer also helped LoPresti's stock rise among liberals. His polls had shown that she could have nabbed eight to 10 percent of the Cambridge vote.

LoPresti, who said the campaign in Cambridge boiled down to the issues rather than personality differences, said: "They (the liberals) compared me to the alternative and saw less consistency in his voting record."

LoPresti lost only one precinct to Travaglini — in ward two, precinct four, where the challenger won three votes to LoPresti's two and Gerstell's one.

But in ward one in ethnic, blue-collar East Cambridge, which has much in common with East Boston, Travaglini did not perform as well as expected. In fact, LoPresti beat him in all four precincts with more than 50 percent of the vote.

The last time LoPresti faced a serious challenger was in 1984 when liberal Mark Govoni lost Cambridge by 10 percentage points and the election by 27 points.

LoPresti admitted that four years ago he never would have expected Cambridge liberals to be his strong suit in the 1988 primary.

LoPresti, who is chair of the powerful Senate Judiciary Committee, said

Please see LoPRESTI, page 9



REAL ESTATE WEEKLY
By Dan and Joetta Silva
Century 21 Silva Realty Associates

MARKETING YOUR HOME

When you list your home for sale, you and your agent must work as partners to ensure it sells as quickly as possible for top dollar. It's important that you take the necessary steps to make your property look its best inside and out. At the same time, your agent will go to work to make sure your home is exposed to qualified buyers.

Good Realtors work with each seller to develop a written marketing plan. With this written plan, you'll know just what your agent is doing and what you can expect to happen while your property is on the market. It will also include suggestions on what you can do to make your home more salable. There will be regular communications between you and your Realtor from the day the listing agreement is signed, so you will receive progress reports and feedback from the people who have seen your home. You will also have frequent opportunities to ask questions and discuss changes in the marketing strategy.

For solid advice on buying or selling real estate, consult the professionals at **Century 21 - Silva Realty Associates. Just call 661-2525 in Cambridge.**

Rx

Tablets and Capsules

Tablets and capsules are the most frequently used oral medicine forms. The "active" ingredients in tablets and capsules are those which provide a desired action (e.g. lower blood pressure, fight infection, or reduce fever). The "inactive" ingredients add bulk (fillers), hold the medicine together (binders), provide color (dyes), and help dissolve the dosage form once it enters the stomach or intestines (disintegrants).

Tablets come in many forms. Chewable tablets are intended to be chewed before they are swallowed. Buccal tablets are placed between cheek and gum where the active ingredients are absorbed into the blood vessels of the mouth. Sublingual tablets are intended for use under-the-tongue. Coated, as well as uncoated tablets, are intended to be swallowed whole. Capsules are either hard-gelatin which contain powder or pellets, or soft-gelatin which contains liquids.

Special forms of tablets or capsules are intended for a sustained or extended action. This type of formulation makes it possible for the medicine to be effective with the administration of only one or two doses a day.

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James Mulray	29 Hutchinson St	4" Gray, blown wall insulation	/81
A. Cacciolla	18 Hampshire St.	4" Mastic silver grey	2/86
Rose Sperry	11 Madison Street	4" Homestead smooth gray	9/83
S. Lee	1236 Mass. Ave	4" Alcoa Contour II gold vinyl siding, trim	8/84
Albert Manuel	37 Dauer Street	Vinyl Siding, Insul., Trim Cover	3/84
Wm. McGrath	25 Dover Street	Vinyl siding, Soffit venting, downspouts	5/84
Jas. Peroni	36 Dover Street	Vinyl siding, insulation, trim cover	5/84

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NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Robert J. Reagan to US Trust/Middlesex,** dated May 29, 1984, and recorded with the Middlesex County Registry of Deeds, Southern District, in Book 15594, Page 434, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M., on the 19th of October, 1988 on the mortgaged premises at 30-32 Upland Road, Cambridge, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated on the Southerly side of Upland Road in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southerly line of said Upland Road at land formerly of McLeod, now Schlesinger, and thence running

Southerly by said land of Schlesinger, one hundred twenty-five (125) feet; thence turning and running;

Westerly by Lot 8 on a plan of land belonging to the heirs of S. Whitney, recorded with Middlesex South District Deeds, Plan Book 40, Plan 28, fifty (50) feet; thence turning and running;

Northerly one hundred twenty-five (125) feet to said Upland Road; thence turning and running;

Easterly by said Upland Road, fifty (50) feet to the point of beginning.

Containing 6250 square feet.

Said premises are now known and numbered 30-32 Upland Road.

For title, see Deed of William D. Harrigan, et ux, dated May 29, 1984 and recorded at Book 15594, Page 433.

Terms of sale: $15,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale and the balance to be paid in cash or by certified or bank cashier's check at the offices of Connolly and Feingold, One Common Street, Wakefield, Massachusetts, within twenty (20) days from the date of sale.

Said sale shall be subject to all taxes, tax liens, municipal betterments and assessments, if any.

Other terms to be announced at sale.

US Trust/Middlesex
By: John J. O'Neil
Senior Vice President
Present holder of said mortgage
(C)Sept.22,29,Oct.6

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **James H. Clark, Jr.,** Trustee of **Gilmore Realty Trust to Madison Finance Corp.** dated January 4, 1988 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 18801, Page 78 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at **12:00 Noon** on the 6th day of October, 1988 at 10 Gilmore Street, Cambridge, Massachusetts, all and singular the premises described in said mortgage.

To Wit:

A certain parcel of land with the buildings thereon, situated on the Easterly side of Gilmore Street in Cambridge, Middlesex County, Massachusetts and comprising the Southerly part of lot No. 6 on a Plan of premises in Cambridgeport belonging to **Israel Nesson,** dated July 15, 1896, A. W. Mason & Son, recorded with Middlesex South District Deeds, Plan Book No. 98, Plan No. 6, bounded and described as follows:

Beginning at a point of the easterly line of Gilmore Street, distant thirty and forty-five one hundredths (30.45) feet Southerly from the dividing line between said lot No. 6 and No. 5 on said plan and running Southerly on said Gilmore Street, twenty-five (25) feet; thence turning and running Easterly on land now or late of the City of Cambridge, eighty-five and one hundredth (85.01) feet; thence turning and running Northerly on land now or formerly of said Nesson, twenty-five (25) feet; thence turning and running Westerly through said Lot No. 6 about eighty-five (85) feet to said Gilmore Street and the point of beginning.

For title see deed of James H. Clark, Jr. dated May 24, 1977 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 13196, Page 203.

Terms of Sale:

Said premises will be sold and conveyed subject to and with the benefit of all, if any, rights, rights of way, restrictions, easements, covenants, improvements, outstanding tax titles, municipal or other public assessments, liens or claims in the nature of liens, and existing encumbrances of record, if any there be, insofar as the same are in force and applicable, created prior to the said mortgage which is being foreclosed.

A deposit of **Two Thousand Five Hundred ($2,500.00) Dollars** by certified or bank cashier's check - no cash - will be required to be made at the time and place of the sale. The balance of the purchase price is to be paid in cash or by certified check or bank cashier's check at the offices of Shocket & Dockser, One Apple Hill, Suite 225, (Route 9), Natick, Massachusetts, within twenty (20) days after the sale which balance is to be deposited in escrow with the firm of Shocket & Dockser, pending approval of said sale by the Middlesex Superior Court. Deed to be taken within ten (10) days from the date of the approval of said sale by the Middlesex Superior Court.

The successful bidder, other than the mortgagee, shall give the required deposit to Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts 01760, which deposit shall be retained by the mortgagee if the successful bidder shall refuse to sign this Mortgagee's Sale of Real Estate, or if, after signing, the successful bidder does not perform his or her obligations hereunder. If the deposit is so retained, it shall become the property of the mortgagee as seller under this Agreement, and shall not be applied on the mortgage debt and such retention of the deposit shall not release the successful bidder from his or her obligations hereunder, should the mortgagee decide to pursue the same and/or cease to pursue any and all other rights, remedies, and courses from time to time available.

The premises shall be conveyed by the usual foreclosure deed under the statutory power of sale, subject to the foregoing, and, in addition, subject to any and all unpaid taxes, tax titles, tax liens, water and sewer rates and any other municipal assessments or liens.

The sale shall not be deemed complete until the successful bidder shall have made his or her deposit and signed this Mortgagee's Sale of Real Estate. The balance of the consideration is to be paid at the offices of Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts, on or before 10:00 o'clock on the twentieth (20th) day following the sale, provided that such day is one on which the Middlesex County (Southern District) Registry of Deeds is open for business, and if not, then on the next day on which such Registry is open for business. Time is of the essence as regards to this Agreement.

Other terms, if any, to be announced at the sale.

Madison Finance Corp.
Present Holder of said Mortgage,
By Its Attorneys,
Shocket & Dockser
Robert M. Sriberg, Esquire
One Apple Hill, Suite 225
Natick, Massachusetts (01760-0050)
(617) 237-6170
(C)Sept.8,15,22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court No. 88P4872E

Notice of Probate of Will Without Sureties
Estate of **Edna Sullivan**
also known as **Edna F. Sullivan**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **John J. Boireau** of Cambridge, in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 12, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirteenth day of September in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate
(C)Sept.22

OFFICE OF THE SCHOOL COMMITTEE
456 Broadway
Cambridge, Ma. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike St., Cambridge, Ma. 02141, until Tuesday, October 11, 1988 at 11:00 A.M. at which time they will be publicly opened and read for:

Musical Instruments
Music Supplies
Piano

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, September 22, 1988.

Attention is called to requirements for equal opportunity employment on part of vendors. The department encourages participation in this bid of minority and women owned businesses.

Mary Lou McGrath
Interim Superintendent of Schools
(C)Sept.22,29

PUBLIC NOTICE
MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING
DIVISION OF WATER POLLUTION CONTROL
ONE WINTER STREET
BOSTON, MASSACHUSETTS 02108
TEL. (617) 292-5673

Pursuant to Chapter 21, Section 43 of the General Laws, and 314 CMR 7.00 and 2.06, notice is given of the following applications for sewer extension or connection permits and proposed actions thereon:

City/Town of: Cambridge
Project Name: Not Listed
Applicant: H.L. Davis Dev. Co.
Location: 201 Broadway
Purpose: Connection for Office Building
Tracking No.: 5362
Proposed Action: Tentative Determination to Issue:

The above applications, and applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed actions or requests for a public hearing on the proposed actions must be sent to the above address within 30 days of this notice.

Thomas C. McMahon
Director
(C)Sept.22

INVITATION TO BID

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, on October 6, 1988 at 2:00 p.m. for:

Re-roofing and repair to thirteen entrance overhangs at Putnam Gardens. Bid Deposit - 5%.

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer
Cambridge Housing Authority
270 Green Street
Cambridge, MA 02139
Stephen C. Smith,
Senior Purchasing Agent
(C)Sept.22

PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to **amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District:** Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet, the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new Industry B-3 zone would have a Floor Area Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

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 William H. Walsh
Chairman

(C)Sept.22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 88D-3177-D1

Summons by Publication
Joseph Bernadin Dorval Plaintiff
vs.
Karen Diane Wallace Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Joseph Bernadin Dorval, seeking divorce.

You are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
September 2, 1988

Paul J. Cavanaugh
Register of Probate
(C)Sept.15,22,29

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 88D 3160 D1

Summons by Publication
Andre Louidor, Plaintiff
vs.
Holly Lynn Skinner, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Andre Louidor, seeking a divorce from the bonds of matrimony.

You are required to serve upon Steven L. Kornstein, plaintiff's attorney, whose address is 131 State Street, Boston, MA 02109, your answer on or before December 12, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
September 8, 1988

Paul J. Cavanaugh
Register of Probate
(C)Sept.22,29,Oct.6

COMMONWEALTH OF MASSACHUSETTS
COMMITTEE FOR PUBLIC COUNSEL SERVICES

Pursuant to G.L. c.211D, §11, the Committee for Public Counsel Services will hold public hearings on **compensation of attorneys assigned to represent indigents in criminal and certain non-criminal proceedings at 5:00 p.m. on:**

Tuesday, September 27, 1988 at Worcester Superior Court
Tuesday, October 4, 1988 at University of Massachusetts, Downtown Center, 250 Stuart Street, 1st Floor
Thursday, October 20, 1988 at Hall of Justice, Springfield

Testimony will be taken on the adequacy of present compensation and the relationship between compensation and quality of representation.

All those desiring to be heard may appear or send statements for the record to:

Committee for Public Counsel Services
Private Counsel Division
80 Boylston Street, Suite 600
Boston, MA 02116
(C)Sept.22

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

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

Regulation No. 88-23

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Jay Street, north side, 240'W of River Street to 262' west of River Street.

And is further amended by removing the following:

Tremont Street, west side, 260'N of Cambridge Street to 280'N of Camb. St.

This regulation shall take effect 10 October 1988.

Promulgated Date: Sept. 13, 1988

George Teso
Traffic Director
(C)Sept.22,29,Oct.6

Promulgated
Date: Sept. 13, 1988

George Teso
Traffic Director
(C)Sept.22,29,Oct.6

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
AUCTION

The City of Cambridge Police Department will **auction bicycles and mopeds** in an **"as is condition"** on Saturday, October 1, 1988 at 10:00 A.M., in the Police Headquarters Garage located at 5 Western Avenue, Cambridge, Massachusetts. **no sales to minors not accompanied by an adult. All sales are final.**

The bicycles and mopeds may be seen one (1) hour before the auction at the Police Headquarters Garage. Cash only will be accepted and **payment must be made at the time of the sale.** All bicycles and mopeds must be removed from the premises two (2) hours after the auction closes.

The City reserves the right to accept any and all offers and reject any and all offers in the best interest of the City.

Joseph F. Grainger
Captain
Auctioneer
(C)Sept.15,22,29

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 A.M. Thursday, October 6, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Surgical Staples
Drafting Supplies
Window Washing Service
Lyss-Isoton
Installation of Parking Meter Posts
Rubbish Removal Service (Neville Manor)

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent
(C)Sept.22,29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND
FAMILY COURT DEPARTMENT
Middlesex ss. Division Docket No. 88P4748GI
Notice of
Guardianship - Mentally Ill - With Sureties
NOTICE

To **Miriam Louise Dottin** of Cambridge in said County Middlesex and her heirs apparent or presumptive:

A petition has been presented in the above-captioned matter alleging that said Miriam Louise Dottin is a mentally ill person and praying that **Kathleen N. Walcott** of Somerville in the County of Middlesex or some other suitable person be appointed her guardian.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before October 6, 1988.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eighth of September, in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate
(C)Sept.22

LOPRESTI

Continued from page 2

he learned a big lesson in the fight to keep his seat.

"It's a good reminder that I only have the job for two years," he said. "You've got to work for it."

LoPresti will face Republican challenger Marc Pembroke, a Cambridgeport attorney, in the November general election for the Suffolk-Middlesex senate seat. But considering the liberal landscape of the district, Pembroke would have to pull off a miracle to upset the formidable incumbent.

State Senator
Suffolk Middlesex District

		LOPRESTI	GERSTELL	TRAVAGLINI
WARD ONE,	precinct 1	301	15	223
	precinct 2	285	11	210
	precinct 3	318	15	172
	precinct 4	191	12	114
WARD TWO,	precinct 1	152	17	73
	precinct 2	69	8	39
	precinct 3	7	0	1
	precinct 4	2	1	3
WARD THREE,	precinct 1	154	13	49
	precinct 2	224	37	80
	precinct 3	272	26	63
	precinct 4	158	25	47
WARD FOUR,	precinct 1	169	16	28
	precinct 2	139	16	22
	precinct 3	103	15	45
	precinct 4	220	22	42
WARD FIVE,	precinct 1	92	14	38
	precinct 2	236	26	50
	precinct 3	190	18	68
	precinct 4	162	11	69
WARD SIX,	precinct 1	119	8	23
	precinct 2	117	16	23
	precinct 3	118	17	16
	precinct 4	153	8	29
TOTAL VOTES		3951	367	1527
PERCENTAGE		67.60	6.28	26.12

Larkin, Kennedy win commissioners' seats

By JOSH GERSTEIN
Middlesex News Service

A candidate who supports the abolition of Middlesex County unexpectedly landed a seat on the county commission while an incumbent commissioner held on to his seat with a second place finish.

Edward Kennedy, Jr., of Lowell and incumbent Thomas Larkin of Bedford garnered enough votes to defeat the other hopefuls, Somerville Alderman Joseph Macaluso and Lowell resident Matt Donahue, a former assistant DA.

Kennedy's win came as a surprise to many both inside and outside the campaigns. Both of the losing campaigns attributed Kennedy's win to the fact that he shares the name of the well-known U.S. Senator.

"He basically ran on his name and he won," said Donahue campaign manager Meghan Mulhern.

Macaluso said Kennedy did very little campaigning. "It was almost comical. He attended one debate and he didn't show up at any functions," Macaluso said.

Mulhern echoed Macaluso's charge, labeling Kennedy "a phantom candidate." Kennedy did not rule out the possibility that his name may have helped him, though he downplayed its importance. "I never blamed my name when I lost and I never gave all the credit to it when I won," he said. Kennedy claims he succeeded because his message got through to the voters. "I was the only one of four candidates to campaign on the issue of abolishing county government," he said.

Using campaign spending as a measure, Kennedy's campaign does not appear to have been as intensive as the others were. Donahue spent the most, about $65,000. Macaluso took out cable TV ads and billboards, spending about $45,000. Present commissioner Thomas Larkin of Bedford spent about $23,000. No reports about Kennedy's candidacy were on file with the state's campaign finance office, but the candidate said his expenses totaled "under $1,000."

Donahue finished in third place, less than 2,000 votes behind Larkin. According to Marty Neehan of the Massachusetts Secretary of State's office, each of the commissioners must be from a different town. Since both Donahue and Kennedy hail from Lowell, only one could land a spot on the commission this term.

Somerville Mayor Eugene Brune defeated his nearest competitor, assistant register and Woburn native Janet Dever in Thursday's Democratic primary contest for South Middlesex Register of Deeds. Dever, Newton resident Joseph Bradley and Malden hopeful Thomas Fallon each took their hometowns, but Cambridge and Somerville voters delivered more than 10,000 votes for Brune.

No Republicans are running for the county posts, so the primary effectively decides the election. Brune said he hoped he would do well all over the county, but that the numbers didn't surprise him. Brune described his trouble in reaching outlying towns as emblematic of the size and diversity of the county. "It's unworkable," he said.

As for his new position at the Registry of Deeds, Brune said his priorities would be better service from assessing offices and title divisions throughout the county. "You're going to see some major changes there in the first year," he predicted.

Brune says he does not intend to seek another term as mayor, but he has no plans to leave office early. According to Brune, a special election and an interim mayor would throw city services into disarray and would greatly delay important city projects such as road reconstruction.

We need you.
WE'RE FIGHTING FOR YOUR LIFE
American Heart Association

MOTOR VEHICLES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, MA. until 1:00 PM Tuesday, October 4, 1988. Proposals will be opened for Motor Vehicles for the Middlesex County Maintenance Dept., Cambridge, MA at 3:00 PM Tuesday, October 4, 1988 at the Middlesex County Hospital, 775 Trapelo Rd., Waltham, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106).

Middlesex County
Commissioners Office

DEATHS

Ruby C. Young

Ruby C. (Gault) Young, 87, died Sept. 12 at Melrose-Wakefield Hospital in Melrose after a short illness. She was a longtime Cambridge resident before moving to Arlington six years ago.

She was the wife of the late Leroy; mother of Marion Gross of Arlington, David Young of North Andover, Dorothy DuGray of Keene, NH, Elsie Ransom of Stoughton, Edith Boudreau of New Smyrna Beach, FL, and the late Donald and Robert Young. She is also survived by 29 grandchildren and 30 great-grandchildren.

A funeral service was held at the Saville Funeral Home. The interment was at Greenwood Cemetery, Haverhill.

Michael Capone

Michael Capone, 79, died Sept. 14 at Somerville Hospital after a long illness. He was a resident of Cambridge for many years.

He was the husband of Helen (Nobis); father of Elaine Fales of York, ME, grandfather of Edward of Somerville, Barbara Ropke of Maine and David of Cambridge; brother of Anthony of NH, the late Louise Piro and Dorothea Kraft.

A funeral Mass was said in St. John's Church. The interment was in the family lot at Mount Auburn Cemetery. Arrangements were made by the Keefe Funeral Home.

Catherine Scannell

Catherine (Reardon) Scannell, 86, died Sept. 12 at Sancta Maria Hospital after a long illness. She was a resident of Cambridge for many years.

She was the wife of the late Gerald T.; mother of Majorie M. Kelley, John J. and the late Gerald R. Scannell. She is also survived by 12 grandchildren and 18 grandchildren.

A funeral Mass was said at the Immaculate Conception Church. The interment was at Oak Grove Cemetery in Medford. Arrangements were made by the Keefe Funeral Home.

Philip T. Munroe

Philip T. Munroe, 59, died Sept. 13 at home in Cambridge after a long illness. A longtime resident of Cambridge, he was employed by Eastern Airlines in the ramp service department.

He was the husband of Margaret Munroe; father of Janet Amy and Anne Melissa; brother of Barbara Haley and Thomas Munroe.

A funeral Mass was said at the Little Sisters of the Poor in Somerville. The interment was at Calvary Cemetery in Woburn. Arrangements were made by the Keefe Funeral Home.

James J. English

James J. English, 55, died Sept. 13 at Malden Hospital after a short illness. A longtime Cambridge resident, he was a shipper for Metropolitan Pipe and Supply Company.

He was the husband of Shirley (Sharland); father of Shirley O'Reilly, Susan, James, Traci, Paula English and Denise Moffitt; brother of Marguerite Gallagher and Dororthy Davis. She is also survived by nine grandchildren.

A funeral Mass was said at St. John's Church. The interment was in the family lot at Cambridge Cemetery. Arrangements were made by the Keefe Funeral Home.

Donald J. Kimnach

Donald J. Kimnach, Sr., 63, died Sept. 7 in Illinois. Born in Newton, he had been residing in Illinois since 1966.

A 1947 graduate of Boston University, he was a retired employee of DESA International.

He was the husband of Nancy (Sitgreaves); father of Carolyn Lee Kimnach of Cambridge; Donald J. Kimnach, Jr., of Miami, FL, and Richard A. Kimnach of Chicago; brother of Robert B. Kimnach of Lincoln.

Services were held in Chicago Heights, IL.

Aurthur E. Gamble

Authur E. Gamble, 26, died suddenly on Sept. 12 in Cambridge. A lifelong resident of Cambridge, he was an employee of the Cambridge Hospital.

He was the brother of Renee E. Gamble; grandson of Edna Gamble; son of the late Authur E. Sr. and Josephine (Green); father of Gregory Gamble; uncle of James and Jandra Gamble. He is also survived by many other relatives and friends.

A funeral service was held at A. J. Spears Funeral Home. The interment was at Cambridge Cemetery.

Madeline M. Moore

Madeline M. (Rose) Moore, 82, died suddenly on Sept. 14 at home in Cambridge. A longtime Cambridge resident, she was formerly employed by Hanscom Air Force Base.

She was the wife of the late Harold R. Moore; mother of Frank C. Moore of Cambridge; Lillian F. Corbin of New York, and the late Florence Chadwick and Harold Moore Jr. She is also survived by 19 grandchildren, 39 great-grandchildren and five great-great-grandchildren.

A funeral Mass was held at the Church of the Blessed Sacrament. The interment was at Cambridge Cemetery. Arrangements were made by the John J. Donahue and Son Funeral Home.

Egbert H. Bailey

Egbert H. Bailey, 96, died Sept. 15 at the Cambridge Hospital after a long illness. He was a resident of Cambridge for many years.

He was the husband of the late Angelina (Holder); father of David N., Egbert H., Jr., Mavis I. Greenidge, all of Cambridge, James E. of Newton, Frank E. of New York, Audrey P. Simms of Holbrook, Hilda I. Parker of Colorado Springs, CO, and Eudalee Mapp of Barbados, WI; father-in-law of Emma Bailey and Jerald L. Simms; grandfather of Linda Sneed and Sharon Jones; grandfather-in-law of Vernon Jones. He also leaves 23 other grandchildren, 33 great-grandchildren and many other relatives and friends.

A funeral service was held at the Church of All Nations in Boston. The interment was at Cambridge Cemetery. Arrangements were made by the A.J. Spears Funeral Home.

Serafina Lehane

Serafina "Sadie" (Campo) Lehane, 80, died Sept. 15 at the Sancta Maria Hospital after a long illness. She was a resident of Cambridge for many years.

She was the wife of the late Timothy J. Lehane (former Cambridge Water Department employee); sister of Salvatore Campo of New Hampshire, Charles Campo of Revere, Mary Szydlowski of Somerville and Josephine Savignac of Bedford. She is also survived by many nieces and nephews and grandnieces and nephews.

A funeral Mass was said at St. John the Evangelist Church. The interment was at Mount Auburn Cemetery, with committal prayers by the Rev. Thomas Curran. Arrangements were made by the J.M. Reardon Funeral Home in Belmont.

Florence O'Reilly

Florence E. (Coleman) O'Reilly, 81, of Arlington died Sept. 12 at St. Lukes Hospital in Middleboro. Born in Chelsea, she was a member of St. Peter's Episcopal Church in Cambridge.

She was the wife of William C. O'Reilly; mother of Richard W. of Assonet. She is also survived by three grandchildren and five great-grandchildren. She was the daughter of the late Charles and Maude (Rogers) Coleman.

A funeral service was held at the Ashley Funeral Home in Middleboro. The interment was at the Cemetery of the Green in Middleboro.

Willena E. Carrier

Willena E. Carrier, 89, died Aug. 6 in Kennebunk, ME, after a short illness. Born in Cambridge, she was a resident for many years before moving to Candia, NH, and Kennebunk, ME.

She was the wife of the late Charles L. (former Cambridge fireman); daughter of the late William and Mona (Libby); mother of George of Manchester, NH, Jean King of Biddeford, ME, Doris Martin of Port Charlotte, FL, and the late Charles L. Carrier, Jr. She is also survived by 11 grandchildren and 22 great-grandchildren.

A funeral service was held at the Bibber Memorial Chapel in Kennebunk, ME. The interment was at Evergreen Cemetery in Kennebunk, ME.

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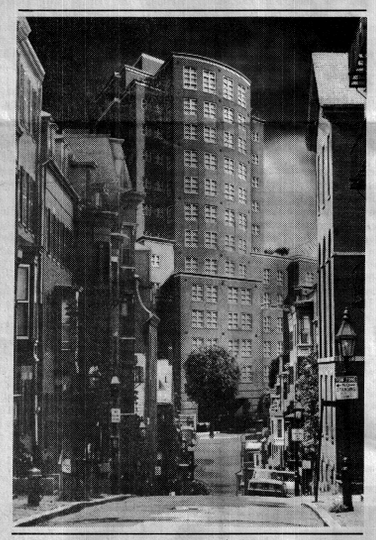
LUXURY RISES.



In Cambridge, only one luxury condominium rises above the Fogg and Harvard Square. And you can call it your home as early as this December. 931 Mass Ave. With only four homes per floor, these spacious one and two-bedroom residences offer extraordinary privacy, views and luxuries that include fine oak floors, rich marble baths and whirlpool tubs. Amenities of this fine address, located just steps from Harvard Square, include round-the-clock concierge service, garage parking and a private garden terrace. Take this opportunity to rise above the ordinary. Make one of these exceptional homes yours. Visit our Sales Center at 27 Mt. Auburn Street today. We're open daily, noon 'till 6 p.m. For an appointment, call 354-7090.

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9 3 1
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Developer: Amaprop Developments, Inc.
Marketed by TCC The Cambridge Collaborative Inc.

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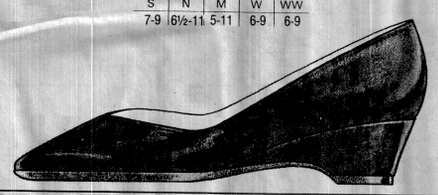
S	N	M	W	WW
7-9	6½-11	5-11	6-9	6-9



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Cambridge Chronicle
VOL. 142, NO. 38 THIRTY-TWO PAGES THURSDAY, SEPTEMBER 22, 1988 ©1988 CAMBRIDGE SUN PUBLISHING CO. 50 CENTS

CITY OF CAMBRIDGE
CITY CLERK'S OFFICE
CITY HALL 795 MASS AVENUE
CAMBRIDGE, MA 02138
ATTN: MS. DONNA LOPEZ
LEGAL NOTICE TEAR SHEET
C SEPT. 22

Prop. 1-2-3 campaign flexes muscle at polls

By JAY WEAVER
Chronicle staff

Although you may not have noticed, the power of the Cambridge real estate industry was in full display throughout Thursday's primary election.

Dozens of paid and volunteer workers were stationed at every polling place in the city to solicit signatures for Proposition 1-2-3, an initiative petition that would allow certain tenants to buy their rent-controlled apartments.

Many of the city's largest rent control landlords and real estate brokers have joined forces to ensure enough signatures are collected so that the binding petition makes it onto the ballot in the 1989 municipal election. If the proposition succeeds at the polls, both rent control advocates and critics agree that thousands of regulated units in the city could be converted to condominiums.

Thursday's signature drive, which was financed by the Cambridge Home Ownership Association and coordinated by a Waltham political consultant, involved the hiring of temporary and volunteer workers, some of whom were not Cambridge residents. The drive itself marks the dramatic progress that Proposition 1-2-3 has made since a lone Harvard Square realtor unveiled the petition last fall. And it also marks the inevitability that rent control will once again be the hot political issue in the upcoming election year.

"What is really a grass-roots safety valve has become a lobbying tool of the real estate industry," William Noble, a member of the Cambridge Tenants Union, said in describing the initiative petition process.

"When you look at who's really behind (the petition), it gives you a whole different sense of who the primary beneficiaries would be," said Esther Hanig, chair of the Democratic City Committee and a staunch supporter of rent control.

But Fred Meyer, the realtor who invented Proposition 1-2-3 but failed to obtain enough signatures to put it on the ballot in the 1987 municipal election, strongly disagrees with the rent control proponents.

"Some of the people who were hired to get signatures (on primary day) are not Cambridge residents. The law doesn't require them to be Cambridge residents," Meyer said. "But the people who signed (the petition) are certainly Cambridge people and that's what's important."

There is no state law that forbids paying people to collect signatures for an initiative petition, referendum or nominating papers, according to Robin Hall, legal counsel to the election division of the Secretary of State's Office.

"There's nothing unique about using volunteers and (paid) temporary workers to gather signatures for an initiative peti-

Please see PROP 1-2-3, page 7

Teachers stage picket as pay negotiations stall

By JOHN PERRY
Chronicle staff

They're still on the job, but this week they're out before 8 am pacing the sidewalk, distributing pamphlets and carrying signs. Disgruntled Cambridge teachers are staging 20-minute informational pickets before school each day this week to publicize their dispute with the Cambridge School Committee over salary raises.

"Three percent — Not even close" and "With all due respect, three percent is no respect at all," read the signs. Handbills asking residents to call members of the school committee have been printed in four languages: English, Spanish, Portuguese, and French Creole.

"We're out here here to get the message across," said Marie Orben, president of the Cambridge Teachers' Association (CTA) and chair of the union's negotiating team. "For us to come back to the bargaining table, they're (the school committee) going to have to come up with more than three percent."

Teachers contracts, which officially expired on Aug. 31, have been extended through the talks by vote of the school committee. Negotiations officially collapsed when a three-hour meeting on Sept. 8 failed to resolve dispute over salary raises.

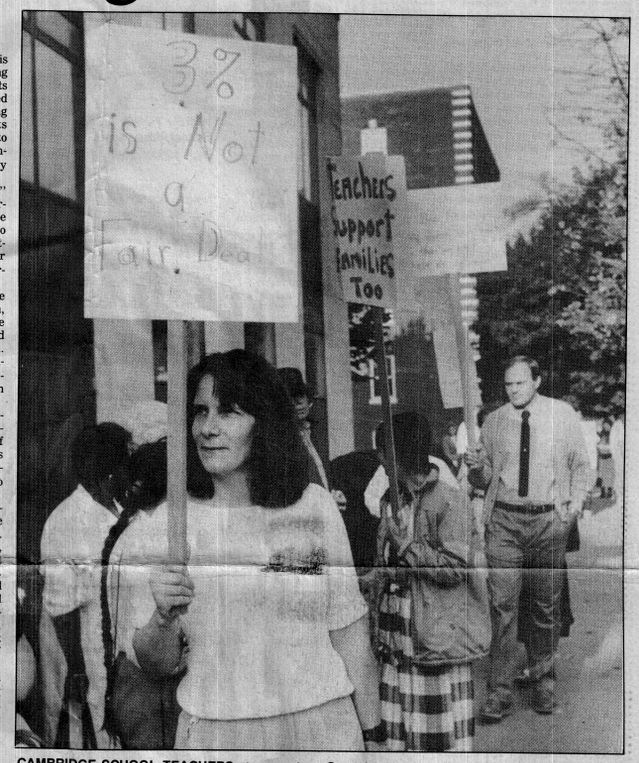
In drafting a new three-year contract, the teachers' union wants three annual raises of 8½, 9, 10 percent. The school committee, however, stands firm with an offer of 3 percent in the first year and 4½ in the second.

The decision to picket received unanimous support at a general meeting called by the CTA Wednesday, Sept. 14, according to Orben. She said 500 teachers attended last Wednesday's meeting at the VFW Hall on Huron Avenue.

School Department spokesperson Albert Giroux offered the following response to the pickets: "We respect the right of individuals to publicize their views in the peaceful, nondestructive manner that has been a tradition in Cambridge."

Mary Lou McGrath, interim superintendent of schools and head of the city's negotiating team, had a similarly non-confrontational

Please see TEACHER, page 7



CAMBRIDGE SCHOOL TEACHERS stage an informational picket Monday morning along Cambridge Street in front of the Cambridge Rindge and Latin School. Negotiations between the Cambridge Teachers' Association and the School Committee broke down last week. The CTA union hopes to gain three annual raises of 8, 9½ and 10 percent, but the School Committee is standing firm with a 3 percent increase in the first year and 4½ in the second. (Staff photo by Carolyn Hine)

Cambridge man shot

Sixth murder this year

By LAURA BECK
Chronicle staff

A Cambridge man was shot to death Friday night and another local man was seriously wounded by gunfire the same night in front of a River Street hair salon, police said.

Joseph Curtis, 21, of Cambridge was pronounced dead at Beth Israel Hospital from bullet wounds to his chest. Curtis' death marks the sixth murder in Cambridge this year.

Spencer Hicks, 19, of Dorchester was charged Monday with murder and carrying a firearm without a license in Cambridge District Court. Bail was set at $50,000 surety bond or $5,000 cash.

John Mendes, 21, also of Cambridge, was treated at Cambridge Hospital after he was shot twice at the New Image Salon on River Street. Mendes has since been released from the hospital, according to the patient information center.

Police said that no charges have been brought in the Mendes' shooting, nor has a motive been established.



DEMOCRATIC STATE REP. PETER A. VELLUCCI, left, shares a triumphant moment with his father, Cambridge Mayor Alfred E. Vellucci, and his son, Peter A. Vellucci, Jr., after defeating state Rep. Marie Howe of Somerville in the 29th Middlesex District primary race last Thursday. Vellucci, who lives in East Cambridge, will face no opposition in the November general election. (Staff photo by Carolyn Hine)

Vellucci tops Howe as era ends

By JOHN PERRY
Chronicle staff

As polls closed in last week's primary election, a historic era in Cambridge and Somerville Democratic politics came to an end.

After 23 years in the State House, Rep. Marie Howe has lost her seat to opponent Peter Vellucci, himself a three-term incumbent.

Vellucci grabbed a landslide 70 percent of the vote in Cambridge. Although he lost Somerville to Howe, he managed to take almost 40 percent of the vote on her home turf.

Vellucci retained the support of a portion of Somerville (Ward 2, precincts 1,2) that was included in his original district prior to the latest legislative redistricting.

According to unsubstantiated rumors circulating early this week, Howe intends to challenge Vellucci again with a sticker campaign in the November election. Asked about the rumor, Howe would neither confirm nor deny it, stating instead, "There's a lot of doors that can be opened. I'm very pleased with the tremendous support I received from the good people of Cambridge. I'm going to just take each day as it comes along."

Vellucci and Howe were pitted against each other when this year's House and Senate redistricting merged the two incumbents' constituencies in parts of Cambridge and Somerville.

The resulting contest evoked heated, often ruthless campaigning from both candidates throughout the summer. Accusations flew, voting records were contested, and issues became confused in what Vellucci called "the muddiest race I've ever had."

Please see VELLUCCI, page 13

Graham considering sticker campaign against Thompson

Incumbent loses 28th Middlesex primary

By LAURA BECK
Chronicle staff

State Rep. Saundra Graham, the unexpected loser to Alvin Thompson in the 28th Middlesex Democratic primary last Thursday, has not announced any future campaign plans. But she's definitely up to something.

Michael Albano, son of state Sen. Sal Albano, told the "Chronicle" Tuesday night that Graham offered him a job as press relations manager in a possible sticker campaign in the November general election.

Graham, a 12-year house incumbent and city concilor since 1971, says she is "considering" a sticker campaign as an idependent against Thompson. There are no Republicans on the ballot for the 28th Middlesex seat.

Asking Albano to join her campaign staff suggests that Graham plans to continue the race. Albano says Graham probably won't announce her plans for a sticker campaign until late next week.

"As far as I know, she's going to run a campaign," Albano said. "But she needs to have a campaign manager and work out a definite plan of action."

Known as one of Cambridge's most progressive politicians, Graham lost by 49 votes to Thompson in a primary race that caught almost everyone by surprise.

Graham said that part of the reason for her defeat was her long political tenure: it made both her and her supporters too confident that she would be re-elected.

"I think both of us took each other for granted," Graham said. "There was apathy with my consituents because they all had the attitude, 'don't worry, Saundra, you'll win,' and then they didn't bother to vote.

"But I also needed to make myself more visible to the community, and let them know what my record is. After you're successful year after year, you don't worry as much."

Thompson, a truant officer for the Cambridge schools and an active member of the local NAACP chapter, says that he's confident in winning the November election even if Graham decides to run a sticker campaign.

"I am the nominee. Those that came out to vote, voted for me," Thompson said. "Whatever Saundra Graham decides to do is all right with me. I know what I have to do."

Thompson, who ran a brief campaign after announcing his candidacy Aug. 8, refused to give his strategy for the remaining month and a half before the general election.

"No comment to any questions about my plans," Thompson said. "I have my strategy, and I'm prepared to do it."

With only about 3000 of the approximate 17,000 registered voters casting ballots in this 28th district, which includes parts of Cambridgeport, Mid-Cambridge, Riverside and Area 4, many blame the turnout for Graham's loss.

But other people, including Graham herself, cited more sensitve reasons behind her defeat, such as the recent the drug charges against her two sons.

"I think this issue with my family played a part," Graham said. "When you print an incident like that more than seven times in the paper, you're going to have an effect."

Graham has often been called on her inaccessiblity on Beacon Hill, her invisibility in the community and her perceived absenteeism.

According to Lester P. Lee Jr., a native of Cambridgeport/Riverside who ran for city council in the 1987 municipal campaign, Graham has a record for absenteeism.

"The rhetorical question that people asked George Bush can be asked about her," Lee said, referring to the "Where was George?" Democratic campaign slogan.

Please see GRAHAM, page 5a

ON THE INSIDE

Business	13a	Movies	3a
Crime Beat	6	Opportunities	14a
Deaths	10	PoliTalks	4
Editorial	4	Restaurants	2a
Letters	4	What's Happening	11

LOCAL HERO

'Ma' Ford specializes in teens

By LAURA BECK
Chronicle Staff

She may be short in height, but "Walkie Talkie Mamma" Helen Ford is long in respect.

Known for the walkie talkie slung across her hip, the short, boisterous Ford makes her maternal presence felt throughout the corridors of Cambridge Rindge and Latin School, as she monitors halls and befriends students.

A nine-year veteran of the security office, Ford seems to possess a magical charm over students: they come to her with their concerns, joke with her and fill her in with tidbits of gossip.

The secret ingredient to her aura — respect, says Ford.

"I don't care if they like me. But they do have to respect me," Ford said during her lunch break at the school cafeteria. "I make it a point to say hello to every student that walks in here, and get to know their names and who they are. That helps too."

Students see more of Ford than just in school. With nine children, Ford says the whole high school practically hangs out at her house.

"Our house is like a teen center," Ford said with a loud laugh."Everyone that walks in through my door fits right in, as long as they like to eat."

The nickname "Ma" comes partly from Ford's lengthy resume, which specializes in youths.

Besides having four children, Ford adopted another four and helps raise her godson. She also coached cheerleading at CRLHS for eight years, ran a flag football team, and currently juggles her schedule between her children's various athletic events.

"I like to be around a lot of people. And I really love children," she said. "You don't have to born a child to love a child. I really love my job because I can be around other children."

Ford's large family came into being in an unusual way. She met her husband, Louis Sr., who also happened to be her mailman, when she was a single parent of two boys, Donald and Randy.

"Yeah, one year I got a Mother's Day card in the mail just signed 'from a friend,' " Ford said. "Then the next day, the mailman asked me if I had a nice Mother's Day and asked me what I did. I figured out he was the one who sent me the card, and the rest is history."

Besides her natural children, Donald, Randy, Christine and Louie Jr., the Ford family includes basketball star Rumeal Robinson, Melvin Middleton, twins Tyrone and Ernie, and her godson Robert.

Ford says she feels blessed that all of the family members get along perfectly and turned out so well.

"I'm really lucky they all turned out so well," Ford said. "But my kids know what's expected of them — to respect us and to respect themselves — to be people that other people respect."

The respect Ford commands follows her from her household into the schools.

"I think it's easier for me to get along with the students because I am a mother, and they know my kids go to school here," she said. "But I let them all know that if they're having a rough time and feel like talking to me, they always can.



HELEN FORD, a security officer at Cambridge Rindge and Latin School, is known as the "Walkie-Talkie Mamma" by students at the high school. (Staff photo by Carolyn Hine)

"I'm not a counselor, that's not my job. But that is my mother instinct to reach out and help people."

Ford was a foster child herself, after her mother died when she was two years old. Her four brothers and two sisters were separated and Ford says she was "tossed around for a while."

One of the most influential role models for her, however, was Gertrude Linton, who became Ford's foster mother when she turned four.

"I guess that's why I'm this way, because I didn't have a mother to go to for a while. I understand some of these kids because I know what it's like to go through a rough time. I've felt it myself."

Ford says her foster mother was a good teacher; Linton raised her with her own three children, and taught them to respect and treat each other equally.

As for being with people 7 days a week, 24 hours a day, Ford says she wouldn't trade this for anything in Cambridge.

"When I continue to get calls, letters and visits from some of the kids I used to see, it makes it worthwhile to get up in the morning for work," she said. "My favorite thing is when I see students in the malls, or the movies with their parents, and they say, 'Oh, hi, Ma.' Then you know they really respect you. And that's what's important to me."

Cambridge lifts LoPresti to victory

By JAY WEAVER
Chronicle staff

MICHAEL LOPRESTI

Although he was trounced by his opponent on his home field of East Boston, veteran incumbent state Sen. Michael LoPresti, Jr. scored a resounding victory last week in the Suffolk-Middlesex Democratic primary race.

And he can thank Cambridge liberals for making the difference in the rare Thursday primary, which saw only 22 percent of the electorate go to the polls.

Overall, LoPresti picked up 10,035 votes (53 percent), while his feisty opponent, three-term Boston City Councilor Robert Travaglini, grabbed 7,932 (42 percent). College professor Marguerite Gerstell ended up with 808 votes (5 percent). But in Cambridge, LoPresti won 3,951 votes (67 percent), while Travaglini got 1,527 (26 percent) and Gerstell 367 (6 percent).

"Every time there's an election, there's a game of conjecture as to where the vote is coming from," said Esther Hanig, chair of the Cambridge Democratic City Committee. "Most of the conjecture (about this race) seems to be substantiated by the outcome. We did make the difference."

In fact, LoPresti was trailing Travaglini by about 300 votes before the ballots were counted in Cambridge wards one through six, which make up about 45 percent of the entire Suffolk-Middlesex Senate District.

Outside Cambridge, Travaglini beat LoPresti by about 3,500 to 2,100 votes in East Boston. Travaglini, who is also an Eastie native, fought a nasty, personal battle against the eight-term incumbent in East Boston; his victory in this Italian, moderately Democratic community was no surprise. In Winthrop, LoPresti turned things around by grabbing about 3,300 votes to Travaglini's 2,400. And in the smaller precincts of the North End, Beacon Hill and Allston/Brighton, LoPresti came out on top.

"Obviously, the voters outside of East Boston were the key," said LoPresti. "Other than that (loss), everything fell into place remarkably well."

Over the summer both candidates, trying to live down moderate Democratic images, worked hard to win the liberal vote in Cambridge, knocking on doors from Mid-Cambridge and Cambridgeport to Area Four and East Cambridge. They both squared off in a pair of local debates sponsored by progressive groups that showed them to be almost identical on the issues.

Both candidates shared similar liberal views on affordable housing, linkage and child care and on controversial, ideological issues like gay rights and abortion.

Travaglini, who campaigned that he would be a "full-time state senator," also accused the incumbent of devoting too much time to his law practice and business interests. But once Labor Day had passed, it became clear where the Cambridge electorate stood.

Eight of the nine city councilors endorsed LoPresti, and Democratic ward committees two through six also backed him. Ward one in East Cambridge remained neutral. In the end, Hanig said, the progressives "trusted LoPresti more than Travaglini."

Gerstell's decision to stop campaign earlier this summer also helped LoPresti's stock rise among liberals. His polls had shown that she could have nabbed eight to 10 percent of the Cambridge vote.

LoPresti, who said the campaign in Cambridge boiled down to the issues rather than personality differences, said: "They (the liberals) compared one to the alternative and saw less consistency in his voting record."

LoPresti lost only one precinct to Travaglini — in ward two, precinct four, where the challenger won three votes to LoPresti's two and Gerstell's one.

But in ward one in ethnic, blue-collar East Cambridge, which has much in common with East Boston, Travaglini did not perform as well as expected. In fact, LoPresti beat him in all four precincts with more than 50 percent of the vote.

The last time LoPresti faced a serious challenger was in 1984 when liberal Mark Govoni lost Cambridge by 10 percentage points and the election by 27 points.

LoPresti admitted that four years ago he never would have expected Cambridge liberals to be his strong suit in the 1988 primary.

LoPresti, who is chair of the powerful Senate Judiciary Committee, said

Please see LoPRESTI, page 9



REAL ESTATE WEEKLY
By Dan and Joetta Silva
Century 21 Silva Realty Associates

MARKETING YOUR HOME

When you list your home for sale, you and your agent must work as partners to ensure it sells as quickly as possible for top dollar. It's important that you take the necessary steps to make your property look its best inside and out. At the same time, your agent will go to work to make sure your home is exposed to qualified buyers.

Good Realtors work with each seller to develop a written marketing plan. With this written plan, you'll know just what your agent is doing and what you can expect to happen while your property is on the market. It will also include suggestions on what you can do to make your home more salable. There will be regular communications between you and your Realtor from the day the listing agreement is signed, so you will receive progress reports and feedback from the people who have seen your home. You will also have frequent opportunities to ask questions and discuss changes in the marketing strategy.

For solid advice on buying or selling real estate, consult the professionals at **Century 21 - Silva Realty Associates. Just call 661-2525 in Cambridge.**

Rx

Tablets and Capsules

Tablets and capsules are the most frequently used oral medicine forms. The "active" ingredients in tablets and capsules are those which provide a desired action (e.g. lower blood pressure, fight infection, or reduce fever). The "inactive" ingredients add bulk (fillers), hold the medicine together (binders), provide color (dyes), and help dissolve the dosage form once it enters the stomach or intestines (disintegrants).

Tablets come in many forms. Chewable tablets are intended to be chewed before they are swallowed. Buccal tablets are placed between cheek and gum where the active ingredients are absorbed into the blood vessels of the mouth. Sublingual tablets are intended for use under-the-tongue. Coated, as well as uncoated tablets, are intended to be swallowed whole. Capsules are either hard-gelatin which contain powder or pellets, or soft-gelatin which contains liquids.

Special forms of tablets or capsules are intended for a sustained or extended action. This type of formulation makes it possible for the medicine to be effective with the administration of only one or two doses a day.

Pharmacy hours: Mon.-Friday 8:30 a.m. to 8 p.m.
Sat. 9:00 a.m. to 7 p.m., Sun. 9:30-5:30

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Name	Address	Description	Year
N. Graham	67 Griswold St	Vinyl siding, wall insulation, roofing	7/84
James Mulray	29 Hutchinson St	4" Gray, blown wall insulation	/81
A. Cacciolla	18 Hampshire St.	4" Mastic silver grey	2/86
Rose Sperry	11 Madison Street	4" Homestead smooth gray	9/83
S. Lee	1236 Mass. Ave	4" Alcoa Contour II gold vinyl siding, trim	8/84
Albert Manuel	37 Dauer Street	Vinyl Siding, Insul., Trim Cover	3/84
Wm. McGrath	25 Dover Street	Vinyl siding, Soffit venting, downspouts	5/84
Jas. Peroni	36 Dover Street	Vinyl siding, insulation, trim cover	5/84

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NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Robert J. Reagan to US Trust/Middlesex,** dated May 29, 1984, and recorded with the Middlesex County Registry of Deeds, Southern District, in Book 15594, Page 434, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M., on the 19th of October, 1988 on the mortgaged premises at 30-32 Upland Road, Cambridge, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated on the Southerly side of Upland Road in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southerly line of said Upland Road at land formerly of McLeod, now Schlesinger, and thence running

Southerly by said land of Schlesinger, one hundred twenty-five (125) feet; thence turning and running;

Westerly by Lot 8 on a plan of land belonging to the heirs of S. Whitney, recorded with Middlesex South District Deeds, Plan Book 40, Plan 28, fifty (50) feet; thence turning and running;

Northerly one hundred twenty-five (125) feet to said Upland Road; thence turning and running;

Easterly by said Upland Road, fifty (50) feet to the point of beginning.

Containing 6250 square feet.

Said premises are now known and numbered 30-32 Upland Road.

For title, see Deed of William D. Harrigan, et ux, dated May 29, 1984 and recorded at Book 15594, Page 433.

Terms of sale: $15,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale and the balance to be paid in cash or by certified or bank cashier's check at the offices of Connolly and Feingold, One Common Street, Wakefield, Massachusetts, within twenty (20) days from the date of sale.

Said sale shall be subject to all taxes, tax liens, municipal betterments and assessments, if any.

Other terms to be announced at sale.

US Trust/Middlesex
By: John J. O'Neil
Senior Vice President
Present holder of said mortgage

(C)Sept.22,29,Oct.6

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **James H. Clark, Jr.,** Trustee of **Gilmore Realty Trust to Madison Finance Corp.** dated January 4, 1988 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 18801, Page 78 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at **12:00 Noon** on the 6th day of October, 1988 at 10 Gilmore Street, Cambridge, Massachusetts, all and singular the premises described in said mortgage.

To Wit:

A certain parcel of land with the buildings thereon, situated on the Easterly side of Gilmore Street in Cambridge, Middlesex County, Massachusetts and comprising the Southerly part of lot No. 6 on a Plan of premises in Cambridgeport belonging to **Israel Nession,** dated July 15, 1896, A. W. Mason & Son, recorded with Middlesex South District Deeds, Plan Book No. 98, Plan No. 6, bounded and described as follows:

Beginning at a point of the easterly line of Gilmore Street, distant thirty and forty-five one hundredths (30.45) feet Southerly from the dividing line between said lot No. 6 and No. 5 on said plan and running Southerly on said Gilmore Street, twenty-five (25) feet; thence turning and running Easterly on land now or late of the City of Cambridge, eighty-five and one hundredth (85.01) feet; thence turning and running Northerly on land now or formerly of said Nesson, twenty-five (25) feet; thence turning and running Westerly through said Lot No. 6 about eighty-five (85) feet to said Gilmore Street and the point of beginning.

For title see deed of James H. Clark, Jr. dated May 24, 1977 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 13196, Page 203.

Terms of Sale:

Said premises will be sold and conveyed subject to and with the benefit of all, if any, rights, rights of way, restrictions, easements, covenants, improvements, outstanding tax titles, municipal or other public assessments, liens or claims in the nature of liens, and existing encumbrances of record, if any there be, insofar as the same are in force and applicable, created prior to the said mortgage which is being foreclosed.

A deposit of **Two Thousand Five Hundred ($2,500.00) Dollars** by certified or bank cashier's check - no cash - will be required to be made at the time and place of the sale. The balance of the purchase price is to be paid in cash or by certified check or bank cashier's check at the offices of Shocket & Dockser, One Apple Hill, Suite 225, (Route 9), Natick, Massachusetts, within twenty (20) days after the sale which balance is to be deposited in escrow with the firm of Shocket & Dockser, pending approval of said sale by the Middlesex Superior Court. Deed to be taken within ten (10) days from the date of the approval of said sale by the Middlesex Superior Court.

The successful bidder, other than the mortgagee, shall give the required deposit to Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts 01760, which deposit shall be retained by the mortgagee if the successful bidder shall refuse to sign this Mortgagee's Sale of Real Estate, or if, after signing, the successful bidder does not perform his or her obligations hereunder. If the deposit is so retained, it shall become the property of the mortgagee as seller under this Agreement, and shall not be applied on the mortgage debt and such retention of the deposit shall not release the successful bidder from his or her obligations hereunder, should the mortgagee decide to pursue the same and/or cease to pursue any and all other rights, remedies, and courses from time to time available.

The premises shall be conveyed by the usual foreclosure deed under the statutory power of sale, subject to the foregoing, and, in addition, subject to any and all unpaid taxes, tax titles, tax liens, water and sewer rates and any other municipal assessments or liens.

The sale shall not be deemed complete until the successful bidder shall have made his or her deposit and signed this Mortgagee's Sale of Real Estate. The balance of the consideration is to be paid at the offices of Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts, on or before 10:00 o'clock on the twentieth (20th) day following the sale, provided that such day is one on which the Middlesex County (Southern District) Registry of Deeds is open for business, and if not, then on the next day on which such Registry is open for business. Time is of the essence as regards to this Agreement.

Other terms, if any, to be announced at the sale.

Madison Finance Corp.
Present Holder of said Mortgage,
By Its Attorneys,
Shocket & Dockser
Robert M. Sriberg, Esquire
One Apple Hill, Suite 225
Natick, Massachusetts (01760-0050)
(617) 237-6170

(C)Sept.8,15,22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court No. 88P4872E

Notice of Probate of Will Without Sureties

Estate of **Edna Sullivan**
also known as **Edna F. Sullivan**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **John J. Boireau** of Cambridge, in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 12, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirteenth day of September in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)Sept.22

OFFICE OF THE SCHOOL COMMITTEE
456 Broadway
Cambridge, Ma. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike St., Cambridge, Ma. 02141, until Tuesday, October 11, 1988 at 11:00 A.M. at which time they will be publicly opened and read for:

Musical Instruments
Music Supplies
Piano

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, September 22, 1988.

Attention is called to requirements for equal opportunity employment on part of vendors. The department encourages participation in this bid of minority and women owned businesses.

Mary Lou McGrath
Interim Superintendent of Schools

(C)Sept.22,29

PUBLIC NOTICE
MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING
DIVISION OF WATER POLLUTION CONTROL
ONE WINTER STREET
BOSTON, MASSACHUSETTS 02108
TEL. (617) 292-5673

Pursuant to Chapter 21, Section 43 of the General Laws, and 314 CMR 7.00 and 2.06, notice is given of the following applications for sewer extension or connection permits and proposed actions thereon:

City/Town of: Cambridge
Project Name: Not Listed
Applicant: H.L. Davis Dev. Co.
Location: 201 Broadway
Purpose: Connection for Office Building
Tracking No.: 5362
Proposed Action: Tentative Determination to Issue

The above applications, and applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed actions or requests for a public hearing on the proposed actions must be sent to the above address within 30 days of this notice.

Thomas C. McMahon
Director

(C)Sept.22

INVITATION TO BID

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, on October 6, 1988 at 2:00 p.m. for:

Re-roofing and repair to thirteen entrance overhangs at Putnam Gardens. Bid Deposit - 5%.

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer

Cambridge Housing Authority
270 Green Street
Cambridge, MA 02139
Stephen C. Smith,
Senior Purchasing Agent

(C)Sept.22

PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to **amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District:** Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet. The new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and this new Industry B-3 zone would have a Floor Area Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

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 William H. Walsh
Chairman

(C)Sept.22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 88D-3177-D1

Summons by Publication
Joseph Bernadin Dorval Plaintiff
vs.
Karen Diane Wallace Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Joseph Bernadin Dorval, seeking divorce.

You are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

September 2, 1988

Paul J. Cavanaugh
Register of Probate

(C)Sept.15,22,29

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 88D 3160 D1

Summons by Publication
Andre Louidor, Plaintiff
vs.
Holly Lynn Skinner, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Andre Louidor, seeking a divorce from the bonds of matrimony.

You are required to serve upon Steven L. Kornstein, plaintiff's attorney, whose address is 131 State Street, Boston, MA 02109, your answer on or before December 12, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

September 8, 1988

Paul J. Cavanaugh
Register of Probate

(C)Sept.22,29,Oct.6

COMMONWEALTH OF MASSACHUSETTS
COMMITTEE FOR PUBLIC COUNSEL SERVICES

Pursuant to G.L.c.211D, §11, the Committee for Public Counsel Services will hold public hearings on **compensation of attorneys assigned to represent indigents in criminal and certain non-criminal proceedings at 5:00 p.m. on:**

Tuesday, September 27, 1988 at Worcester Superior Court

Tuesday, October 4, 1988 at University of Massachusetts, Downtown Center, 290 Stuart Street, 1st Floor

Thursday, October 20, 1988 at Hall of Justice, Springfield

Testimony will be taken on the adequacy of present compensation and the relationship between compensation and quality of representation.

All those desiring to be heard may appear or send statements for the record to:

Committee for Public Counsel Services
Private Counsel Division
80 Boylston Street, Suite 600
Boston, MA 02116

(C)Sept.22

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

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

Regulation No. 88-23 .

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Jay Street, north side, 240'W of River Street to 262' west of River Street.

And is further amended by removing the following:

Tremont Street, west side, 260'N of Cambridge Street to 280'N of Camb. St.

This regulation shall take effect 10 October 1988.

Promulgated Date: Sept. 13, 1988

George Teso
Traffic Director

(C)Sept.22,29,Oct.6

Promulgated
Date: Sept. 13, 1988

George Teso
Traffic Director

(C)Sept.22,29,Oct.6

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
AUCTION

The City of Cambridge Police Department will **auction bicycles** and **mopeds** in an **"as is condition"** on Saturday, October 1, 1988 at 10:00 A.M. in the Police Headquarters Garage located at 5 Western Avenue, Cambridge, Massachusetts. **no sales to minors not accompanied by an adult. All sales are final.**

The bicycles and mopeds may be seen one (1) hour before the auction at the Police Headquarters Garage. Cash only will be accepted and **payment must be made at the time of the sale.** All bicycles and mopeds must be removed from the premises two (2) hours after the auction closes.

The City reserves the right to accept any and all offers and reject any and all offers in the best interest of the City.

Joseph F. Grainger
Captain
Auctioneer

(C)Sept.15,22,29

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303. City Hall, Cambridge, Mass., until 11:00 A.M. Thursday, October 6, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Surgical Staples
Drafting Supplies
Window Washing Service
Lysis-Isoton
Installation of Parking Meter Posts
Rubbish Removal Service (Neville Manor)

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)Sept.22,29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex ss. Division Docket No. 88P4748GI
Notice of
Guardianship - Mentally Ill - With Sureties
NOTICE

To **Miriam Louise Dottin** of Cambridge in said County Middlesex and her heirs apparent or presumptive:

A petition has been presented in the above-captioned matter alleging that said Miriam Louise Dottin is a mentally ill person and praying that **Kathleen N. Walcott** of Somerville in the County of Middlesex or some other suitable person be appointed her guardian.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before October 6, 1988.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eighth of September, in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)Sept.22

LOPRESTI

Continued from page 2

he learned a big lesson in the fight to keep his seat.

"It's a good reminder that I only have the job for two years," he said. "You've got to work for it."

LoPresti will face Republican challenger Marc Pembroke, a Cambridgeport attorney, in the November general election for the Suffolk-Middlesex senate seat. But considering the liberal landscape of the district, Pembroke would have to pull off a miracle to upset the formidable incumbent.

State Senator
Suffolk Middlesex District

		LOPRESTI	GERSTELL	TRAVAGLINI
WARD ONE,	precinct 1	301	15	223
	precinct 2	285	11	210
	precinct 3	318	15	172
	precinct 4	191	12	114
WARD TWO,	precinct 1	152	17	73
	precinct 2	69	8	39
	precinct 3	7	0	1
	precinct 4	2	1	3
WARD THREE,	precinct 1	154	13	49
	precinct 2	224	37	80
	precinct 3	272	26	63
	precinct 4	158	25	47
WARD FOUR,	precinct 1	169	16	28
	precinct 2	139	16	22
	precinct 3	103	15	45
	precinct 4	220	22	42
WARD FIVE,	precinct 1	92	14	38
	precinct 2	236	26	50
	precinct 3	190	18	68
	precinct 4	162	11	69
WARD SIX,	precinct 1	119	8	23
	precinct 2	117	16	23
	precinct 3	118	17	16
	precinct 4	153	8	29
TOTAL VOTES		3951	367	1527
PERCENTAGE		67.60	6.28	26.12

Larkin, Kennedy win commissioners' seats

By JOSH GERSTEIN
Middlesex News Service

A candidate who supports the abolition of Middlesex County unexpectedly landed a seat on the county commission while an incumbent commissioner held on to his seat with a second place finish.

Edward Kennedy, Jr., of Lowell and incumbent Thomas Larkin of Bedford garnered enough votes to defeat the other hopefuls, Somerville Alderman Joseph Macaluso and Lowell resident Matt Donahue, a former assistant DA.

Kennedy's win came as a surprise to many both inside and outside the campaigns. Both of the losing campaigns attributed Kennedy's win to the fact that he shares the name of the well-known U.S. Senator.

"He basically ran on his name and he won," said Donahue campaign manager Meghan Mulhern.

Macaluso said Kennedy did very little campaigning. "It was almost comical. He attended one debate and he didn't show up at any functions," Macaluso said.

Mulhern echoed Macaluso's charge, labeling Kennedy "a phantom candidate." Kennedy did not rule out the possibility that his name may have helped him, though he downplayed its importance. "I never blamed my name when I lost and I never gave all the credit to it when I won," he said. Kennedy claims he succeeded because his message got through to the voters. "I was the only one of four candidates to campaign on the issue of abolishing county government," he said.

Using campaign spending as a measure, Kennedy's campaign does not appear to have been as intensive as the others were. Donahue spent the most, about $65,000. Macaluso took out cable TV ads and billboards, spending about $45,000. Present commissioner Thomas Larkin of Bedford spent about $23,000. No reports about Kennedy's candidacy were on file with the state's campaign finance office, but the candidate said his expenses totaled "under $1,000."

Donahue finished in third place, less than 2,000 votes behind Larkin. According to Marty Neehan of the Massachusetts Secretary of State's office, each of the commissioners must be from a different town. Since both Donahue and Kennedy hail from Lowell, only one could land a spot on the commission this term.

Somerville Mayor Eugene Brune defeated his nearest competitor, assistant register and Woburn native Janet Dever in Thursday's Democratic primary contest for South Middlesex Register of Deeds. Dever, Newton resident Joseph Bradley and Malden hopeful Thomas Fallon each took their hometowns, but Cambridge and Somerville voters delivered more than 10,000 votes for Brune.

No Republicans are running for the county posts, so the primary effectively decides the election. Brune said he hoped he would do well all over the county, but that the numbers didn't surprise him. Brune described his trouble in reaching outlying towns as emblematic of the size and diversity of the county. "It's unworkable," he said.

As for his new position at the Registry of Deeds, Brune said his priorities would be better service from assessing offices and title divisions throughout the county. "You're going to see some major changes there in the first year," he predicted.

Brune says he does not intend to seek another term as mayor, but he has no plans to leave office early. According to Brune, a special election and an interim mayor would throw city services into disarray and would greatly delay important city projects such as road reconstruction.

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American Heart Association

MOTOR VEHICLES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, MA. until 1:00 PM Tuesday, October 4, 1988. Proposals will be opened for Motor Vehicles for the Middlesex County Maintenance Dept., Cambridge, MA at 3:00 PM Tuesday, October 4, 1988 at the Middlesex County Hospital, 775 Trapelo Rd., Waltham, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106).

Middlesex County
Commissioners Office
Carole Kelley,
Purchasing Agent

(C)Sept.22

INVITATION TO BID

The Cambridge Housing

DEATHS

Ruby C. Young

Ruby C. (Gault) Young, 87, died Sept. 12 at Melrose-Wakefield Hospital in Melrose after a short illness. She was a longtime Cambridge resident before moving to Arlington six years ago.

She was the wife of the late Leroy; mother of Marion Gross of Arlington, David Young of North Andover, Dorothy DuGray of Keene, NH, Elsie Ransom of Stoughton, Edith Boudreau of New Smyrna Beach, FL, and the late Donald and Robert Young. She is also survived by 29 grandchildren and 30 great-grandchildren.

A funeral service was held at the Saville Funeral Home. The interment was at Greenwood Cemetery, Haverhill.

Michael Capone

Michael Capone, 79, died Sept. 14 at Somerville Hospital after a long illness. He was a resident of Cambridge for many years.

He was the husband of Helen (Nobis); father of Elaine Fales of York, ME, grandfather of Edward of Somerville, Barbara Ropke of Maine and David of Cambridge; brother of Anthony of NH, the late Louise Piro and Dorothea Kraft.

A funeral Mass was said in St. John's Church. The interment was in the family lot at Mount Auburn Cemetery. Arrangements were made by the Keefe Funeral Home.

Catherine Scannell

Catherine (Reardon) Scannell, 86, died Sept. 12 at Sancta Maria Hospital after a long illness. She was a resident of Cambridge for many years.

She was the wife of the late Gerald T.; mother of Majorie M. Kelley, John J. and the late Gerald R. Scannell. She is also survived by 12 grandchildren and 18 grandchildren.

A funeral Mass was said at the Immaculate Conception Church. The interment was at Oak Grove Cemetery in Medford. Arrangements were made by the Keefe Funeral Home.

Philip T. Munroe

Philip T. Munroe, 59, died Sept. 13 at home in Cambridge after a long illness. A longtime resident of Cambridge, he was employed by Eastern Airlines in the ramp service department.

He was the husband of Margaret Munroe; father of Janet Amy and Anne Melissa; brother of Barbara Haley and Thomas Munroe.

A funeral Mass was said at the Little Sisters of the Poor in Somerville. The interment was at Calvary Cemetery in Woburn. Arrangements were made by the Keefe Funeral Home.

James J. English

James J. English, 55, died Sept. 13 at Malden Hospital after a short illness. A longtime Cambridge resident, he was a shipper for Metropolitan Pipe and Supply Company.

He was the husband of Shirley (Sharland); father of Shirley O'Reilly, Susan, James, Traci, Paula English and Denise Moffitt; brother of Marguerite Gallagher and Dororthy Davis. She is also survived by nine grandchildren.

A funeral Mass was said at St. John's Church. The interment was in the family lot at Cambridge Cemetery. Arrangements were made by the Keefe Funeral Home.

Donald J. Kimnach

Donald J. Kimnach, Sr., 63, died Sept. 7 in Illinois. Born in Newton, he had been residing in Illinois since 1966.

A 1947 graduate of Boston University, he was a retired employee of DESA International.

He was the husband of Nancy (Sitgreaves); father of Carolyn Lee Kimnach of Cambridge; Donald J. Kimnach, Jr., of Miami, FL, and Richard A. Kimnach of Chicago; brother of Robert B. Kimnach of Lincoln.

Services were held in Chicago Heights, IL.

Aurthur E. Gamble

Authur E. Gamble, 26, died suddenly on Sept. 12 in Cambridge. A lifelong resident of Cambridge, he was an employee of the Cambridge Hospital.

He was the brother of Renee E. Gamble; grandson of Edna Gamble; son of the late Authur E. Sr. and Josephine (Green); father of Gregory Gamble; uncle of James and Jandra Gamble. He is also survived by many other relatives and friends.

A funeral service was held at A. J. Spears Funeral Home. The interment was at Cambridge Cemetery.

Madeline M. Moore

Madeline M. (Rose) Moore, 82, died suddenly on Sept. 14 at home in Cambridge. A longtime Cambridge resident, she was formerly employed by Hanscom Air Force Base.

She was the wife of the late Harold R. Moore; mother of Frank C. Moore of Cambridge; Lillian F. Corbin of New York, and the late Florence Chadwick and Harold Moore Jr. She is also survived by 19 grandchildren, 39 great-grandchildren and five great-great-grandchildren.

A funeral Mass was held at the Church of the Blessed Sacrament. The interment was at Cambridge Cemetery. Arrangements were made by the John J. Donahue and Son Funeral Home.

Egbert H. Bailey

Egbert H. Bailey, 96, died Sept. 15 at the Cambridge Hospital after a long illness. He was a resident of Cambridge for many years.

He was the husband of the late Angelina (Holder); father of David N., Egbert H., Jr., Mavis I. Greenidge, all of Cambridge, James E. of Newton, Frank E. of New York, Audrey P. Simms of Holbrook, Hilda I. Parker of Colorado Springs, CO, and Eudalee Mapp of Barbados, WI; father-in-law of Emma Bailey and Jerald L. Simms; grandfather of Linda Sneed and Sharon Jones; grandfather-in-law of Vernon Jones. He also leaves 23 other grandchildren, 33 great-grandchildren and many other relatives and friends.

A funeral service was held at the Church of All Nations in Boston. The interment was at Cambridge Cemetery. Arrangements were made by the A.J. Spears Funeral Home.

Serafina Lehane

Serafina "Sadie" (Campo) Lehane, 80, died Sept. 15 at the Sancta Maria Hospital after a long illness. She was a resident of Cambridge for many years.

She was the wife of the late Timothy J. Lehane (former Cambridge Water Department employee); sister of Salvatore Campo of New Hampshire, Charles Campo of Revere, Mary Szydlowski of Somerville and Josephine Savignac of Bedford. She is also survived by many nieces and nephews and grandnieces and nephews.

A funeral Mass was said at St. John the Evangelist Church. The interment was at Mount Auburn Cemetery, with committal prayers by the Rev. Thomas Curran. Arrangements were made by the J.M. Reardon Funeral Home in Belmont.

Florence O'Reilly

Florence E. (Coleman) O'Reilly, 81, of Arlington died Sept. 12 at St. Lukes Hospital in Middleboro. Born in Chelsea, she was a member of St. Peter's Episcopal Church in Cambridge.

She was the wife of William C. O'Reilly; mother of Richard W. of Assonet. She is also survived by three grandchildren and five great-grandchildren. She was the daughter of the late Charles and Maude (Rogers) Coleman.

A funeral service was held at the Ashley Funeral Home in Middleboro. The interment was at the Cemetery of the Green in Middleboro.

Willena E. Carrier

Willena E. Carrier, 89, died Aug. 6 in Kennebunk, ME, after a short illness. Born in Cambridge, she was a resident for many years before moving to Candia, NH, and Kennebunk, ME.

She was the wife of the late Charles L. (former Cambridge fireman); daughter of the late William and Mona (Libby); mother of George of Manchester, NH, Jean King of Biddeford, ME, Doris Martin of Port Charlotte, FL, and the late Charles L. Carrier, Jr. She is also survived by 11 grandchildren and 22 great-grandchildren.

A funeral service was held at the Bibber Memorial Chapel in Kennebunk, ME. The interment was at Evergreen Cemetery in Kennebunk, ME.

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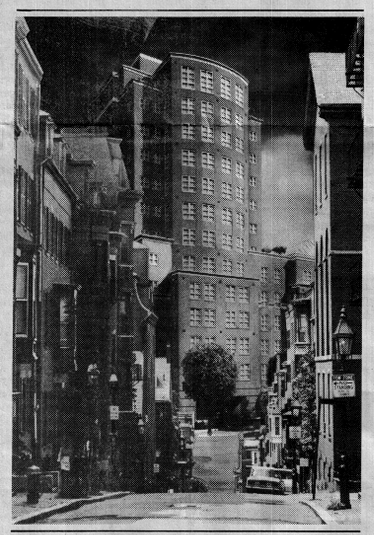

In Cambridge, only one luxury condominium rises above the Fogg and Harvard Square. And you can call it your home as early as this December. 931 Mass Ave. With only four homes per floor, these spacious one and two-bedroom residences offer extraordinary privacy, views and luxuries that include fine oak floors, rich marble baths and whirlpool tubs. Amenities of this fine address, located just steps from Harvard Square, include round-the-clock concierge service, garage parking and a private garden terrace. Take this opportunity to rise above the ordinary. Make one of these exceptional homes yours. Visit our Sales Center at 27 Mt. Auburn Street today. We're open daily, noon 'till 6 p.m. For an appointment, call 354-7090.

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MASSACHUSETTS AVENUE CAMBRIDGE

Developer: Amaprop Developments, Inc.

Marketed by T+C The Continuum Collaborative Inc.

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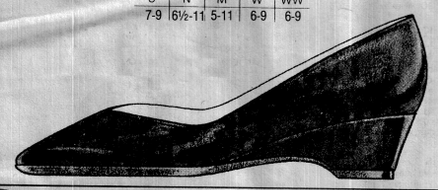
S	N	M	W	WW
7-9	6½-11	5-11	6-9	6-9



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CITY HALL 795 MASS AVENUE
CAMBRIDGE, MA 02138

ATTN: MS. DONNA LOPEZ
LEGAL NOTICE TEAR SHEET

C SEPT. 22

Cambridge Chronicle

VOL. 142, NO. 38 THIRTY-TWO PAGES THURSDAY, SEPTEMBER 22, 1988 ©1988 CAMBRIDGE SUN PUBLISHING CO. 50 CENTS

Prop. 1-2-3 campaign flexes muscle at polls

By JAY WEAVER
Chronicle staff

Although you may not have noticed, the power of the Cambridge real estate industry was in full display throughout Thursday's primary election.

Dozens of paid and volunteer workers were stationed at every polling place in the city to solicit signatures for Proposition 1-2-3, an initiative petition that would allow certain tenants to buy their rent-controlled apartments.

Many of the city's largest rent control landlords and real estate brokers have joined forces to ensure enough signatures are collected so that the binding petition makes it onto the ballot in the 1989 municipal election. If the proposition succeeds at the polls, both rent control advocates and critics agree that thousands of regulated units in the city could be converted to condominiums.

Thursday's signature drive, which was financed by the Cambridge Home Ownership Association and coordinated by a Waltham political consultant, involved the hiring of temporary and volunteer workers, some of whom were not Cambridge residents. The drive itself marks the dramatic progress that Proposition 1-2-3 has made since a lone Harvard Square realtor unveiled the petition last fall. And it also marks the inevitability that rent control will once again be the hot political issue in the upcoming election year.

"What is really a grass-roots safety valve has become a lobbying tool of the real estate industry," William Noble, a member of the Cambridge Tenants Union, said in describing the initiative petition process.

"When you look at who's really behind (the petition), it gives you a whole different sense of who the primary beneficiaries would be," said Esther Hanig, chair of the Democratic City Committee and a staunch supporter of rent control.

But Fred Meyer, the realtor who invented Proposition 1-2-3 but failed to obtain enough signatures to put it on the ballot in the 1987 municipal election, strongly disagrees with the rent control proponents.

"Some of the people who were hired to get signatures (on primary day) are not Cambridge residents. The law doesn't require them to be Cambridge residents," Meyer said. "But the people who signed (the petition) are certainly Cambridge people and that's what's important."

There is no state law that forbids paying people to collect signatures for an initiative petition, referendum or nominating papers, according to Robin Hall, legal counsel to the election division of the Secretary of State's Office.

"There's nothing unique about using volunteers and (paid) temporary workers to gather signatures for an initiative peti-

Please see PROP 1-2-3, page 7

Teachers stage picket as pay negotiations stall

By JOHN PERRY
Chronicle staff

They're still on the job, but this week they're out before 8 am pacing the sidewalk, distributing pamphlets and carrying signs. Disgruntled Cambridge teachers are staging 20-minute informational pickets before school each day this week to publicize their dispute with the Cambridge School Committee over salary raises.

"Three percent — Not even close" and "With all due respect, three percent is no respect at all," read the signs. Handbills asking residents to call members of the school committee have been printed in four languages: English, Spanish, Portuguese, and French Creole.

"We're out here here to get the message across," said Marie Orben, president of the Cambridge Teachers' Association (CTA) and chair of the union's negotiating team. "For us to come back to the bargaining table, they're (the school committee) going to have to come up with more than three percent."

Teachers contracts, which officially expired on Aug. 31, have been extended through the talks by vote of the school committee. Negotiations officially collapsed when a three-hour meeting on Sept. 8 failed to resolve dispute over salary raises.

In drafting a new three-year contract, the teachers' union wants three annual raises of 8½, 9, 10 percent. The school committee, however, stands firm with an offer of 3 percent in the first year and 4½ in the second.

The decision to picket received unanimous support at a general meeting called by the CTA Wednesday, Sept. 14, according to Orben. She said 500 teachers attended last Wednesday's meeting at the VFW Hall on Huron Avenue.

School Department spokesperson Albert Giroux offered the following response to the pickets: "We respect the right of individuals to publicize their views in the peaceful, nondestructive manner that has been a tradition in Cambridge."

Mary Lou McGrath, interim superintendent of schools and head of the city's negotiating team, had a similarly non-confrontational

Please see TEACHER, page 7



CAMBRIDGE SCHOOL TEACHERS stage an informational picket Monday morning along Cambridge Street in front of the Cambridge Rindge and Latin School. Negotiations between the Cambridge Teachers' Association and the School Committee broke down last week. The CTA union hopes to gain three annual raises of 8, 9½ and 10 percent, but the School Committee is standing firm with a 3 percent increase in the first year and 4½ in the second. (Staff photo by Carolyn Hine)

Cambridge man shot

Sixth murder this year

By LAURA BECK
Chronicle staff

A Cambridge man was shot to death Friday night and another local man was seriously wounded by gunfire the same night in front of a River Street hair salon, police said.

Joseph Curtis, 21, of Cambridge was pronounced dead at Beth Israel Hospital from bullet wounds to his chest. Curtis' death marks the sixth murder in Cambridge this year.

Spencer Hicks, 19, of Dorchester was charged Monday with murder and carrying a firearm without a license in Cambridge District Court. Bail was set at $50,000 surety bond or $5,000 cash.

John Mendes, 21, also of Cambridge, was treated at Cambridge Hospital after he was shot twice at the New Image Salon on River Street. Mendes has since been released from the hospital, according to the patient information center.

Police said that no charges have been brought in the Mendes' shooting, nor has a motive been established.



DEMOCRATIC STATE REP. PETER A. VELLUCCI, left, shares a triumphant moment with his father, Cambridge Mayor Alfred E. Vellucci, and his son, Peter A. Vellucci, Jr., after defeating state Rep. Marie Howe of Somerville in the 29th Middlesex District primary race last Thursday. Vellucci, who lives in East Cambridge, will face no opposition in the November general election. (Staff photo by Carolyn Hine)

Vellucci tops Howe as era ends

By JOHN PERRY
Chronicle staff

As polls closed in last week's primary election, a historic era in Cambridge and Somerville Democratic politics came to an end.

After 23 years in the State House, Rep. Marie Howe has lost her seat to opponent Peter Vellucci, himself a three-term incumbent.

Vellucci grabbed a landslide 70 percent of the vote in Cambridge. And though he lost Somerville to Howe, he managed to take almost 40 percent of the vote on her home turf.

Vellucci retained the support of a portion of Somerville (Ward 2, precincts 1,2) that was included in his original district prior to the latest legislative redistricting.

According to unsubstantiated rumors circulating early this week, Howe intends to challenge Vellucci again with a sticker campaign in the November election. Asked about the rumor, Howe would neither confirm nor deny it, stating instead, "There's a lot of doors that can be opened. I'm very pleased with the tremendous support I received from the good people of Cambridge. I'm going to just take each day as it comes along."

Vellucci and Howe were pitted against each other when this year's House and Senate redistricting merged the two incumbents' constituencies in parts of Cambridge and Somerville.

The resulting contest evoked heated, often ruthless campaigning from both candidates throughout the summer. Accusations flew, voting records were contested, and issues became confused in what Vellucci called "the muddiest race I've ever had."

Please see VELLUCCI, page 13

Graham considering sticker campaign against Thompson

Incumbent loses 28th Middlesex primary

By LAURA BECK
Chronicle staff

State Rep. Saundra Graham, the unexpected loser to Alvin Thompson in the 28th Middlesex Democratic primary last Thursday, has not announced any future campaign plans. But she's definitely up to something.

Michael Albano, son of state Sen. Sal Albano, told the "Chronicle" Tuesday night that Graham offered him a job as press relations manager in a possible sticker campaign in the November general election.

Graham, a 12-year house incumbent and city concilor since 1971, says she is "considering" a sticker campaign as an idependent against Thompson. There are no Republicans on the ballot for the 28th Middlesex seat.

Asking Albano to join her campaign staff suggests that Graham plans to continue the race. Albano says Graham probably won't announce her plans for a sticker campaign until late next week.

"As far as I know, she's going to run a campaign," Albano said. "But she needs to have a campaign manager and work out a definite plan of action."

Known as one of Cambridge's most progressive politicians, Graham lost by 49 votes to Thompson in a primary race that caught almost everyone by surprise.

Graham said that part of the reason for her defeat was her long political tenure: it made both her and her supporters too confident that she would be re-elected.

"I think both of us took each other for granted," Graham said. "There was apathy with my consituents because they all had the attitude, 'don't worry, Saundra, you'll win,' and then they didn't bother to vote.

"But I also needed to make myself more visible to the community, and let them know what my record is. After you're successful year after year, you don't worry as much."

Thompson, a truant officer for the Cambridge schools and an active member of the local NAACP chapter, says that he's confident in winning the November election even if Graham decides to run a sticker campaign.

"I am the nominee. Those that came out to vote, voted for me," Thompson said. "Whatever Saundra Graham decides to do is all right with me. I know what I have to do."

Thompson, who ran a brief campaign after announcing his candidacy Aug. 8, refused to give his strategy for the remaining month and a half before the general election.

"No comment to any questions about my plans," Thompson said. "I have my strategy, and I'm prepared to do it."

With only about 3000 of the approximate 17,000 registered voters casting ballots in this 28th district, which includes parts of Cambridgeport, Mid-Cambridge, Riverside and Area 4, many blame the turnout for Graham's loss.

But other people, including Graham herself, cited more sensitve reasons behind her defeat, such as the recent the drug charges against her two sons.

"I think this issue with my family played a part," Graham said. "When you print an incident like that more than seven times in the paper, you're going to have an effect."

Graham has often been called on her inaccessiblity on Beacon Hill, her invisibility in the community and her perceived absenteeism.

According to Lester P. Lee Jr., a native of Cambridgeport/Riverside who ran for city council in the 1987 municipal campaign, Graham has a record for absenteeism.

"The rhetorical question that people asked George Bush can be asked about her," Lee said, referring to the "Where was George?" Democratic campaign slogan.

Please see GRAHAM, page 5a

ON THE INSIDE

Business 13a
Crime Beat 6
Deaths 10
Editorial 4
Letters 4
Movies 3a
Opportunities 14a
PoliTalks 4
Restaurants 2a
What's Happening 11

LOCAL HERO

'Ma' Ford specializes in teens

By LAURA BECK
Chronicle Staff

She may be short in height, but "Walkie Talkie Mamma" Helen Ford is long in respect.

Known for the walkie talkie slung across her hip, the short, boisterous Ford makes her maternal presence felt throughout the corridors of Cambridge Rindge and Latin School, as she monitors halls and befriends students.

A nine-year veteran of the security office, Ford seems to possess a magical charm over students: they come to her with their concerns, joke with her and fill her in with tidbits of gossip.

The secret ingredient to her aura — respect, says Ford.

"I don't care if they like me. But they do have to respect me," Ford said during her lunch break at the school cafeteria. "I make it a point to say hello to every student that walks in here, and get to know their names and who they are. That helps too."

Students see more of Ford than just in school. With nine children, Ford says the whole high school practically hangs out at her house.

"Our house is like a teen center," Ford said with a loud laugh."Everyone that walks in through my door fits right in, as long as they like to eat."

The nickname "Ma" comes partly from Ford's lengthy resume, which specializes in youths.

Besides having four children, Ford adopted another four and helps raise her godson. She also coached cheerleading at CRLHS for eight years, ran a flag football team, and currently juggles her schedule between her children's various athletic events.

"I like to be around a lot of people. And I really love children," she said. "You don't have to born a child to love a child. I really love my job because I can be around other children."

Ford's large family came into being in an unusual way. She met her husband, Louis Sr., who also happened to be her mailman, when she was a single parent of two boys, Donald and Randy.

"Yeah, one year I got a Mother's Day card in the mail just signed 'from a friend,' " Ford said. "Then the next day, the mailman asked me if I had a nice Mother's Day and asked me what I did. I figured out he was the one who sent me the card, and the rest is history."

Besides her natural children, Donald, Randy, Christine and Louie Jr., the Ford family includes basketball star Rumeal Robinson, Melvin Middleton, twins Tyrone and Ernie, and her godson Robert.

Ford says she feels blessed that all of the family members get along perfectly and turned out so well.

"I'm really lucky they all turned out so well," Ford said. "But my kids know what's expected of them — to respect us and to respect themselves — to be people that other people respect."

The respect Ford commands follows her from her household into the schools.

"I think it's easier for me to get along with the students because I am a mother, and they know my kids go to school here," she said. "But I let them all know that if they're having a rough time and feel like talking to me, they always can.



HELEN FORD, a security officer at Cambridge Rindge and Latin School, is known as the "Walkie-Talkie Mamma" by students at the high school. (Staff photo by Carolyn Hine)

"I'm not a counselor, that's not my job. But that is my mother instinct to reach out and help people."

Ford was a foster child herself, after her mother died when she was two years old. Her four brothers and two sisters were separated and Ford says she was "tossed around for a while."

One of the most influential role models for her, however, was Gertrude Linton, who became Ford's foster mother when she turned four.

"I guess that's why I'm this way, because I didn't have a mother to go to for a while. I understand some of these kids because I know what it's like to go through a rough time. I've felt it myself."

Ford says her foster mother was a good teacher; Linton raised her with her own three children, and taught them to respect and treat each other equally.

As for being with people 7 days a week, 24 hours a day, Ford says she wouldn't trade this for anything in Cambridge.

"When I continue to get calls, letters and visits from some of the kids I used to see, it makes it worthwhile to get up in the morning for work," she said. "My favorite thing is when I see students in the malls, or the movies with their parents, and they say, 'Oh, hi, Ma.' Then you know they really respect you. And that's what's important to me."

Cambridge lifts LoPresti to victory

By JAY WEAVER
Chronicle staff

Although he was trounced by his opponent on his home field of East Boston, veteran incumbent state Sen. Michael LoPresti, Jr. scored a resounding victory last week in the Suffolk-Middlesex Democratic primary race.

And he can thank Cambridge liberals for making the difference in the rare Thursday primary, which saw only 22 percent of the electorate go to the polls.

Overall, LoPresti picked up 10,035 votes (53 percent), while his feisty opponent, three-term Boston City Councilor Robert Travaglini, grabbed 7,932 (42 percent). College professor Marguerite Gerstell ended up with 808 votes (5 percent). But in Cambridge, LoPresti won 3,951 votes (67 percent), while Travaglini got 1,527 (26 percent) and Gerstell 367 (6 percent).

"Every time there's an election, there's a game of conjecture as to where the vote is coming from," said Esther Hanig, chair of the Cambridge Democratic City Committee. "Most of the conjecture (about this race) seems to be substantiated by the outcome. We did make the difference."

In fact, LoPresti was trailing Travaglini by about 300 votes before the ballots were counted in Cambridge wards one through six, which make up about 45 percent of the entire Suffolk-Middlesex Senate District.



MICHAEL LOPRESTI

Outside Cambridge, Travaglini beat LoPresti by about 3,500 to 2,100 votes in East Boston. Travaglini, who is also an Eastie native, fought a nasty, personal battle against the eight-term incumbent in East Boston; his victory in this Italian, moderately Democratic community was no surprise. In Winthrop, LoPresti turned things around by grabbing about 3,300 votes to Travaglini's 2,400. And in the smaller precincts of the North End, Beacon Hill and Allston/Brighton, LoPresti came out on top.

"Obviously, the voters outside of East Boston were the key," said LoPresti. "Other than that (loss), everything fell into place remarkably well."

Over the summer both candidates, trying to live down moderate Democratic images, worked hard to win the liberal vote in Cambridge, knocking on doors from Mid-Cambridge and Cambridgeport to Area Four and East Cambridge. They both squared off in a pair of local debates sponsored by progressive groups that showed them to be almost identical on the issues.

Both candidates shared similar liberal views on affordable housing, linkage and child care and on controversial, ideological issues like gay rights and abortion.

Travaglini, who campaigned that he would be a "full-time state senator," also accused the incumbent of devoting too much time to his law practice and business interests. But once Labor Day had passed, it became clear where the Cambridge electorate stood.

Eight of the nine city councilors endorsed LoPresti, and Democratic ward committees two through six also backed him. Ward one in East Cambridge remained neutral. In the end, Hanig said, the progressives "trusted LoPresti more than Travaglini."

Gerstel's decision to stop campaign earlier this summer also helped LoPresti's stock rise among liberals. His polls had shown that she could have nabbed eight to 10 percent of the Cambridge vote.

LoPresti, who said the campaign in Cambridge boiled down to the issues rather than personality differences, said: "They (the liberals) compared me to the alternative and saw less consistency in his voting record."

LoPresti lost only one precinct to Travaglini — in ward two, precinct four, where the challenger won three votes to LoPresti's two and Gerstell's one.

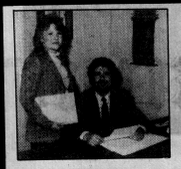
But in ward one in ethnic, blue-collar East Cambridge, which has much in common with East Boston, Travaglini did not perform as well as expected. In fact, LoPresti beat him in all four precincts with more than 50 percent of the vote.

The last time LoPresti faced a serious challenger was in 1984 when liberal Mark Govoni lost Cambridge by 10 percentage points and the election by 37 points.

LoPresti admitted that four years ago he never would have expected Cambridge liberals to be his strong suit in the 1988 primary.

LoPresti, who is chair of the powerful Senate Judiciary Committee, said

Please see LoPRESTI, page 9



REAL ESTATE WEEKLY
By Dan and Joetta Silva
Century 21 Silva Realty Associates

MARKETING YOUR HOME

When you list your home for sale, you and your agent must work as partners to ensure it sells as quickly as possible for top dollar. It's important that you take the necessary steps to make your property look its best inside and out. At the same time, your agent will go to work to make sure your home is exposed to qualified buyers.

Good Realtors work with each seller to develop a written marketing plan. With this written plan, you'll know just what your agent is doing and what you can expect to happen while your property is on the market. It will also include suggestions on what you can do to make your home more salable. There will be regular communications between you and your Realtor from the day the listing agreement is signed, so you will receive progress reports and feedback from the people who have seen your home. You will also have frequent opportunities to ask questions and discuss changes in the marketing strategy.

For solid advice on buying or selling real estate, consult the professionals at **Century 21 - Silva Realty Associates. Just call 661-2525 in Cambridge.**

Rx

Tablets and Capsules

Tablets and capsules are the most frequently used oral medicine forms. The "active" ingredients in tablets and capsules are those which provide a desired action (e.g. lower blood pressure, fight infection, or reduce fever). The "inactive" ingredients add bulk (fillers), hold the medicine together (binders), provide color (dyes), and help dissolve the dosage form once it enters the stomach or intestines (disintegrants).

Tablets come in many forms. Chewable tablets are intended to be chewed before they are swallowed. Buccal tablets are placed between cheek and gum where the active ingredients are absorbed into the blood vessels of the mouth. Sublingual tablets are intended for use under-the-tongue. Coated, as well as uncoated tablets, are intended to be swallowed whole. Capsules are either hard-gelatin which contain powder or pellets, or soft-gelatin which contains liquids.

Special forms of tablets or capsules are intended for a sustained or extended action. This type of formulation makes it possible for the medicine to be effective with the administration of only one or two doses a day.

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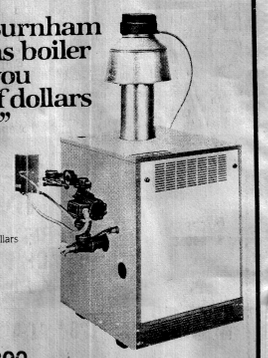

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N. Graham	67 Griswold St	Vinyl siding, wall insulation, roofing	7/84
James Mulray	29 Hutchinson St	4" Gray, blown wall insulation	/81
A. Cacciolla	18 Hampshire St.	4" Mastic silver grey	2/86
Rose Sperry	11 Madison Street	4" Homestead smooth gray	9/83
S. Lee	1236 Mass. Ave	4" Alcoa Contour II gold vinyl siding, trim	8/84
Albert Manuel	37 Dauer Street	Vinyl Siding, Insul., Trim Cover	3/84
Wm. McGrath	25 Dover Street	Vinyl siding, Soffit venting, downspouts	5/84
Jas. Peroni	36 Dover Street	Vinyl siding, insulation, trim cover	5/84

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NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Robert J. Reagan to US Trust/Middlesex,** dated May 29, 1984, and recorded with the Middlesex County Registry of Deeds, Southern District, in Book 15594, Page 434, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 o'clock A.M., on the 19th of October, 1988 on the mortgaged premises at 30-32 Upland Road, Cambridge, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated on the Southerly side of Upland Road in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southerly line of said Upland Road at land formerly of McLeod, now Schlesinger, and thence running

Southerly by said land of Schlesinger, one hundred twenty-five (125) feet; thence turning and running;

Westerly by Lot 8 on a plan of land belonging to the heirs of S. Whitney, recorded with Middlesex South District Deeds, Plan Book 40, Plan 28, fifty (50) feet; thence turning and running;

Northerly one hundred twenty-five (125) feet to said Upland Road; thence turning and running;

Easterly by said Upland Road, fifty (50) feet to the point of beginning.

Containing 6250 square feet.

Said premises are now known and numbered 30-32 Upland Road.

For title, see Deed of William D. Harrigan, et ux, dated May 29, 1984 and recorded at Book 15594, Page 433.

Terms of sale: $15,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale and the balance to be paid in cash or by certified or bank cashier's check at the offices of Connolly and Feingold, One Common Street, Wakefield, Massachusetts, within twenty (20) days from the date of sale.

Said sale shall be subject to all taxes, tax liens, municipal betterments and assessments, if any.

Other terms to be announced at sale.

US Trust/Middlesex
By: John J. O'Neil
Senior Vice President
Present holder of said mortgage

(C)Sept.22,29,Oct.6

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **James H. Clark, Jr.,** Trustee of **Gilmore Realty Trust to Madison Finance Corp.** dated January 4, 1988 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 18801, Page 78 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at **12:00 Noon** on the 6th day of October, 1988 at 10 Gilmore Street, Cambridge, Massachusetts, all and singular the premises described in said mortgage.

To Wit:

A certain parcel of land with the buildings thereon, situated on the Easterly side of Gilmore Street in Cambridge, Middlesex County, Massachusetts and comprising the Southerly part of lot No. 6 on a Plan of premises in Cambridgeport belonging to **Israel Nesson,** dated July 15, 1896, A. W. Mason & Son, recorded with Middlesex South District Deeds, Plan Book No. 98, Plan No. 6, bounded and described as follows:

Beginning at a point of the easterly line of Gilmore Street, distant thirty and forty-five one hundredths (30.45) feet Southerly from the dividing line between said lot No. 6 and No. 5 on said plan and running Southerly on said Gilmore Street, twenty-five (25) feet; thence turning and running Easterly on land now or late of the City of Cambridge, eighty-five and one hundredth (85.01) feet; thence turning and running Northerly on land now or formerly of said Nesson, twenty-five (25) feet; thence turning and running Westerly through said Lot No. 6 about eighty-five (85) feet to said Gilmore Street and the point of beginning.

For title see deed of James H. Clark, Jr. dated May 24, 1977 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 13196, Page 203.

Terms of Sale:

Said premises will be sold and conveyed subject to and with the benefit of all, if any, rights, rights of way, restrictions, easements, covenants, improvements, outstanding tax titles, municipal or other public assessments, liens or claims in the nature of liens, and existing encumbrances of record, if any there be, insofar as the same are in force and applicable, created prior to the said mortgage which is being foreclosed.

A deposit of **Two Thousand Five Hundred ($2,500.00) Dollars** by certified or bank cashier's check - no cash - will be required to be made at the time and place of the sale. The balance of the purchase price is to be paid in cash or by certified check or bank cashier's check at the offices of Shocket & Dockser, One Apple Hill, Suite 225, (Route 9), Natick, Massachusetts, within twenty (20) days after the sale which balance is to be deposited in escrow with the firm of Shocket & Dockser, pending approval of said sale by the Middlesex Superior Court. Deed to be taken within ten (10) days from the date of the approval of said sale by the Middlesex Superior Court.

The successful bidder, other than the mortgagee, shall give the required deposit to Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts 01760, which deposit shall be retained by the mortgagee if the successful bidder shall refuse to sign this Mortgagee's Sale of Real Estate, or if, after signing, the successful bidder does not perform his or her obligations hereunder. If the deposit is so retained, it shall become the property of the mortgagee as seller under this Agreement, and shall not be applied on the mortgage debt and such retention of the deposit shall not release the successful bidder from his or her obligations hereunder, should the mortgagee decide to pursue the same and/or cease to pursue any and all other rights, remedies, and courses from time to time available.

The premises shall be conveyed by the usual foreclosure deed under the statutory power of sale, subject to the foregoing, and, in addition, subject to any and all unpaid taxes, tax titles, tax liens, water and sewer rates and any other municipal assessments or liens.

The sale shall not be deemed complete until the successful bidder shall have made his or her deposit and signed this Mortgagee's Sale of Real Estate. The balance of the consideration is to be paid at the offices of Shocket & Dockser, One Apple Hill, Suite 225, Natick, Massachusetts, on or before 10:00 o'clock on the twentieth (20th) day following the sale, provided that such day is one on which the Middlesex County (Southern District) Registry of Deeds is open for business, and if not, then on the next day on which such Registry is open for business. Time is of the essence as regards to this Agreement.

Other terms, if any, to be announced at the sale.

Madison Finance Corp.
Present Holder of said Mortgage,
By Its Attorneys,
Shocket & Dockser
Robert M. Sriberg, Esquire
One Apple Hill, Suite 225
Natick, Massachusetts (01760-0050)
(617) 237-6170

(C)Sept.8,15,22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
No. 88P4872E

Notice of Probate of Will Without Sureties

Estate of **Edna Sullivan**
also known as **Edna F. Sullivan**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **John J. Boireau** of Cambridge, in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 12, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirteenth day of September in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)Sept.22

OFFICE OF THE
SCHOOL COMMITTEE
456 Broadway
Cambridge, Ma. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike St., Cambridge, Ma. 02141, until Tuesday, October 11, 1988 at 11:00 A.M. at which time they will be publicly opened and read for:

Musical Instruments
Music Supplies
Piano

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, September 22, 1988.

Attention is called to requirements for equal opportunity employment on part of vendors. The department encourages participation in this bid of minority and women owned businesses.

Mary Lou McGrath
Interim Superintendent of Schools

(C)Sept.22,29

PUBLIC NOTICE
MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING
DIVISION OF WATER POLLUTION CONTROL
ONE WINTER STREET
BOSTON, MASSACHUSETTS 02108
TEL. (617) 292-5673

Pursuant to Chapter 21, Section 43 of the General Laws, and 314 CMR 7.00 and 2.06, notice is given of the following applications for sewer extension or connection permits and proposed actions thereon:

City/Town of: Cambridge
Project Name: Not Listed
Applicant: H.L. Davis Dev. Co.
Location: 201 Broadway
Purpose: Connection for Office Building
Tracking No.: 5362
Proposed Action: Tentative Determination to Issue:

The above applications, and applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed actions or requests for a public hearing on the proposed actions must be sent to the above address within 30 days of this notice.

Thomas C. McMahon
Director

(C)Sept.22

INVITATION TO BID

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, on October 6, 1988 at 2:00 p.m. for:

Re-roofing and repair to thirteen entrance overhangs at Putnam Gardens. Bid Deposit - 5%.

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer

Cambridge Housing Authority
270 Green Street
Cambridge, MA 02139
Stephen C. Smith,
Senior Purchasing Agent

(C)Sept.22

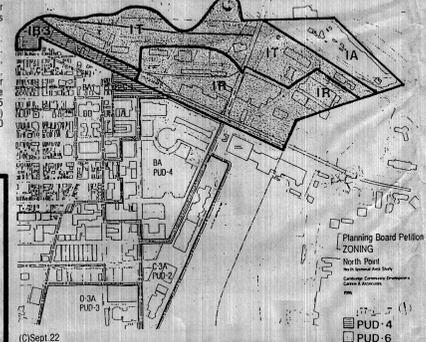
PUBLIC NOTICE
RELATIVE TO ZONING

CITY OF CAMBRIDGE
MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to **amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District:** Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75. and a height limit of 35 feet. the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new industry B-3 zone would have a Floor Area Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

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 William H. Walsh
Chairman



(C)Sept.22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 88D-3177-D1

Summons by Publicatinn
Joseph Bernadin Dorval Plaintiff
vs.
Karen Diane Wallace Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Joseph Bernadin Dorval, seeking divorce.

You are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, Ma 02139 your answer on or before October 25, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
September 2, 1988

Paul J. Cavanaugh
Register of Probate

(C)Sept.15,22,29

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 88D 3160 D1

Summons by Publication
Andre Louidor, Plaintiff
vs.
Holly Lynn Skinner, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Andre Louidor, seeking a divorce from the bonds of matrimony.

You are required to serve upon Steven L. Kornstein, plaintiff's attorney, whose address is 131 State Street, Boston, MA 02109, your answer on or before December 12, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
September 8, 1988

Paul J. Cavanaugh
Register of Probate

(C)Sept.22,29,Oct.6

COMMONWEALTH OF MASSACHUSETTS
COMMITTEE FOR PUBLIC COUNSEL SERVICES

Pursuant to G.L. c.211D, §11, the Committee for Public Counsel Services will hold public hearings on **compensation of attorneys assigned to represent indigents in criminal and certain non-criminal proceedings at 5:30 p.m. on:**

Tuesday, September 27, 1988 at Worcester Superior Court

Tuesday, October 4, 1988 at University of Massachusetts, Downtown Center, 250 Stuart Street, 1st Floor

Thursday, October 20, 1988 at Hall of Justice, Springfield

Testimony will be taken on the adequacy of present compensation and the relationship between compensation and quality of representation.

All those desiring to be heard may appear or send statements for the record to:

Committee for Public Counsel Services
Private Counsel Division
80 Boylston Street, Suite 600
Boston, MA 02116

(C)Sept.22

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

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

Regulation No. 88-23

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Jay Street, north side, 240'W of River Street to 262' west of River Street.

And is further amended by removing the following:

Tremont Street, west side, 260'N of Cambridge Street to 280'N of Camb. St.

This regulation shall take effect 10 October 1988.

Promulgated Date: Sept. 13, 1988

George Teso
Traffic Director

(C)Sept.22,29,Oct.6

Promulgated
Date: Sept. 13, 1988

George Teso
Traffic Director

(C)Sept.22,29,Oct.6

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
AUCTION

The City of Cambridge Police Department will **auction bicycles** and **mopeds** in an **"as is condition"** on Saturday, October 1, 1988 at 10:00 A.M., in the Police Headquarters Garage located at 5 **Western Avenue, Cambridge, Massachusetts. no sales to minors not accompanied by an adult. All sales are final.**

The bicycles and mopeds may be seen one (1) hour before the auction at the Police Headquarters Garage. Cash only will be accepted and **payment must be made at the time of the sale.** All bicycles and mopeds must be removed from the premises two (2) hours after the auction closes.

The City reserves the right to accept any and all offers and reject any and all offers in the best interest of the City.

Joseph F. Grainger
Captain
Auctioneer

(C)Sept.15,22,29

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303. City Hall, Cambridge, Mass., until 11:00 A.M. Thursday, October 6, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Surgical Staples
Drafting Supplies
Window Washing Service
Lysis-Isoton
Installation of Parking Meter Posts
Rubbish Removal Service (Neville Manor)

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)Sept.22,29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND
FAMILY COURT DEPARTMENT
Middlesex ss. Division Docket No. 88P4748GI

Notice of
Guardianship - Mentally Ill - With Sureties
NOTICE

To **Miriam Louise Dottin** of Cambridge in said County Middlesex and her heirs apparent or presumptive.

A petition has been presented in the above-captioned matter alleging that said Miriam Louise Dottin is a mentally ill person and praying that **Kathleen N. Walcott** of Somerville in the County of Middlesex or some other suitable person be appointed her guardian.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before October 6, 1988

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eighth of September, in the year of Our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)Sept.22

LOPRESTI

Continued from page 2

he learned a big lesson in the fight to keep his seat.

"It's a good reminder that I only have the job for two years," he said. "You've got to work for it."

LoPresti will face Republican challenger Marc Pembroke, a Cambridgeport attorney, in the November general election for the Suffolk-Middlesex senate seat. But considering the liberal landscape of the district, Pembroke would have to pull off a miracle to upset the formidable incumbent.

State Senator
Suffolk Middlesex District

		LOPRESTI	GERSTELL	TRAVAGLINI
WARD ONE,	precinct 1	301	15	223
	precinct 2	285	11	210
	precinct 3	318	15	172
	precinct 4	191	12	114
WARD TWO,	precinct 1	152	17	73
	precinct 2	69	8	39
	precinct 3	7	0	1
	precinct 4	2	1	3
WARD THREE,	precinct 1	154	13	49
	precinct 2	224	37	80
	precinct 3	272	26	63
	precinct 4	158	25	47
WARD FOUR,	precinct 1	169	16	28
	precinct 2	139	16	22
	precinct 3	103	15	45
	precinct 4	220	22	42
WARD FIVE,	precinct 1	92	14	38
	precinct 2	236	26	50
	precinct 3	190	18	68
	precinct 4	162	11	69
WARD SIX,	precinct 1	119	8	23
	precinct 2	117	16	23
	precinct 3	118	17	16
	precinct 4	153	8	29
TOTAL VOTES		3951	367	1527
PERCENTAGE		67.60	6.28	26.12

Larkin, Kennedy win commissioners' seats

By JOSH GERSTEIN
Middlesex News Service

A candidate who supports the abolition of Middlesex County unexpectedly landed a seat on the county commission while an incumbent commissioner held on to his seat with a second place finish.

Edward Kennedy, Jr., of Lowell and incumbent Thomas Larkin of Bedford garnered enough votes to defeat the other hopefuls, Somerville Alderman Joseph Macaluso and Lowell resident Matt Donahue, a former assistant DA.

Kennedy's win came as a surprise to many both inside and outside the campaigns. Both of the losing campaigns attributed Kennedy's win to the fact that he shares the name of the well-known U.S. Senator.

"He basically ran on his name and he won," said Donahue campaign manager Meghan Mulhern.

Macaluso said Kennedy did very little campaigning. "It was almost comical. He attended one debate and he didn't show up at any functions," Macaluso said.

Mulhern echoed Macaluso's charge, labeling Kennedy "a phantom candidate." Kennedy did not rule out the possibility that his name may have helped him, though he downplayed its importance. "I never blamed my name when I lost and I never gave all the credit to it when I won," he said. Kennedy claims he succeeded because his message got through to the voters. "I was the only one of four candidates to campaign on the issue of abolishing county government," he said.

Using campaign spending as a measure, Kennedy's campaign does not appear to have been as intensive as the others were. Donahue spent the most, about $65,000. Macaluso took out cable TV ads and billboards, spending about $45,000. Present commissioner Thomas Larkin of Bedford spent about $23,000. No reports about Kennedy's candidacy were on file with the state's campaign finance office, but the candidate said his expenses totaled "under $1,000."

Donahue finished in third place, less than 2,000 votes behind Larkin. According to Marty Neehan of the Massachusetts Secretary of State's office, each of the commissioners must be from a different town. Since both Donahue and Kennedy hail from Lowell, only one could land a spot on the commission this term.

Somerville Mayor Eugene Brune defeated his nearest competitor, assistant register and Woburn native Janet Dever in Thursday's Democratic primary contest for South Middlesex Register of Deeds. Dever, Newton resident Joseph Bradley and Malden hopeful Thomas Fallon each took their hometowns, but Cambridge and Somerville voters delivered more than 10,000 votes for Brune.

No Republicans are running for the county posts, so the primary effectively decides the election. Brune said he hoped he would do well all over the county, but that the numbers didn't surprise him. Brune described his trouble in reaching outlying towns as emblematic of the size and diversity of the county. "It's unworkable," he said.

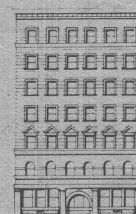
As for his new position at the Registry of Deeds, Brune said his priorities would be better service from assessing offices and title divisions throughout the county. "You're going to see some major changes there in the first year," he predicted.

Brune says he does not intend to seek another term as mayor, but he has no plans to leave office early. According to Brune, a special election and an interim mayor would throw city services into disarray and would greatly delay important city projects such as road reconstruction.

We need you.
WE'RE FIGHTING FOR YOUR LIFE
American Heart Association

MOTOR VEHICLES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, MA. until 1:00 PM Tuesday, October 4, 1988. Proposals will be opened for Motor Vehicles for the Middlesex County Maintenance Dept., Cambrid



Roots Clothiers and **The TAB Newspapers**

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"The Roots Investment Series"

A 3 part financial seminar focusing on current investment issues

Tuesday, September 27 **"TAX FREE INCOME"**
Guest speaker: Stan Gaffin, CPA, Director of Boston Office of Mann, Judd, Landau - Maximizing after tax income by investing in tax free bonds issued by various state and governmental agencies.

Tuesday, October 4 **"HOME EQUITY LOANS"**
Guest speaker: Jim Papadonis, Assistant Vice President Consumer Lending, First Mutual Bank of Boston - Mortgage choices now available to the homeowner, what to consider when refinancing your home and whether or not to switch from a variable rate to a fixed rate.

Tuesday, October 25 **"AGGRESSIVE INVESTING"**
Guest speakers: Rajni Banker, Vice President, Merrill Lynch and Jerry Astramowicz, Financial Consultant, Merrill Lynch - Options and commodities trading, the appeal and danger of these investment strategies.

Cocktails and hors d'oeuvres 6-7 p.m.
Seminars 7 p.m.

ROOTS
419 Boylston St., Boston

RSVP please and for more information: Susan Benson 247-0700

LETTERS, *from page 12*

Unfortunately, I have become aware that not everyone shares this goal. A small but vocal minority apparently believes that some medical research should be stopped, that is, research that uses animals. Some of these individuals have attempted to restrict research using animals. They have tried to do this through legislation and regulation, through the courts and in some cases by break-ins and vandalism.

Animal research should be carried out respectfully and humanely and the state and federal governments should regulate it strictly, as they do. It is my constant prayer that through research a cure will be found for cancer and the many other incurable diseases. It is my hope that on September 14, and on every day of the year, we will support medical progress and honor the scientists who have contributed so much to the fight against diseases and misery through research using animals.

Rita O'Connor Corkery
Cambridge

Mail Call.
The Tab welcomes letters from its readers.
Please send yours to:
The Tab • "Letters to the Editor"
1254 Chestnut Street • Newton, MA • 02164

LEGAL NOTICES

CITY OF CAMBRIDGE

PUBLIC NOTICE RELATIVE TO ZONING

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 — PUD-6 District: Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet, the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new Industry B-3 zone would have a Floor Area Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.
Copies of this petition & area map 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 William H. Walsh
Chairman
(T)9/13

CITY OF CAMBRIDGE

PUBLIC NOTICE
RELATIVE TO ZONING
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Susan Yanow, et al to amend the text of the Zoning Ordinance by adding a new footnote (d) to Section 5.43, Industrial Districts:
(d) Where an Industrial A and B zone abuts any residential district, any structure or portion thereof erected within 100 feet of said abutting residential district shall conform to the minimum yard and maximum height requirements applicable to structures within said residential district.
and add a new footnote indication "(d)" to the word "none", where it appears in columns (5) (Minimum Yard in Feet", inclusive of subcolumns "Front", "Side", and "Rear") and (6) (Maximum Height in Feet") of the lines labeled "Ind. A" and "Ind. B" of Table 5-4, Table of Dimensional Requirements — Industrial Districts.
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 William H. Walsh
Chairman
(T)9/13

CITY OF CAMBRIDGE

PUBLIC NOTICE RELATIVE TO ZONING
OFFICE OF THE CITY CLERK

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, September 28, 1988 at 6:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition of Howard Medwed, et al to amend the text of the Zoning Ordinance as follows:
1. adding a new definition to Article 2.00 entitled "Addition. New construction which is connected to an existing structure above grade at any point by construction which contributes to gross floor area.",
2. adding to the definition of Lot the following: "For the purposes of determining whether a parcel of land is in identical ownership throughout, only those persons who, alone or jointly or severally with others, have legal title to such parcel shall be considered to have an ownership interest. The interests of lessees and others who have care, charge or control of such parcel, but who do not have legal title shall be disregarded.", and
3. adding to the Ordinance following Section 5.272 new sections 5.28 entitled "Exclusion of way from Lot Area for purposes of determining Floor Area Ratio; 5.29 entitled "Computation of lot area for purposes of determining FAR on Multiple Structure lots and Section 5.30 entitled "Computation of lot area for purposes of determining FAR".
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 William H. Walsh
Chairman
(T)9/13

RECOVERING ALCOHOLICS

Applications now being accepted for Fall Training Workshop

F.C.D. Foundation, leader in the Alcohol/Drug Prevention field, will conduct a three day seminar geared towards helping recovering alcoholics learn how to become more involved in education, support and intervention tecniques. For information and application forms call **444-6969**.

FCD

Relax.

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Is Up For Grabs!

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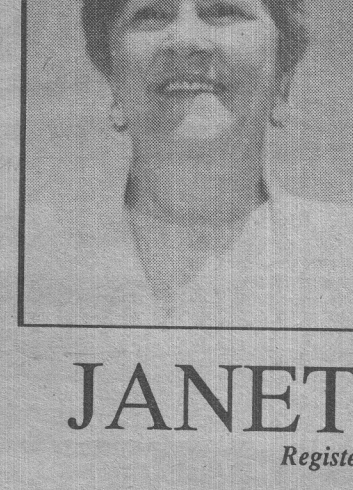
Protect Your Property Records-
Elect JANET DEVER Your FULL-TIME
Register Of Deeds



"My opponents have said they will keep their other jobs if elected. I am the only candidate who has made, and will continue to make, the Registry Of Deeds my ***one-and-only priority****.*

I hope that you will support me."

JANET DEVER has been a full-time employee of the Registry Of Deeds for the past 12 years. She is the only candidate with the experience, the support, and the commitment to make the Registry work.

JANET DEVER
Register Of Deeds

Southern Middlesex County's Only
FULL-TIME, PROFESSIONAL CHOICE
Democrat
Thursday, September 15th

Committee To Elect Janet T. Dever



BACK to SCHOOL

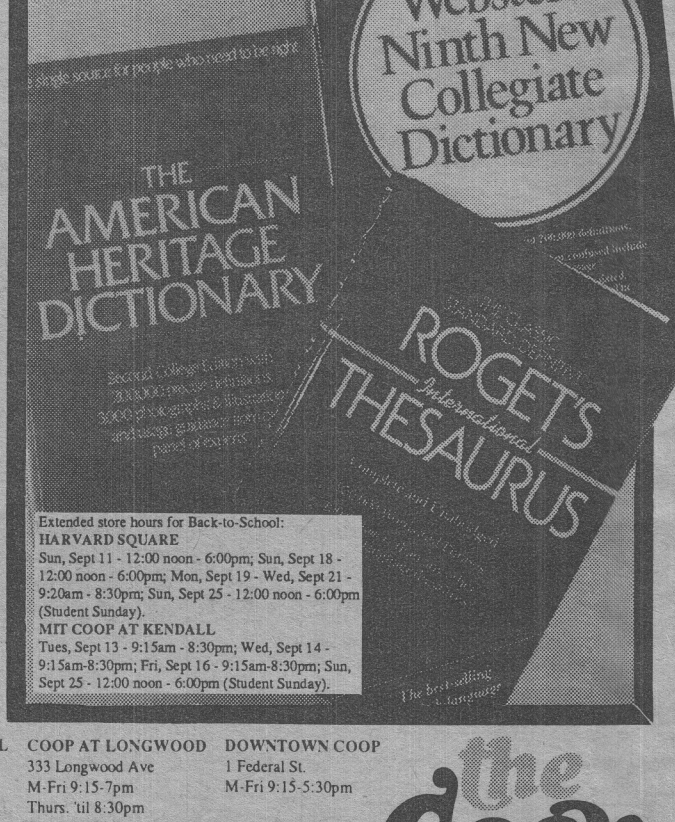
A to Z...

It's time to fine tune your vocabulary! From A to Z, turn to the experts: Webster, Roget and American Heritage

16.95
Webster's Ninth New Collegiate Dictionary
Published by Merriam Webster

16.95
American Heritage Dictionary
Published by Houghton Mifflin

14.95
Roget's International Thesaurus, 4th edition
Published by Harper & Row



Extended store hours for Back-to-School:
HARVARD SQUARE
Sun, Sept 11 - 12:00 noon - 6:00pm; Sun, Sept 18 - 12:00 noon - 6:00pm; Mon, Sept 19 - Wed, Sept 21 - 9:20am - 8:30pm; Sun, Sept 25 - 12:00 noon - 6:00pm (Student Sunday).
MIT COOP AT KENDALL
Tues, Sept 13 - 9:15am - 8:30pm; Wed, Sept 14 - 9:15am-8:30pm; Fri, Sept 16 - 9:15am-8:30pm; Sun, Sept 25 - 12:00 noon - 6:00pm (Student Sunday).

HARVARD SQUARE
Cambridge
M-Sat 9:20-5:45pm
Thurs 'til 8:30pm

MIT COOP AT KENDALL
3 Cambridge Center
M-Fri 9:15-7pm
Thurs 'til 8:30pm
Sat 9:15-5:45pm

COOP AT LONGWOOD
333 Longwood Ave
M-Fri 9:15-7pm
Thurs. 'til 8:30pm
Sat. 9:15-5:45pm

DOWNTOWN COOP
1 Federal St.
M-Fri 9:15-5:30pm

the Coop

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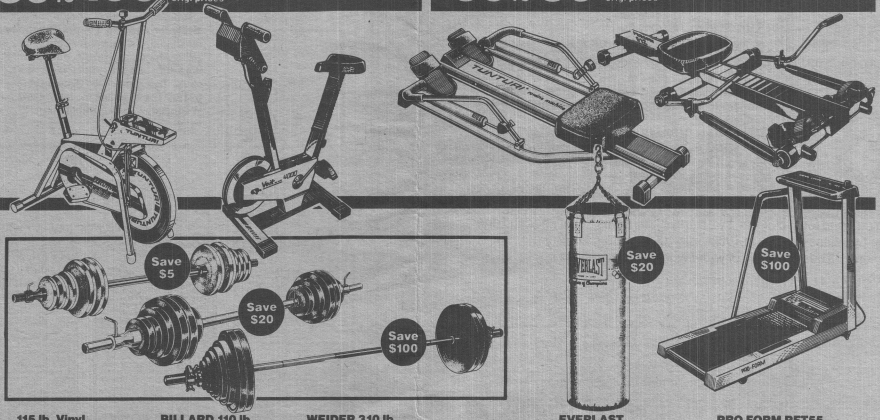
$30 TO $50 OFF reg. and orig. prices — **OUR ENTIRE STOCK OF ROWING MACHINES!**



115 lb. Vinyl Weight Set: 2 dumbbell bars
29.99 reg. 34.99

BILLARD 110 lb. Cast Iron Weight Set: 2 dumbbell bars
49.99 reg. 69.99

WEIDER 310 lb. Olympic Weight Set
199.99 orig. 299.99

EVERLAST 70 lb. Canvas Heavy Bag
49.99 reg. 69.99

PRO FORM PFT55 Motorized Treadmill: 1.5 to 5 mph.
499.99 reg. 599.99

$10 TO $40 OFF reg. and orig. prices
SELECTED WEIGHT BENCHES!

MARCY Leather Weightlifting Gloves 11.99 reg. 14.99

WESLO Super Body Exercise Mat 27.99 reg. 34.99

HEAVY HANDS Aerobic Handles 16.99 reg. 19.99

Entire Stock of HEAVY HANDS Weights 20% OFF reg. prices

TRIANGLE Band Wrist/Ankle Weights
13.99 2 lb. pr. reg. 16.99
16.99 4 lb. pr. reg. 19.99

WEIDER Beauty Bells
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13.99 10 lb. pr. reg. 16.99

ACTIVEWEAR SALE FOR MEN AND WOMEN!

REEBOK Special Edition Men's Fitness Shirts
16.99
Colorful graphic styles: 100% cotton shirts.

REEBOK Special Edition Men's Fleece Tops
59.99
Choose "Games" "Stars & Stripes" or "Gold Medal" styles. Bold graphics, front & back!



20% OFF PERFECTION Cyclewear for men
Cycle t-shirts; assorted Bike lycra shorts.
9.59 TO 19.99 orig. 11.99 to 24.99 each

20% OFF reg. and orig. prices
Entire Stock of Men's Running Separates Singlets, shorts. Assorted styles.

30% OFF PROFILE Women's Fleece Separates Heavyweight poly/cotton fleece fabric. Great look!
Tops 27.99 reg. 39.99
Pants 24.49 reg. 34.99

20% OFF reg. prices
Entire Stock of NIKE Men's Tights Nylon and lycra styles.

FITNESS SHOE SAVINGS!



REEBOK 4000 or Women's Charisma Fitness Shoes reg. 47.99 ..... **YOUR CHOICE: 39.99**

AVIA Women's 455 42.99 reg. 49.99

REEBOK Men's Ex-O-Fit Low 39.99 reg. 47.99

REEBOK Men's Ex-O-Fit High 49.99 reg. 56.99

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Rapid expansion has created openings for experienced managers, salespeople and service technicians. Great opportunities! Apply at any Herman's store!

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PEABODY: Northshore Shopping Center
CANTON: Cobbs Corner
BRAINTREE: South Shore Plaza
FRAMINGHAM: Shoppers World
MANCHESTER: Mall of New Hampshire
S. NASHUA: Pheasant Lane Mall
PROVIDENCE: Marshall's Shopping Center
PORTLAND: Mall Plaza

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WE WELCOME THE AMERICAN EXPRESS® CARD.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 13, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinances by creating a new Article entitled "13.70-P.U.D.-6 District" regarding the development of the North Point Area.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on

Wednesday, September 28, 1988 at 6:30 p. m.

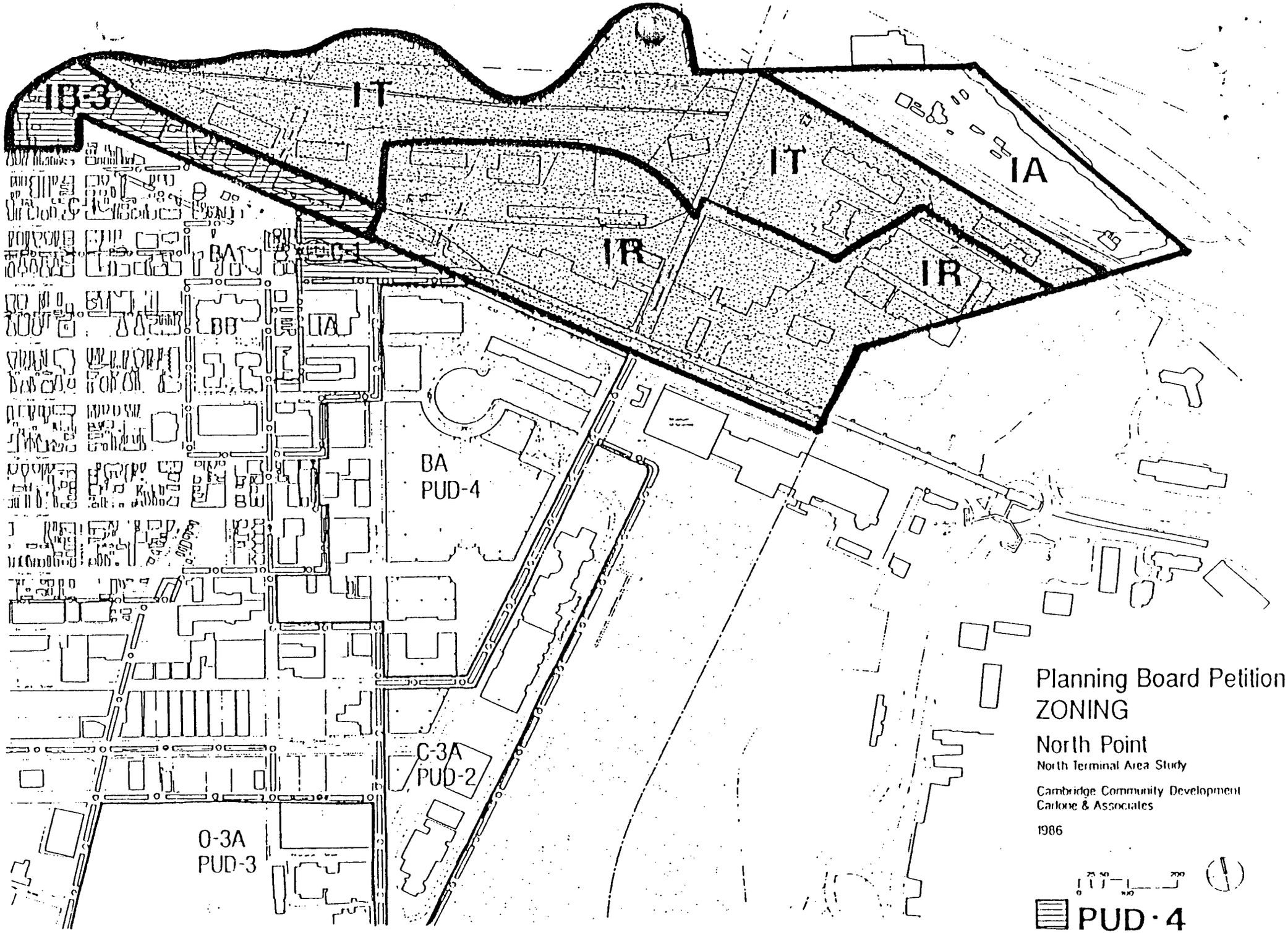
in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition by the Planning Board of the City of Cambridge to amend the Zoning Ordinance of the City of Cambridge by creating a new Article 13.70 - PUD-6 District: Development Controls and amends various articles to create three new industrial zoning districts: Industry T, Industry R and Industry B-3. Further the petition would amend the Zoning Map of the City of Cambridge by rezoning an area of land known as North Point and its abutting area from Industrial B to an Industry A district; a new Industry T, a new Industry R with the new PUD-6 Overlay; and a new Industry B-3 District with the existing PUD-4 District Overlay as shown on the accompanying map. The new Industry T zone would have a Floor Area Ratio of .75, and a height limit of 35 feet, the new Industry T zone would have a Floor Area Ratio of .25 and a height limit of 35 feet, and the new Industry B-3 zone would have a Floor ARea Ratio of 1.0 and a height limit of 45 feet. The Industry A District would be amended to restrict the height requirement to 85 feet with a limit of up to 130 feet with a Special Permit. It would also amend the use regulations to allow the heavy industry category with a Special Permit. The PUD-6 Overlay District would permit substantial shifts in development potential between development parcels, increase the height and FAR limits to 85 feet and 1.25 (2.5 for residential) through a public special permit process before the Planning Board.

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 William H. Walsh
Chairman.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Planning Board Petition
ZONING
North Point
North Terminal Area Study
Cambridge Community Development
Carlone & Associates
1986
PUD·4
PUD·6

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 13, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, September 28, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinances by creating a new Article entitled "13.70-P.U.D.-6 District" regarding the development of the North Point Area.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on

Wednesday, September 28, 1988 at 6:30 p. m.

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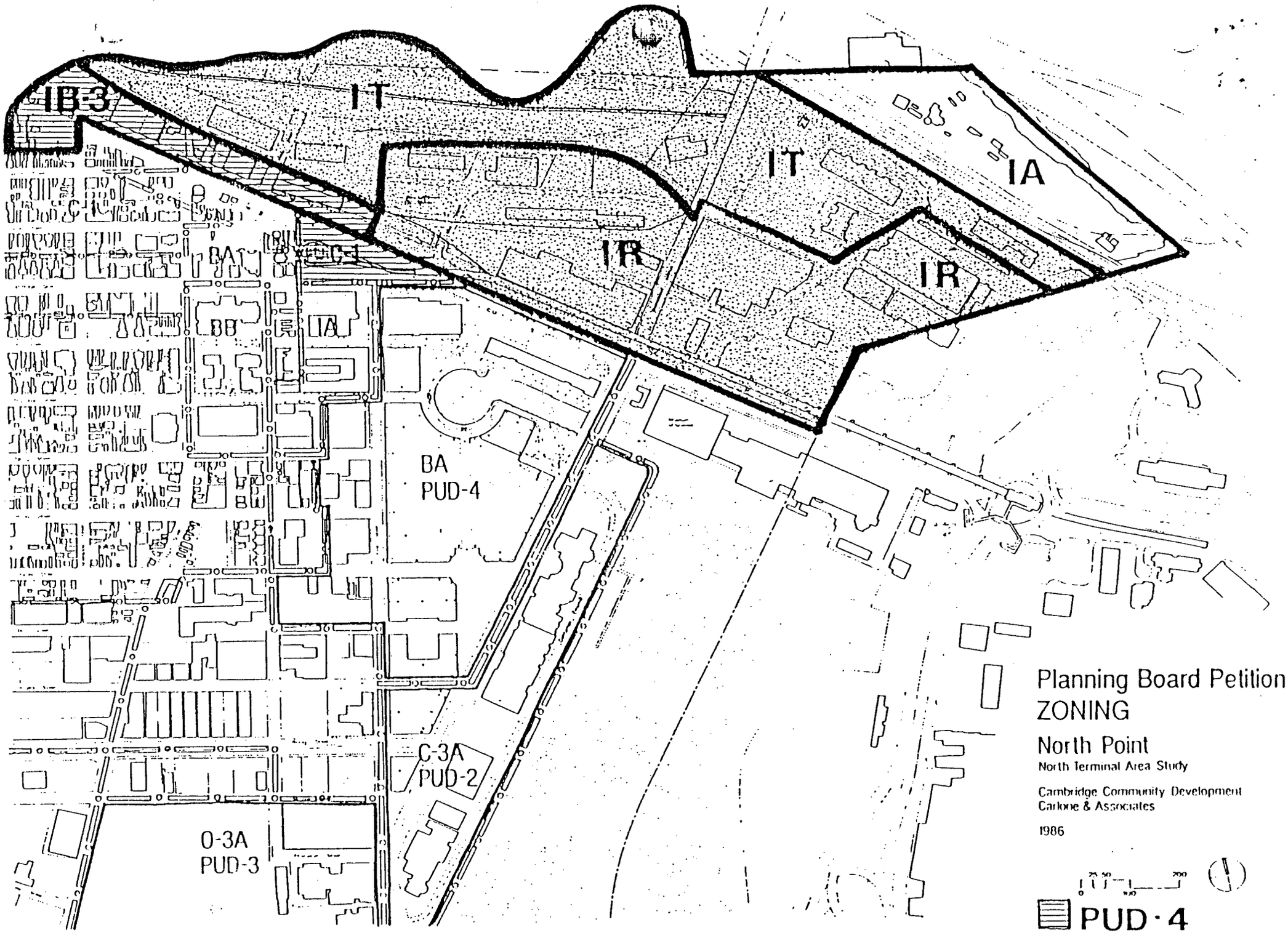
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh
Chairman.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C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING.

City of Cambridge

MASSACHUSETTS

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on

Wednesday, September 28, 1988 at 6:30 p. m.

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

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For the Committee,

Councillor William H. Walsh
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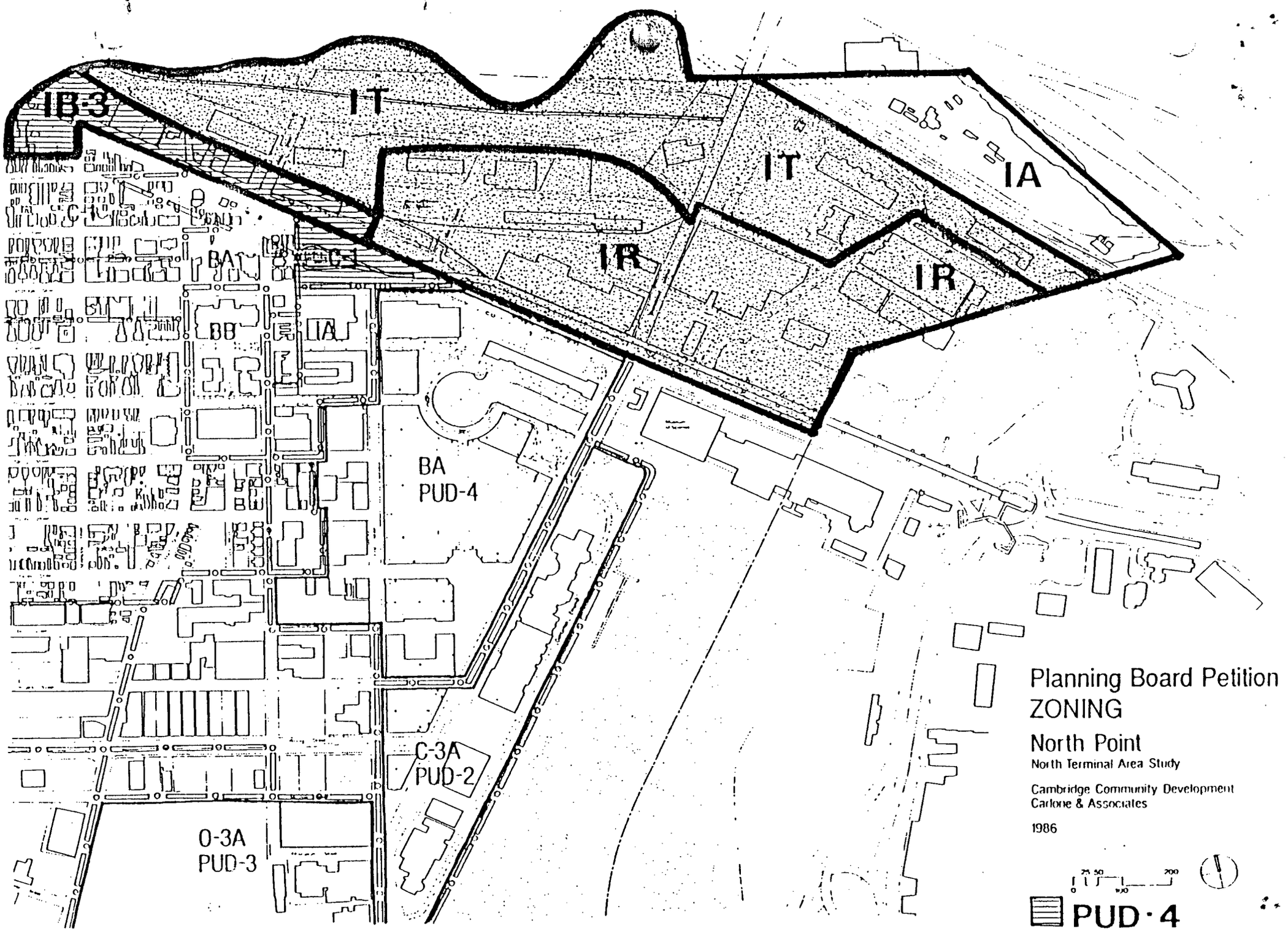
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RECEIVED BY
OFFICE OF CITY CLERK
1988 SEP 12 AM 9:05
CAMBRIDGE MA.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: The Honorable, The City Council

From: The Planning Board

Re: Rezoning Petition for North Point

Date: July 21, 1988

Enclosed you will find the Planning Board's petition for rezoning of the North Point area. The area in this petition covers approximately 90 acres and is identified as follows: the major portion of land accessible from East Street and Industrial way, the sites accessible from Monsignor O'Brien Highway, the present Lechmere Station site, and the Boston Sand and Gravel site.

Current zoning for North Point is predominantly Industry B with a 4.0 FAR and unlimited height. The proposed rezoning would cut the development potential, cap the heights at 85 feet, and expand allowed uses to include residential.

Included in this package is the rezoning petition with legal descriptions. Additional material to be submitted prior to the public hearings include the North Point Development Plan and the Urban Design Guidelines.

A. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Section 3.11, insert the following new districts and renumber accordingly:

1.1 Insert two new lines between existing lines "Business B District" and "Industry C District" as follows:

Industry R District.....Office, research, light industrial, Multi-Family housing.

Industry T District.....Transportation, utilities, light manufacturing, warehousing.

1.2 Insert a new line between the existing lines "Industry A-1 District: and Industry B-2 District" as follows:

Industry B-3 District.....Office, warehouse and manufacturing

2.0 In Article 4.000 - Use Regulations do the following:

2.1 In Section 4.30 - Table of Use Regulations insert the new phrase "B-3" in the twelfth column heading after the existing phrase "Ind B-1, B-2".

2.2 In Section 4.38 - Heavy Industry, line e delete the word "no" in the column headed "Ind A" and substitute therefor "SP".

2.3 Add a new Subsection 4.39 to Section 4.30 - Table of Use Regulations as follows:

4.39 Use Regulations in the Industry R and Industry T Districts

a. The uses in the Industry R District shall be permitted as they are permitted, either as of right or by special permit, in the Industry A-1 District except that Automobile Parking Lot or Parking Garage for Private Passenger Cars, Paragraph b, Section 4.32 shall not be permitted.

b. The uses in the Industry T District shall be permitted as they are permitted in the Industry B District, either as of right or by special permit to the following extent: Section 4.32 - Transportation, Communication and Utility Uses, except that Paragraph b, Automobile Parking Lot or Parking Garage for Private Passenger Cars shall not be permitted; Section 4.33 Institutional Uses; and Section 4.37 - Light Industry, Wholesale Business, and Storage, Paragraphs a and b.

3.0 In Article 5.000 do the following:

3.1 In Section 5.34 - Industrial Districts, add the following two lines after the existing line Industry C.

Zone	FAR	Min lot area	Min lot/du	lot width	Yard Setbacks Fr	Side	Rear	HT	Open Space
Ind R	.75	10,000	1200	50	15	none(b)	none(b)	35'	15%(d)
Ind T	.25	10,000	-	50	15	none	none	35'	15%(d)

and add the following line after the existing line Ind B-2:

Ind B-3	1.0	none	-	50	0	0	0	45'	none

3.2 In Section 5.34, paragraph 2 - Footnotes add a new footnote (d) to read as follows:

(d) In Industry R and T a minimum 15% of the lot shall be devoted to publicly beneficial open space as elsewhere defined in this Ordinance.

3.3 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in Column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to the storage and processing of materials permitted in Section 4.37m.

4.0 In Article 6.000 do the following:

4.1 In Section 4.36 - Schedule of Parking and Loading Requirements insert the new phrase "Ind B-3" in the heading of the fourth column.

4.2 Add a new Section 6.361 as follows:

6.361 For uses in the Industry R and Industry T Districts, off street parking and loading shall be provided as required in the preceding Schedule of Parking and Loading Requirements, fourth column. However, notwithstanding those requirements or any other provision of Article 6.000, including Section 6.312 and 6.313, the maximum parking actually provided for non-residential uses shall be limited to one parking space per 1,000 square feet of gross floor area. Under no circumstances may the maximum number of parking spaces be exceeded.

5.0 In Article 13.000 do the following:

5.1 In Subsection 13.532 (PUD-4, development parcel) delete the number "43,560" and substitute therefor "10,000".

5.2 Create a new Section 13.70 - PUD-6 District: Development Controls, as follows:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide the opportunity for creation of a low density commercial area with a mix of office, research, recreational and residential uses. It is also intended to encourage development which is substantially in accordance with the Development Policies outlined in the North Point Development Plan.

The provisions of this PUD-6 District are intended to permit substantial shifts in development potential between development parcels and individual lots such that a gradual transition can be made from the existing industrial environment to a mixed use residential, recreational and office district without control of development pace and design by a single property owner. It is the intention of this PUD-6 District to encourage a generally uniform pattern of development throughout the District consistent with the North Point Development Plan and to advance the public objective to encourage housing and open space development in an area now devoid of both.

The provisions of this PUD-6 District have been shaped in part by detailed analysis of the capacity of adjacent roadways and street intersections to accept additional peak hour commuter traffic. As the roadway capacity defined in that analysis is a major factor limiting non-residential development in North Point, the PUD-6 District is intended to provide a mechanism by which the traffic generated by future commercial development can be maintained at a minimum in an area severely limited in its capacity to accept additional traffic volumes at peak hours; the requirement of appropriate mitigation measures on new development shall be a condition of any Planned Unit Development approved in the North Point area.

13.72 Uses Allowed in PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses

(1) Townhouses Development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board as part of a planned unit development in a PUD-6 district.

(2) Multi-family dwellings

13.722 Transportation, communication, and Utility Uses and Institutional Uses. All uses listed in Section 4.32 and 4.33, which are allowed or conditionally allowed in the base zoning district. As in the base zoning districts Automotive parking lot or parking garage for private passenger cars, Section 4.32 b which shall be prohibited.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35.

However retail uses exceeding ten per cent of the authorized gross floor area on any development parcel or individual lots within a development parcel where there are multiple lots shall require a specific finding from the Planning Board, as part of the Final Development Plan approval that such retail use, in quantity and location, is consistent with the objectives of this PUD-6 District and the North Point Development Plan.

13.725 Other uses. Any use not listed in Subsections 13.721-13.724 shall be allowed only upon written determination by the Planning Board that such use is compatible with the North Point Development Plan and that it is necessary to support the predominant uses in the PUD-6 District or as may be appropriate to facilitate the transition of the District from its current use and development patterns to future use and development patterns as outlined in the North Point Development Plan.

13.73 District Dimensional Regulations.

13.731 FAR. The maximum ratio of floor area to the total area of the development parcel (FAR) shall be as permitted in the base zoning districts with the addition of the following:

(a) For non-residential uses as permitted in Sections 13.722 - 13.725 above an additional FAR of .50 shall be permitted in the Industry R portion of the PUD-6 District provided no additional accessory parking is provided to serve the additional gross floor area thus allowed.

(b) Residential Uses as permitted in Section 13.721 above.

An additional FAR of 2.50 shall be permitted.

(c) Maximum FAR limit on any development parcel. Where it is proposed to transfer development potential from one portion of a development parcel to another, non-contiguous portion of that development parcel the maximum FAR on any contiguous portion of the development parcel shall be as follows:

(1) For residential uses listed in Section 13.721, an FAR of 2.65 for those portions of the development parcel where at least 95% of the authorized gross floor area is devoted to residential use.

(2) For all other uses, an FAR of 2.0.

13.732 Development Parcel and Lot Size.

(a) The minimum size of the development parcel shall be 20,000 square feet. A development parcel within the PUD-6 district may contain non-contiguous lots located elsewhere in this PUD district only; for the purposes of the PUD-6 the distance limitations defined in Article 2.000 - Development Parcel, for non-contiguous lots shall not apply; there shall be no minimum distance provided all lots are located within the PUD-6 District. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

(b) In this PUD-6 District the provisions of Section 5.223 shall not apply. (i.e. open space bonuses)

(c) To facilitate the construction of housing uses in the most appropriate locations and at the most appropriate densities any lot or series of lots may be included in one or more separate development proposals (and therefore as part of one or more development parcels) subject to the following conditions:

(1) that at no time does the total gross floor area, existing or authorized, on the affected lots and development parcels, in combination, exceed that permitted in Section 13.731 above.

(2) that the proposed development on all affected lots and development parcels is consistent with the objectives of the North Point Development Plan and is compatible with existing and/or anticipated development on adjacent lots.

13.733 Dwelling Unit Density. For the purpose of computing residential density, the minimum lot area for each dwelling unit shall be 400 square feet. Residential density shall be computed based on the entire development parcel.

13.734 Setbacks. There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.74 Height. The maximum height for any building shall be 85 feet provided however that those portions in excess of 55 feet are set back from the principal front wall plane at least ten (10) feet and further set back from a 45 degree sky exposure rising from the principal front wall plane and beginning at a height of 55 feet.

13.75 Usable Open Space. The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000 and Section 5.22 shall be 20% except as modified below.

13. 751 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.

13.753 Private open space at the ground level should be located and designed to complement and to be connected with existing and planned public open space in the district. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure that the PUD will be compatible with public improvements in the district and with the development policies outlined in the North Point Development Plan.

13.76 Perimeter and Transition. Any part of the perimeter of a planned unit development which fronts on a public open space or lies within 300 feet of the Charles River should be so designed as to complement and harmonize with adjacent land uses and that open space with respect to scale, density, setback, bulk, height, landscaping, and screening.

13.77 Parking and Loading Requirements. Development in the PUD-6 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.77.

13.771 Retail, Office, Institutional Uses. A maximum of one space per 800 square feet of gross floor area including any legal parking spaces on abutting portions of any adjacent public or private streets shall required; a minimum of one space per 1,800 square feet of gross floor area shall be provided. Under no circumstances may the maximum number of parking spaces be exceeded, notwithstanding the provisions of Sections 6.312 and 6.313.

The parking requirement imposed in this Subsection 13.771 shall apply only to the gross floor area of that portion of a development derived from the FAR limits imposed in the underlying base zoning districts. Any additional authorized gross floor area derived from the additional FAR permitted in Subsection 13.731 for non-residential uses shall not be required to provide and shall not provide any accessory parking spaces.

11.78 Inclusionary Housing Requirements

A minimum of seven point five (7.5) percent of the dwelling units authorized by special permit in this PUD-6 District shall be Affordable Housing Units made available to Eligible Households as defined in Section 11.200 of this Zoning Ordinance and shall conform to the Standards detailed in Section 11.200.

Further, an additional 7.5 percent of the authorized units shall be offered to the City of Cambridge at prevailing market rates for inclusion in any program available to and selected by the City for provision of affordable housing. Should the City fail to exercise its option within three months the permittee is free to make the units available on the open market without any further obligation to the City of Cambridge.

11.79 Special Development Proposal and Final Development Plan Requirements

Notwithstanding the general requirements for submittal of a Development Proposal and a Final Development Plan as outlined in Article 12.000, and in recognition of the multiple ownership and limited current infrastructure now prevailing in the district and given the anticipated gradual transition from a predominantly industrial to a mixed use district in North Point, a Development Proposal and Final Development Plan submittal to the Planning Board in the PUD-6 District may be substantially more schematic than otherwise required in Article 12.000 provided the development parcel encompasses at least 80% of the land area of lots held in private ownership within the PUD-6 District as shown on the Zoning Map of the City of Cambridge. If the above condition is met the Development Proposal and the Final Development Plan application may be limited to the following information:

(1) Proposed distribution of gross floor area and FAR within the development parcel, by existing and/or proposed lots.

(2) Current and anticipated uses for all lots, existing and/or proposed, including the number of dwelling units where housing is proposed.

(3) Total number of parking spaces to be provided and their distribution by existing and/or proposed lots.

(4) Location of proposed open space

(5) Schematic development plan showing location,bulk and height of proposed buildings and other uses and proposed public and or private streets.

In reviewing the Development Proposal the Planning Board may require additional information as the Board finds necessary before approval of such a Final Development Plan. However it is the intention of this Section 11.79 to permit approval of the general distribution of development potential throughout the Development

Parcel in conformance with a general land use plan while reserving approval of detailed development plans for individual lots until such plans have been more fully developed.

In granting approval to the Final Development Plan the Planning Board shall establish procedures by which detailed site development plans are submitted for subsequent approval, which shall at a minimum require a special permit for design approval where such design approval has not been granted as part of the Final Development Plan. Before granting full site development approval for individual lots all submittal requirements of Article 12.000 shall be met.

In addition the Board shall specifically establish procedures for monitoring the evolution of the detailed, parcel-wide development plan and individual site development plans and shall fix a time, not to exceed ten years, by which all requirements of Article 12.000 for all lots within the PUD have been met, after which an extension of time may be granted only after the holding of a public hearing and the approval of a major amendment to the PUD special permit.

Approval of the Final Development Plan shall permanently establish the maximum dimensional limits within which development may occur, by lot, within the development parcel; no subsequent development within the development parcel may exceed these limits unless a specific major amendment is authorized by the Planning Board.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Industry B to Industry A;

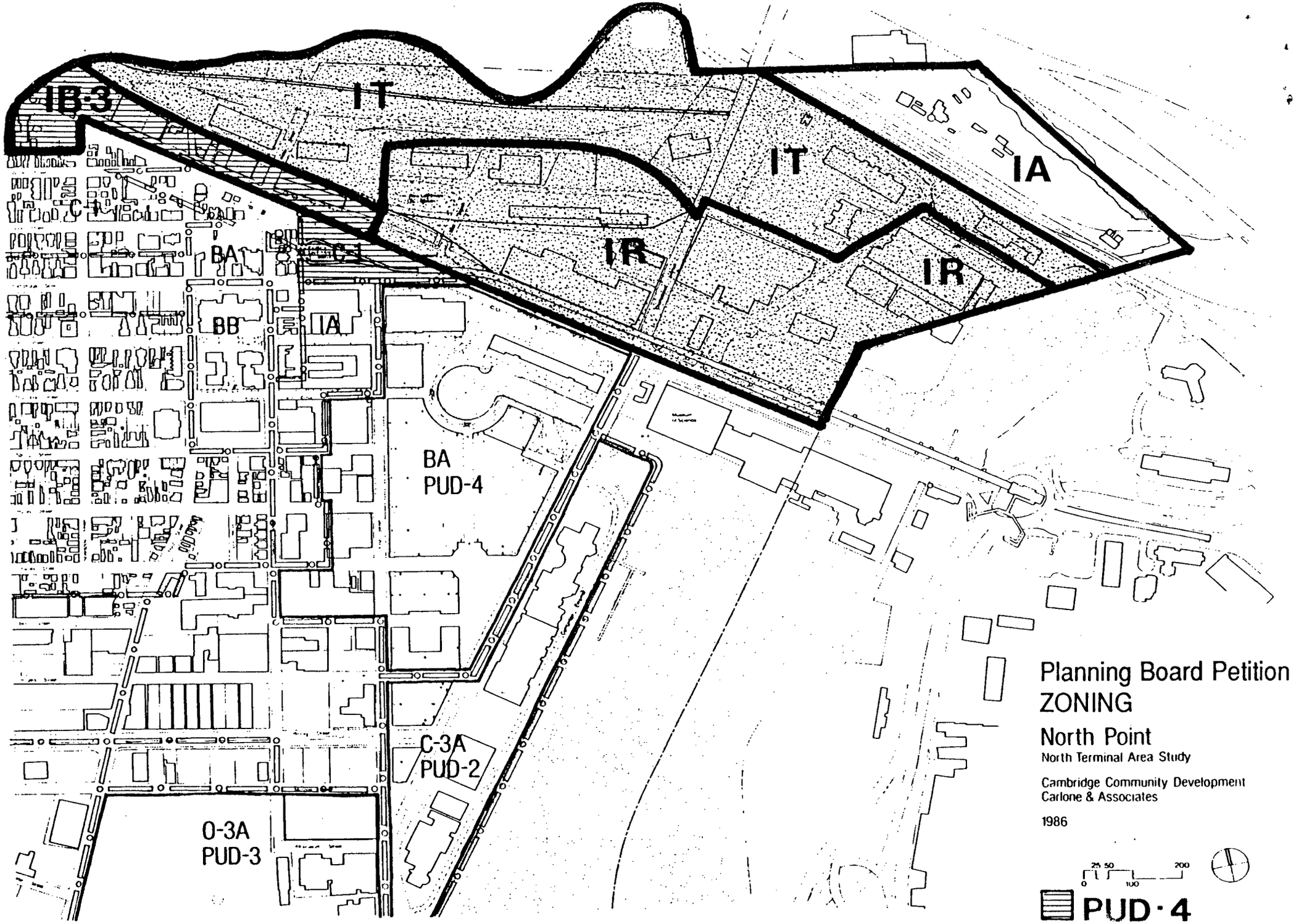
2.0 Industry B to a new Industry T District with a new PUD-6 District overlay.

3.0 Industry B to a new Industry R District with a new PUD-6 District overlay;

4.0 Industry B to a new Industry B-3 District with a PUD-4 District overlay;

5.0 PUD-4 District overlay on an existing Residence C-1 District;

as shown on the attached map of the North Point area.



Planning Board Petition
ZONING
North Point
North Terminal Area Study

Cambridge Community Development
Carlone & Associates

1986

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY
OFFICE OF CITY CLERK
1988 JUL 21 PM 2:54
CAMBRIDGE MA.

To: The Honorable, The City Council

From: The Planning Board

Re: Rezoning Petition for North Point

Date: July 21, 1988

Enclosed you will find the Planning Board's petition for rezoning of the North Point area. The area in this petition covers approximately 90 acres and is identified as follows: the major portion of land accessible from East Street and Industrial way, the sites accessible from Monsignor O'Brien Highway, the present Lechmere Station site, and the Boston Sand and Gravel site.

Current zoning for North Point is predominantly Industry B with a 4.0 FAR and unlimited height. The proposed rezoning would cut the development potential, cap the heights at 85 feet, and expand allowed uses to include residential.

Included in this package is the rezoning petition with legal descriptions. Additional material to be submitted prior to the public hearings include the North Point Development Plan and the Urban Design Guidelines.

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OFFICE OF CITY CLERK
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CAMBRIDGE MA.

A. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Section 3.11, insert the following new districts and renumber accordingly:

1.1 Insert two new lines between existing lines "Business B District" and "Industry C District" as follows:

Industry R District.....Office, research, light industrial, Multi-Family housing.

Industry T District.....Transportation, utilities, light manufacturing, warehousing.

1.2 Insert a new line between the existing lines "Industry A-1 District: and Industry B-2 District" as follows:

Industry B-3 District.....Office, warehouse and manufacturing

2.0 In Article 4.000 - Use Regulations do the following:

2.1 In Section 4.30 - Table of Use Regulations insert the new phrase "B-3" in the twelfth column heading after the existing phrase "Ind B-1, B-2".

2.2 In Section 4.38 - Heavy Industry, line e delete the word "no" in the column headed "Ind A" and substitute therefor "SP".

2.3 Add a new Subsection 4.39 to Section 4.30 - Table of Use Regulations as follows:

4.39 Use Regulations in the Industry R and Industry T Districts

a. The uses in the Industry R District shall be permitted as they are permitted, either as of right or by special permit, in the Industry A-1 District except that Automobile Parking Lot or Parking Garage for Private Passenger Cars, Paragraph b, Section 4.32 shall not be permitted.

b. The uses in the Industry T District shall be permitted as they are permitted in the Industry B District, either as of right or by special permit to the following extent: Section 4.32 - Transportation, Communication and Utility Uses, except that Paragraph b, Automobile Parking Lot or Parking Garage for Private Passenger Cars shall not be permitted; Section 4.33 Institutional Uses; and Section 4.37 - Light Industry, Wholesale Business, and Storage, Paragraphs a and b.

3.0 In Article 5.000 do the following:

3.1 In Section 5.34 - Industrial Districts, add the following two lines after the existing line Industry C.

Zone	FAR	Min lot area	Min lot/du	lot width	Yard Setbacks Fr	Side	Rear	HT	Open Space
Ind R	.75	10,000	1200	50	15	none(b)	none(b)	35'	15%(d)
Ind T	.25	10,000	-	50	15	none	none	35'	15%(d)

and add the following line after the existing line Ind B-2:

Ind B-3	1.0	none	-	50	0	0	0	45'	none

3.2 In Section 5.34, paragraph 2 - Footnotes add a new footnote (d) to read as follows:

(d) In Industry R and T a minimum 15% of the lot shall be devoted to publicly beneficial open space as elsewhere defined in this Ordinance.

3.3 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in Column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to the storage and processing of materials permitted in Section 4.37m.

4.0 In Article 6.000 do the following:

4.1 In Section 4.36 - Schedule of Parking and Loading Requirements insert the new phrase "Ind B-3" in the heading of the fourth column.

4.2 Add a new Section 6.361 as follows:

6.361 For uses in the Industry R and Industry T Districts, off street parking and loading shall be provided as required in the preceding Schedule of Parking and Loading Requirements, fourth column. However, notwithstanding those requirements or any other provision of Article 6.000, including Section 6.312 and 6.313, the maximum parking actually provided for non-residential uses shall be limited to one parking space per 1,000 square feet of gross floor area. Under no circumstances may the maximum number of parking spaces be exceeded.

5.0 In Article 13.000 do the following:

5.1 In Subsection 13.532 (PUD-4, development parcel) delete the number "43,560" and substitute therefor "10,000".

5.2 Create a new Section 13.70 - PUD-6 District: Development Controls, as follows:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide the opportunity for creation of a low density commercial area with a mix of office, research, recreational and residential uses. It is also intended to encourage development which is substantially in accordance with the Development Policies outlined in the North Point Development Plan.

The provisions of this PUD-6 District are intended to permit substantial shifts in development potential between development parcels and individual lots such that a gradual transition can be made from the existing industrial environment to a mixed use residential, recreational and office district without control of development pace and design by a single property owner. It is the intention of this PUD-6 District to encourage a generally uniform pattern of development throughout the District consistent with the North Point Development Plan and to advance the public objective to encourage housing and open space development in an area now devoid of both.

The provisions of this PUD-6 District have been shaped in part by detailed analysis of the capacity of adjacent roadways and street intersections to accept additional peak hour commuter traffic. As the roadway capacity defined in that analysis is a major factor limiting non-residential development in North Point, the PUD-6 District is intended to provide a mechanism by which the traffic generated by future commercial development can be maintained at a minimum in an area severely limited in its capacity to accept additional traffic volumes at peak hours; the requirement of appropriate mitigation measures on new development shall be a condition of any Planned Unit Development approved in the North Point area.

13.72 Uses Allowed in PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses

(1) Townhouses Development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board as part of a planned unit development in a PUD-6 district.

(2) Multi-family dwellings

13.722 Transportation, communication, and Utility Uses and Institutional Uses. All uses listed in Section 4.32 and 4.33, which are allowed or conditionally allowed in the base zoning district. As in the base zoning districts Automotive parking lot or parking garage for private passenger cars, Section 4.32 b which shall be prohibited.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35.

However retail uses exceeding ten per cent of the authorized gross floor area on any development parcel or individual lots within a development parcel where there are multiple lots shall require a specific finding from the Planning Board, as part of the Final Development Plan approval that such retail use, in quantity and location, is consistent with the objectives of this PUD-6 District and the North Point Development Plan.

13.725 Other uses. Any use not listed in Subsections 13.721-13.724 shall be allowed only upon written determination by the Planning Board that such use is compatible with the North Point Development Plan and that it is necessary to support the predominant uses in the PUD-6 District or as may be appropriate to facilitate the transition of the District from its current use and development patterns to future use and development patterns as outlined in the North Point Development Plan.

13.73 District Dimensional Regulations.

13.731 FAR. The maximum ratio of floor area to the total area of the development parcel (FAR) shall be as permitted in the base zoning districts with the addition of the following:

(a) For non-residential uses as permitted in Sections 13.722 - 13.725 above an additional FAR of .50 shall be permitted in the Industry R portion of the PUD-6 District provided no additional accessory parking is provided to serve the additional gross floor area thus allowed.

(b) Residential Uses as permitted in Section 13.721 above.

An additional FAR of 2.50 shall be permitted.

(c) Maximum FAR limit on any development parcel. Where it is proposed to transfer development potential from one portion of a development parcel to another, non-contiguous portion of that development parcel the maximum FAR on any contiguous portion of the development parcel shall be as follows:

(1) For residential uses listed in Section 13.721, an FAR of 2.65 for those portions of the development parcel where at least 95% of the authorized gross floor area is devoted to residential use.

(2) For all other uses, an FAR of 2.0.

13.732 Development Parcel and Lot Size.

(a) The minimum size of the development parcel shall be 20,000 square feet. A development parcel within the PUD-6 district may contain non-contiguous lots located elsewhere in this PUD district only; for the purposes of the PUD-6 the distance limitations defined in Article 2.000 - Development Parcel, for non-contiguous lots shall not apply; there shall be no minimum distance provided all lots are located within the PUD-6 District. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

(b) In this PUD-6 District the provisions of Section 5.223 shall not apply. (i.e. open space bonuses)

(c) To facilitate the construction of housing uses in the most appropriate locations and at the most appropriate densities any lot or series of lots may be included in one or more separate development proposals (and therefore as part of one or more development parcels) subject to the following conditions:

(1) that at no time does the total gross floor area, existing or authorized, on the affected lots and development parcels, in combination, exceed that permitted in Section 13.731 above.

(2) that the proposed development on all affected lots and development parcels is consistent with the objectives of the North Point Development Plan and is compatible with existing and/or anticipated development on adjacent lots.

13.733 Dwelling Unit Density. For the purpose of computing residential density, the minimum lot area for each dwelling unit shall be 400 square feet. Residential density shall be computed based on the entire development parcel.

13.734 Setbacks. There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.74 Height. The maximum height for any building shall be 85 feet provided however that those portions in excess of 55 feet are set back from the principal front wall plane at least ten (10) feet and further set back from a 45 degree sky exposure rising from the principal front wall plane and beginning at a height of 55 feet.

13.75 Usable Open Space. The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000 and Section 5.22 shall be 20% except as modified below.

13. 751 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.

13.753 Private open space at the ground level should be located and designed to complement and to be connected with existing and planned public open space in the district. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure that the PUD will be compatible with public improvements in the district and with the development policies outlined in the North Point Development Plan.

13.76 Perimeter and Transition. Any part of the perimeter of a planned unit development which fronts on a public open space or lies within 300 feet of the Charles River should be so designed as to complement and harmonize with adjacent land uses and that open space with respect to scale, density, setback, bulk, height, landscaping, and screening.

13.77 Parking and Loading Requirements. Development in the PUD-6 district shall conform to the off-street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 13.77.

13.771 Retail, Office, Institutional Uses. A maximum of one space per 800 square feet of gross floor area including any legal parking spaces on abutting portions of any adjacent public or private streets shall required; a minimum of one space per 1,800 square feet of gross floor area shall be provided. Under no circumstances may the maximum number of parking spaces be exceeded, notwithstanding the provisions of Sections 6.312 and 6.313.

The parking requirement imposed in this Subsection 13.771 shall apply only to the gross floor area of that portion of a development derived from the FAR limits imposed in the underlying base zoning districts. Any additional authorized gross floor area derived from the additional FAR permitted in Subsection 13.731 for non-residential uses shall not be required to provide and shall not provide any accessory parking spaces.

11.78 Inclusionary Housing Requirements

A minimum of seven point five (7.5) percent of the dwelling units authorized by special permit in this PUD-6 District shall be Affordable Housing Units made available to Eligible Households as defined in Section 11.200 of this Zoning Ordinance and shall conform to the Standards detailed in Section 11.200.

Further, an additional 7.5 percent of the authorized units shall be offered to the City of Cambridge at prevailing market rates for inclusion in any program available to and selected by the City for provision of affordable housing. Should the City fail to exercise its option within three months the permittee is free to make the units available on the open market without any further obligation to the City of Cambridge.

11.79 Special Development Proposal and Final Development Plan Requirements

Notwithstanding the general requirements for submittal of a Development Proposal and a Final Development Plan as outlined in Article 12.000, and in recognition of the multiple ownership and limited current infrastructure now prevailing in the district and given the anticipated gradual transition from a predominantly industrial to a mixed use district in North Point, a Development Proposal and Final Development Plan submittal to the Planning Board in the PUD-6 District may be substantially more schematic than otherwise required in Article 12.000 provided the development parcel encompasses at least 80% of the land area of lots held in private ownership within the PUD-6 District as shown on the Zoning Map of the City of Cambridge. If the above condition is met the Development Proposal and the Final Development Plan application may be limited to the following information:

(1) Proposed distribution of gross floor area and FAR within the development parcel, by existing and/or proposed lots.

(2) Current and anticipated uses for all lots, existing and/or proposed, including the number of dwelling units where housing is proposed.

(3) Total number of parking spaces to be provided and their distribution by existing and/or proposed lots.

(4) Location of proposed open space

(5) Schematic development plan showing location,bulk and height of proposed buildings and other uses and proposed public and or private streets.

In reviewing the Development Proposal the Planning Board may require additional information as the Board finds necessary before approval of such a Final Development Plan. However it is the intention of this Section 11.79 to permit approval of the general distribution of development potential throughout the Development

Parcel in conformance with a general land use plan while reserving approval of detailed development plans for individual lots until such plans have been more fully developed.

In granting approval to the Final Development Plan the Planning Board shall establish procedures by which detailed site development plans are submitted for subsequent approval, which shall at a minimum require a special permit for design approval where such design approval has not been granted as part of the Final Development Plan. Before granting full site development approval for individual lots all submittal requirements of Article 12.000 shall be met.

In addition the Board shall specifically establish procedures for monitoring the evolution of the detailed, parcel-wide development plan and individual site development plans and shall fix a time, not to exceed ten years, by which all requirements of Article 12.000 for all lots within the PUD have been met, after which an extension of time may be granted only after the holding of a public hearing and the approval of a major amendment to the PUD special permit.

Approval of the Final Development Plan shall permanently establish the maximum dimensional limits within which development may occur, by lot, within the development parcel; no subsequent development within the development parcel may exceed these limits unless a specific major amendment is authorized by the Planning Board.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Industry B to Industry A;

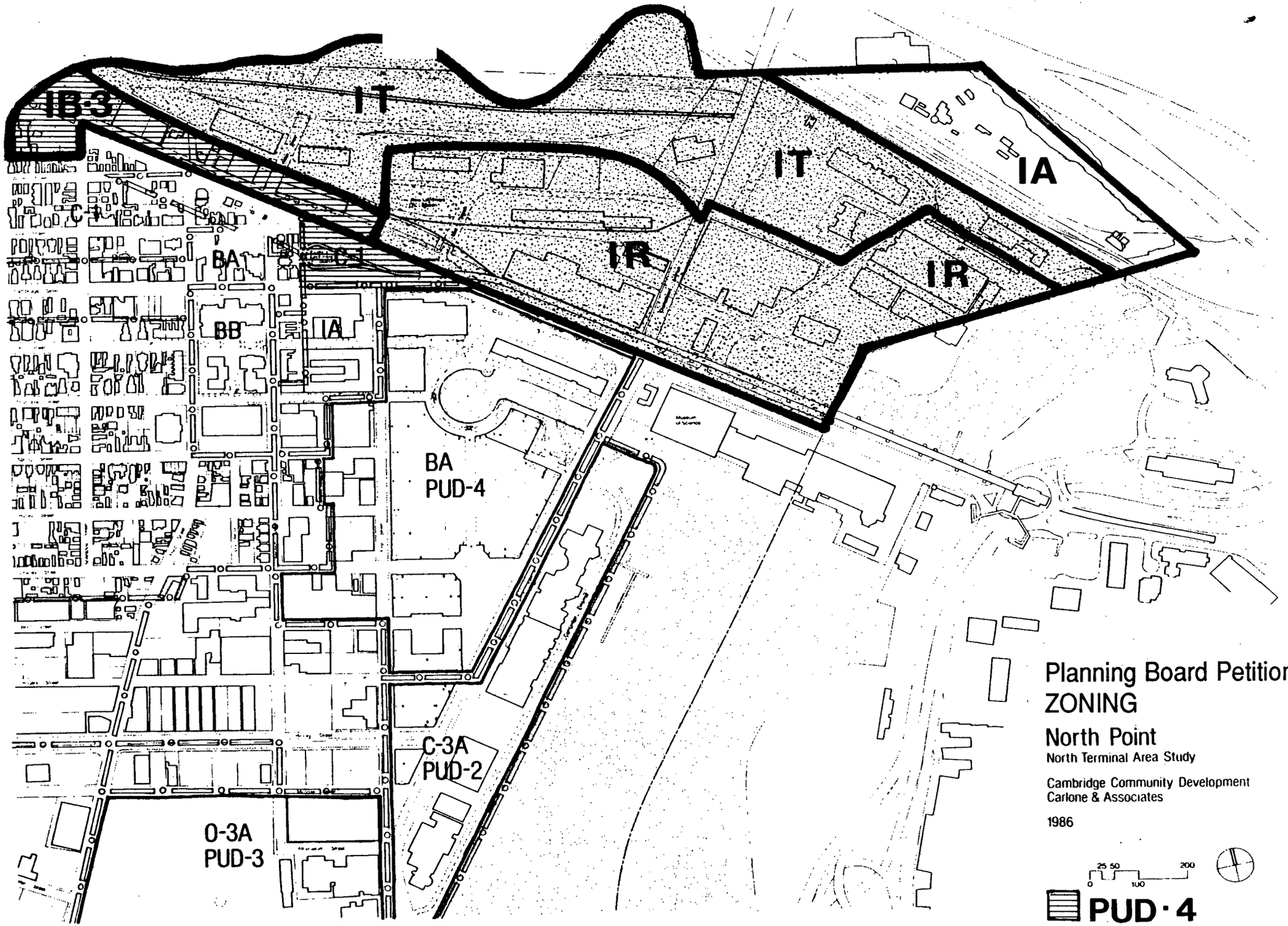
2.0 Industry B to a new Industry T District with a new PUD-6 District overlay.

3.0 Industry B to a new Industry R District with a new PUD-6 District overlay.

4.0 Industry B to a new Industry B-3 District with a PUD-4 District overlay;

5.0 PUD-4 District overlay on an existing Residence C-1 District;

as shown on the attached map of the North Point area.


IB-3
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PUD-4
C-3A
PUD-2
O-3A
PUD-3
Planning Board Petition
ZONING
North Point
North Terminal Area Study
Cambridge Community Development
Carlone & Associates
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PUD·4
PUD·6

B. Amend the Zoning Map of the City of Cambridge as follows:

1.0 Rezone an area currently zoned Industry B to Industry A/PUD-6 circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,

1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,

1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.

1.01 Premises located on Assessor's Plat numbered 1A:

All or parts of lots numbered 67, 68, and 81, also known as the Boston Sand and Gravel site and the Massachusetts Bay Transit Authority switching yard.

Mary
North Point

legal description
for Planning
Board

B. Amend the Zoning Map of the City of Cambridge as follows:

1.0 Rezone an area currently zoned Industry B to Industry A/PUD-6 circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,

1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,

1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.

1.01 <u>Premises located on Assessor's Plat numbered 1A</u>:

All or parts of lots numbered 67, 68, and 81, also known as the Boston Sand and Gravel site and the Massachusetts Bay Transit Authority switching yard.

2.0 Rezone an area currently zoned Industry B to Industry T/PUD-6 circumscribed by a line said line beginning at a point said point being the intersection of the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A and the Cambridge/Boston City Limits,

2.1 Thence proceeding in a southwesterly direction then a northwesterly direction along the Cambridge/Boston City limits to a point of intersection with the Cambridge/ Somerville City limits,

2.2 Thence proceeding in a generally westerly direction along the Cambridge/Somerville City Limits to the point of intersection with the northeastern side lot line of lot numbered 39 on Assessor's Plat numbered 1A,

2.3 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1A to a point of intersection with the southwestern extension of the western side lot line of lot numbered 27 on Assessor's Plat numbered 1A, for a distance of approximately 1,463 feet,

2.4 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the westerly side lot line of lot numbered 27 and the western side lot lines of lots numbered 97 and 27 on Assessor's Plat numbered 1A to its intersection with the northern side lot line of lot numbered 27 on Assessor's Plat numbered 1A,

2.5 Thence turning and proceeding in an easterly direction along the northern side lot line of lot numbered 27 on Assessor's Plat numbered 1A to the western side lot line of lot numbered 97 on Assessor's Plat numbered 1A for a distance of approximately 415 feet,

2.6 Thence turning and proceeding in a northeasterly direction along the western side lot line of lot numbered 97 to the northern side lot line of lot numbered 97 on Assessor's Plat numbered 1A for a distance of approximately 13.9 feet,

2.7 Thence turning and proceeding in an easterly direction along the northern lot lines of lots numbered 97, 30, and 36 to the eastern side lot line of lot numbered 36 on Assessor's Plat numbered 1A for a distance of approximately 490 feet,

2.8 Thence turning and proceeding in a southerly direction along the eastern side lot line of lot numbered 36 to the northern side lot line of lot numbered 49 on Assessor's Plat numbered 49 on Assessor's Plat numbered 1A for a distance of approximately 5 feet,

2.9 Thence turning and proceeding in a generally easterly then southerly direction along the northern side lot line of lot numbered 49 and its southeastern extension to a point of intersection with the centerline of Charlestown Avenue for a distance of approximately 527 feet,

2.10 Thence turning and proceeding in a northeasterly direction along the centerline of Charlestown Avenue to a point of intersection with the northwestern extension of the southern side lot line of lot numbered 78 on Assessor's Plat numbered 1A,

2.11 Thence turning and proceeding in a southeasterly direction along the northwestern extension of the southern side lot line and the southern side lot line of lot numbered 78 on Assessor's Plat numbered 1A to the northeastern side lot line of lot numbered 78 on Assessors's Plat numbered 1A,

2.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line of lot numbered 78 and the southeastern side lot line of lot numbered 81 (also known as the northwestern side of Industrial Park Road) to the point of intersection with the northwestern extension of the southwestern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,

2.13 Thence turning and proceeding in a southeasterly direction along the northwestern extension of the southwestern side lot line of lot numbered 63 and the southwestern lot lines of lots numbered 63, 62, and the southeastern extension of lot numbered 62 to the point of intersection with the Cambridge/Boston City Limits,

2.14 Thence turning and proceeding in a northeasterly direction along the Cambridge/Boston City Limits to a point of intersection of the northeastern side lot line of lot numbered 62 on Assessor's Plat numbered 1A for a distance of approximately 115 feet,

2.15 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeaster side lot line of lot numbered 62 and the northeastern side lot lines of lots numbered 62 and 63 and the northwestern extension of the northeastern side lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.

2.01 Premises as located on Assessor's Plat numbered 1A:

All or parts of lots numbered 91, 62, 63, 75, 76, 78, 81, 57, 54, 96, 45, and 38.

3.0 Rezone an area currently zoned Industry B to a new zone Industry R with a PUD-6 Overlay circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the centerline of the Charles River Dam Bridge,

3.1 Thence turning and proceeding in a northwesterly direction along the centerline of the Charles River Dam Bridge and the centerline of the Monsignor O'Brien Highway to the point of intersection with the southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

3.2 Thence turning and proceeding in a northeasterly direction along the western side lot lines of lots numbered 12 and 13 to the northern side of lot numbered 12 on Assessor's Plat numbered 1A,

3.3 Thence turning and proceeding in a northwesterly direction along the northern side lot line of lot numbered 6 on Assessors's Plat numbered 1A to the point of intersection with the southwestern extension of the western side lot line of lot numbered 27 on Assessor's Plat numbered 1A,

3.4 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the westerly side lot line of lot numbered 27 and the western side lot lines of lots numbered 97 and 27 on Assessor's Plat numbered 1A to its intersection with the northern side lot line of lot numbered 27 on Assessor's Plat numbered 1A,

3.5 Thence turning and proceeding in an easterly direction along the northern side lot line of lot numbered 27 on Assessor's Plat numbered 1A to the western side lot line of lot numbered 97 on Assessor's Plat numbered 1A for a distance of approximately 415 feet,

3.6 Thence turning and proceeding in a northeasterly direction along the western side lot line of lot numbered 97 to the northern side lot line of lot numbered 97 on Assessor's Plat numbered 1A for a distance of approximately 13.9 feet,

3.7 Thence turning and proceeding in an easterly direction along the northern lot lines of lots numbered 97, 30, and 36 to the eastern side lot line of lot numbered 36 on Assessor's Plat numbered 1A for a distance of approximately 490 feet,

3.8 Thence turning and proceeding in a southerly direction along the eastern side lot line of lot numbered 36 to the northern side lot line of lot numbered 49 on Assessor's Plat numbered 49 on Assessor's Plat numbered 1A for a distance of approximately 5 feet,

3.9 Thence turning and proceeding in a generally easterly then southerly direction along the northern side lot line of lot numbered 49 and its southeastern extension to a point of intersection with the centerline of Charlestown Avenue for a distance of approximately 527 feet,

3.10 Thence turning and proceeding in a northeasterly direction along the centerline of Charlestown Avenue to a point of intersection with the northwestern extension of the southern side lot line of lot numbered 75 on Assessor's Plat numbered 1A,

3.11 Thence turning and proceeding in a southeasterly direction along the northwestern extension of the southern side lot line and the southern side lot line and the southeastern extension of lot numbered 75 on Assessor's Plat numbered 1A,

3.12 Thence turning and proceeding in a northeasterly direction along the northwestern side lot line of lot numbered 91 and the southeastern side lot line of lot numbered 76 (also known as Industrial Park Road) to the point of in intersection with the southwestern side lot line of lot numbered 63 on Assessor's Plat numbered 1A for approximately 490 feet,

3.13 Thence turning and proceeding in a southeasterly direction along the southwestern lot lines of lots numbered 63, 62, and the southeastern extension of lot numbered 62 to the point of intersection with the Cambridge/Boston City Limits,

3.14 Thence turning and proceeding in a southwesterly direction along the Cambridge/Boston City Limits to the point of origin.

3.01 <u>Premises as shown on Assessor's Plat numbered 1a</u>:

All or parts of lots numbered 91, 33, 35, 7, 32, 66, 15, 70, 69, 71, 72, 73, 74, 86, 87, 82, 30, 36, 49, 97, 27, 12, 39, and 13.

4.0 Rezone an area currently zoned Residence C-1 to Residence C-1 with a PUD-4 Overlay circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

4.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,

4.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,

4.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 24, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,

4.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot numbered 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessor's Plat numbered 1A,

4.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,

4.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

4.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 112, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

4.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

5.0 Rezone an area currently zoned Residence C-1 to Residence C-1 with a PUD-4 Overlay circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge Street and the extension of the centerline of First Street,

5.1 Thence proceeding in a northeasterly direction along the centerline of Cambridge Street for a distance of approximately 360 feet to the southwestern extension of the northwestern boundary of lot numbered 86 on Assessor's Plat numbered 20,

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

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

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

5.01 <u>Premises located on Assessor's Plat numbered 20</u>:

Lot numbered 86.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: The Honorable, The City Council

From: The Planning Board

Re: Rezoning Petition for North Point

Date: July 21, 1988

Enclosed you will find the Planning Board's petition for rezoning of the North Point area. The area in this petition covers approximately 90 acres and is identified as follows: the major portion of land accessible from East Street and Industrial way, the sites accessible from Monsignor O'Brien Highway, the present Lechmere Station site, and the Boston Sand and Gravel site.

Current zoning for North Point is predominantly Industry B with a 4.0 FAR and unlimited height. The proposed rezoning would cut the development potential, cap the heights at 85 feet, and expand allowed uses to include residential.

Included in this package is the rezoning petition with legal descriptions. Additional material to be submitted prior to the public hearings include the North Point Development Plan and the Urban Design Guidelines.

A. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Section 3.11, insert the following new districts and renumber accordingly:

1.1 Insert two new lines between existing lines "Business B District" and "Industry C District" as follows:

Industry R District.....Office, research, light industrial, Multi-Family housing.

Industry T District.....Transportation, utilities, light manufacturing, warehousing.

1.2 Insert a new line between the existing lines "Industry A-1 District: and Industry B-2 District" as follows:

Industry B-3 District.....Office, warehouse and manufacturing

2.0 In Article 4.000 - Use Regulations do the following:

2.1 In Section 4.30 - Table of Use Regulations insert the new phrase "B-3" in the twelfth column heading after the existing phrase "Ind B-1, B-2".

2.2 In Section 4.38 - Heavy Industry, line e delete the word "no" in the column headed "Ind A" and substitute therefor "SP".

2.3 Add a new Subsection 4.39 to Section 4.30 - Table of Use Regulations as follows:

4.39 Use Regulations in the Industry R and Industry T Districts

a. The uses in the Industry R District shall be permitted as they are permitted, either as of right or by special permit, in the Industry A-1 District except that Automobile Parking Lot or Parking Garage for Private Passenger Cars, Paragraph b, Section 4.32 shall not be permitted.

b. The uses in the Industry T District shall be permitted as they are permitted in the Industry B District, either as of right or by special permit to the following extent: Section 4.32 - Transportation, Communication and Utility Uses, except that Paragraph b, Automobile Parking Lot or Parking Garage for Private Passenger Cars shall not be permitted; Section 4.33 Institutional Uses; and Section 4.37 - Light Industry, Wholesale Business, and Storage, Paragraphs a and b.

3.0 In Article 5.000 do the following:

3.1 In Section 5.34 - Industrial Districts, add the following two lines after the existing line Industry C.

Zone	FAR	Min lot area	Min lot/du	lot width	Yard Setbacks Fr	Side	Rear	HT	Open Space
Ind R	.75	10,000	1200	50	15	none(b)	none(b)	35'	15%(d)
Ind T	.25	10,000	-	50	15	none	none	35'	15%(d)

and add the following line after the existing line Ind B-2:

Ind B-3	1.0	none	-	50	0	0	0	45'	none

3.2 In Section 5.34, paragraph 2 - Footnotes add a new footnote (d) to read as follows:

(d) In Industry R and T a minimum 15% of the lot shall be devoted to publicly beneficial open space as elsewhere defined in this Ordinance.

3.3 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in Column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to the storage and processing of materials permitted in Section 4.37m.

4.0 In Article 6.000 do the following:

4.1 In Section 4.36 - Schedule of Parking and Loading Requirements insert the new phrase "Ind B-3" in the heading of the fourth column.

4.2 Add a new Section 6.361 as follows:

6.361 For uses in the Industry R and Industry T Districts, off street parking and loading shall be provided as required in the preceding Schedule of Parking and Loading Requirements, fourth column. However, notwithstanding those requirements or any other provision of Article 6.000, including Section 6.312 and 6.313, the maximum parking actually provided for non-residential uses shall be limited to one parking space per 1,000 square feet of gross floor area. Under no circumstances may the maximum number of parking spaces be exceeded.

5.0 In Article 13.000 do the following:

5.1 In Subsection 13.532 (PUD-4, development parcel) delete the number "43,560" and substitute therefor "10,000".

5.2 Create a new Section 13.70 - PUD-6 District: Development Controls, as follows:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is intended to provide the opportunity for creation of a low density commercial area with a mix of office, research, recreational and residential uses. It is also intended to encourage development which is substantially in accordance with the Development Policies outlined in the North Point Development Plan.

The provisions of this PUD-6 District are intended to permit substantial shifts in development potential between development parcels and individual lots such that a gradual transition can be made from the existing industrial environment to a mixed use residential, recreational and office district without control of development pace and design by a single property owner. It is the intention of this PUD-6 District to encourage a generally uniform pattern of development throughout the District consistent with the North Point Development Plan and to advance the public objective to encourage housing and open space development in an area now devoid of both.

The provisions of this PUD-6 District have been shaped in part by detailed analysis of the capacity of adjacent roadways and street intersections to accept additional peak hour commuter traffic. As the roadway capacity defined in that analysis is a major factor limiting non-residential development in North Point, the PUD-6 District is intended to provide a mechanism by which the traffic generated by future commercial development can be maintained at a minimum in an area severely limited in its capacity to accept additional traffic volumes at peak hours; the requirement of appropriate mitigation measures on new development shall be a condition of any Planned Unit Development approved in the North Point area.

13.72 Uses Allowed in PUD-6 District. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses

(1) Townhouses Development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board as part of a planned unit development in a PUD-6 district.

(2) Multi-family dwellings

13.722 Transportation, communication, and Utility Uses and Institutional Uses. All uses listed in Section 4.32 and 4.33, which are allowed or conditionally allowed in the base zoning district. As in the base zoning districts Automotive parking lot or parking garage for private passenger cars, Section 4.32 b which shall be prohibited.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments. All uses listed in Section 4.35.

However retail uses exceeding ten per cent of the authorized gross floor area on any development parcel or individual lots within a development parcel where there are multiple lots shall require a specific finding from the Planning Board, as part of the Final Development Plan approval that such retail use, in quantity and location, is consistent with the objectives of this PUD-6 District and the North Point Development Plan.

13.725 Other uses. Any use not listed in Subsections 13.721-13.724 shall be allowed only upon written determination by the Planning Board that such use is compatible with the North Point Development Plan and that it is necessary to support the predominant uses in the PUD-6 District or as may be appropriate to facilitate the transition of the District from its current use and development patterns to future use and development patterns as outlined in the North Point Development Plan.

13.73 District Dimensional Regulations.

13.731 FAR. The maximum ratio of floor area to the total area of the development parcel (FAR) shall be as permitted in the base zoning districts with the addition of the following:

(a) For non-residential uses as permitted in Sections 13.722 - 13.725 above an additional FAR of .50 shall be permitted in the Industry R portion of the PUD-6 District provided no additional accessory parking is provided to serve the additional gross floor area thus allowed.

(b) Residential Uses as permitted in Section 13.721 above.

An additional FAR of 2.50 shall be permitted.

(c) Maximum FAR limit on any development parcel. Where it is proposed to transfer development potential from one portion of a development parcel to another, non-contiguous portion of that development parcel the maximum FAR on any contiguous portion of the development parcel shall be as follows:

(1) For residential uses listed in Section 13.721, an FAR of 2.65 for those portions of the development parcel where at least 95% of the authorized gross floor area is devoted to residential use.

(2) For all other uses, an FAR of 2.0.

13.732 Development Parcel and Lot Size.

(a) The minimum size of the development parcel shall be 20,000 square feet. A development parcel within the PUD-6 district may contain non-contiguous lots located elsewhere in this PUD district only; for the purposes of the PUD-6 the distance limitations defined in Article 2.000 - Development Parcel, for non-contiguous lots shall not apply; there shall be no minimum distance provided all lots are located within the PUD-6 District. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel.

(b) In this PUD-6 District the provisions of Section 5.223 shall not apply. (i.e. open space bonuses)

(c) To facilitate the construction of housing uses in the most appropriate locations and at the most appropriate densities any lot or series of lots may be included in one or more separate development proposals (and therefore as part of one or more development parcels) subject to the following conditions:

(1) that at no time does the total gross floor area, existing or authorized, on the affected lots and development parcels, in combination, exceed that permitted in Section 13.731 above.

(2) that the proposed development on all affected lots and development parcels is consistent with the objectives of the North Point Development Plan and is compatible with existing and/or anticipated development on adjacent lots.

13.733 Dwelling Unit Density. For the purpose of computing residential density, the minimum lot area for each dwelling unit shall be 400 square feet. Residential density shall be computed based on the entire development parcel.

13.734 Setbacks. There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no minimum required front, rear and side yard requirements for a development parcel or for lots located within a development parcel. The Planning Board shall approve all such building setbacks.

13.74 Height. The maximum height for any building shall be 85 feet provided however that those portions in excess of 55 feet are set back from the principal front wall plane at least ten (10) feet and further set back from a 45 degree sky exposure rising from the principal front wall plane and beginning at a height of 55 feet.

13.75 Usable Open Space. The minimum ratio of usable open space to the total area of the development parcel as defined in Article 2.000 and Section 5.22 shall be 20% except as modified below.

13. 751 The Planning Board may reduce the usable open space requirement if the development is located adjacent to a public open space and if the development is physically and functionally integrated with the open space by means of building orientation, location of building entrances, pedestrian linkages between major activity centers, or similar factors.

13.753 Private open space at the ground level should be located and designed to complement and to be connected with existing and planned public open space in the district. In approving a final development plan, the Planning Board may specify certain landscaping and other site design details to assure that the PUD will be compatible with public improvements in the district and with the development policies outlined in the North Point Development Plan.

13.76 Perimeter and Transition. Any part of the perimeter of a planned unit development which fronts on a public open space or lies within 300 feet of the Charles River should be so designed as to complement and harmonize with adjacent land uses and that open space with respect to scale, density, setback, bulk, height, landscaping, and screening.

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13.771 Retail, Office, Institutional Uses. A maximum of one space per 800 square feet of gross floor area including any legal parking spaces on abutting portions of any adjacent public or private streets shall required; a minimum of one space per 1,800 square feet of gross floor area shall be provided. Under no circumstances may the maximum number of parking spaces be exceeded, notwithstanding the provisions of Sections 6.312 and 6.313.

The parking requirement imposed in this Subsection 13.771 shall apply only to the gross floor area of that portion of a development derived from the FAR limits imposed in the underlying base zoning districts. Any additional authorized gross floor area derived from the additional FAR permitted in Subsection 13.731 for non-residential uses shall not be required to provide and shall not provide any accessory parking spaces.

11.78 Inclusionary Housing Requirements

A minimum of seven point five (7.5) percent of the dwelling units authorized by special permit in this PUD-6 District shall be Affordable Housing Units made available to Eligible Households as defined in Section 11.200 of this Zoning Ordinance and shall conform to the Standards detailed in Section 11.200.

Further, an additional 7.5 percent of the authorized units shall be offered to the City of Cambridge at prevailing market rates for inclusion in any program available to and selected by the City for provision of affordable housing. Should the City fail to exercise its option within three months the permittee is free to make the units available on the open market without any further obligation to the City of Cambridge.

11.79 Special Development Proposal and Final Development Plan Requirements

Notwithstanding the general requirements for submittal of a Development Proposal and a Final Development Plan as outlined in Article 12.000, and in recognition of the multiple ownership and limited current infrastructure now prevailing in the district and given the anticipated gradual transition from a predominantly industrial to a mixed use district in North Point, a Development Proposal and Final Development Plan submittal to the Planning Board in the PUD-6 District may be substantially more schematic than otherwise required in Article 12.000 provided the development parcel encompasses at least 80% of the land area of lots held in private ownership within the PUD-6 District as shown on the Zoning Map of the City of Cambridge. If the above condition is met the Development Proposal and the Final Development Plan application may be limited to the following information:

(1) Proposed distribution of gross floor area and FAR within the development parcel, by existing and/or proposed lots.

(2) Current and anticipated uses for all lots, existing and/or proposed, including the number of dwelling units where housing is proposed.

(3) Total number of parking spaces to be provided and their distribution by existing and/or proposed lots.

(4) Location of proposed open space

(5) Schematic development plan showing location,bulk and height of proposed buildings and other uses and proposed public and or private streets.

In reviewing the Development Proposal the Planning Board may require additional information as the Board finds necessary before approval of such a Final Development Plan. However it is the intention of this Section 11.79 to permit approval of the general distribution of development potential throughout the Development

Parcel in conformance with a general land use plan while reserving approval of detailed development plans for individual lots until such plans have been more fully developed.

In granting approval to the Final Development Plan the Planning Board shall establish procedures by which detailed site development plans are submitted for subsequent approval, which shall at a minimum require a special permit for design approval where such design approval has not been granted as part of the Final Development Plan. Before granting full site development approval for individual lots all submittal requirements of Article 12.000 shall be met.

In addition the Board shall specifically establish procedures for monitoring the evolution of the detailed, parcel-wide development plan and individual site development plans and shall fix a time, not to exceed ten years, by which all requirements of Article 12.000 for all lots within the PUD have been met, after which an extension of time may be granted only after the holding of a public hearing and the approval of a major amendment to the PUD special permit.

Approval of the Final Development Plan shall permanently establish the maximum dimensional limits within which development may occur, by lot, within the development parcel; no subsequent development within the development parcel may exceed these limits unless a specific major amendment is authorized by the Planning Board.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Industry B to Industry A;

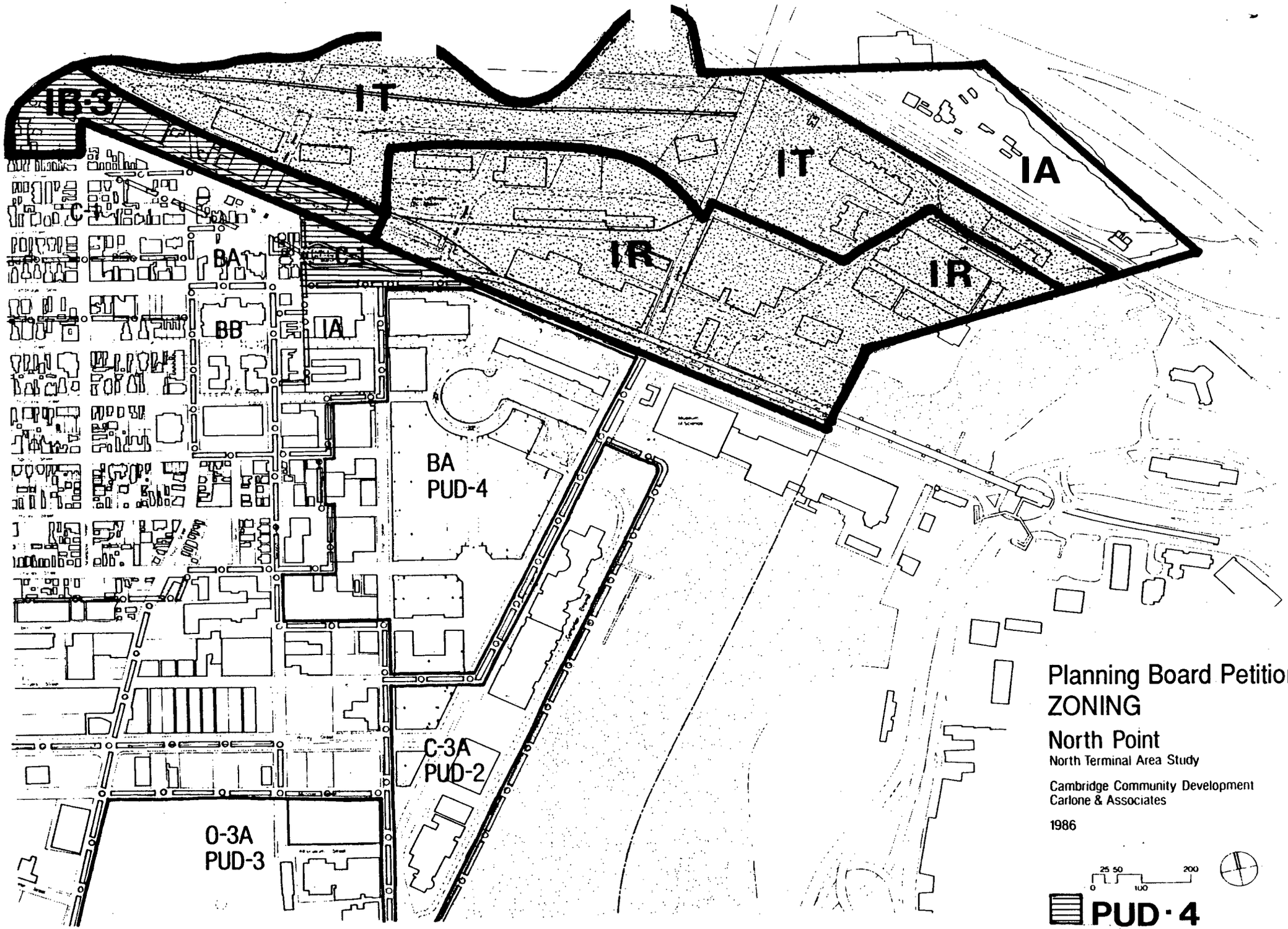
2.0 Industry B to a new Industry T District with a new PUD-6 District overlay.

3.0 Industry B to a new Industry R District with a new PUD-6 District overlay;

4.0 Industry B to a new Industry B-3 District with a PUD-4 District overlay;

5.0 PUD-4 District overlay on an existing Residence C-1 District;

as shown on the attached map of the North Point area.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Planning Board Petition
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Carlone & Associates
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CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager **Date** July 27, 1988

From Joseph E. Connarton, City Clerk **Reference**

Subject Request for Legal Opinion re: Agenda Item Number Eleven dated July 25, 1988

Please be advised at the City Council meeting of July 25, 1988, Councillor William Walsh exercised his Charter Right on the above referenced item from your Agenda. As you know, pursuant to Chapter 40 Section 5 MGLA, the appropriate course for any proposed amendment to the Zoning Ordinances requires that said amendment be referred by the City Council to the Planning Board for review within fourteen days of it being submitted to them. The problem rests with the action of Councillor Walsh and is the reason for my request. Since the City Council is now in summer recess the fourteen days will elapse without any further action by the City Council.

Would you please have the City Solicitor provide me with a legal opinion as to whether or not I may forward the petition to the Planning Board as the statute indicates and to the Ordinance Committee as is the general practice.

Thank you for your cooperation in this matter.

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9020

RECEIVED BY
OFFICE OF CITY CLERK
1988 AUG -1 AM 9:40
CAMBRIDGE MA.

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

DONALD A. DRISDELL
DEPUTY CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

SEVERLIN B. SINGLETON, III
BIRGE ALBRIGHT
GAIL S. GABRIEL
LEGAL COUNSEL

August 1, 1988

Mr. Robert W. Healy
City Manager
City Hall
Cambridge, MA 02139

Re: Agenda Item Number Eleven dated July 25, 1988
Submission to Planning Board of Zoning Amendment Petition
Within Fourteen Days When Petition is Subject to Charter Right

Dear Mr. Healy:

The City Clerk, Joseph E. Connarton, has requested a legal opinion regarding the following question:

> When consideration by the City Council of a zoning amendment petition is delayed by a councillor exercising his or her charter right, and the next meeting is more than fourteen days later, should the City Clerk submit the petition to the Planning Board in accordance with G.L. c. 40A, s.5?

General Laws, c. 40A, s. 5 provides in pertinent part that:

> The...city council **shall** within fourteen days of receipt of such zoning ordinance or by-law submit it to the planning board for review.

This statute makes submission to the Planning Board mandatory within fourteen (14) days of "receipt" of the proposed zoning amendment.

The petition under consideration appeared on the City Manager's Agenda for July 25, 1988. It is my opinion that the fact that a councillor could exercise his charter right on an item clearly demonstrates that the item had been received by the City Council.

As a general rule a clear, mandatory state statute, such as G.L. c. 40A, s. 5, supercedes any conflicting local rule. It is my opinion, therefore, that the City Clerk on behalf of the City Council must submit the petition to the Planning Board.

Very truly yours,

Russell B. Higley

RBH/jml

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

August 4, 1988

TO: Councillor David E. Sullivan

FROM: Joseph E. Connarton, City Clerk JEC

SUBJECT: City Manager's Agenda Item #11 - July 25, 1988
Re: Planning Board petition - North Point

Please be advised pursuant to your request at the Council meeting held July 25th, I requested through the City Manager, a legal opinion as to the process to be followed regarding the submission of the above-referenced zoning petition.

I have now received the opinion of the City Solicitor which states, in part, "a clear, mandatory state statute, such as G.L. C 40A, Subsection 5, supercedes any conflicting local role" and therefore it is his opinion that I, on behalf of the City Council MUST submit the petition to the Planning Board, and as is the general practice, to the Committee on Ordinances.

Consequently, as of this date, I have complied with the City Solicitor's opinion.

I hope this information is beneficial.

JEC/mh

cc: All Councillors

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: The Honorable, The City Council

From: The Planning Board

Re: Rezoning Petition for North Point

Date: July 21, 1988

Enclosed you will find the Planning Board's petition for rezoning of the North Point area. The area in this petition covers approximately 90 acres and is identified as follows: the major portion of land accessible from East Street and Industrial way, the sites accessible from Monsignor O'Brien Highway, the present Lechmere Station site, and the Boston Sand and Gravel site.

Current zoning for North Point is predominantly Industry B with a 4.0 FAR and unlimited height. The proposed rezoning would cut the development potential, cap the heights at 85 feet, and expand allowed uses to include residential.

Included in this package is the rezoning petition with legal descriptions. Additional material to be submitted prior to the public hearings include the North Point Development Plan and the Urban Design Guidelines.

A. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Section 3.11, insert the following new districts and renumber accordingly:

1.1 Insert two new lines between existing lines "Business B District" and "Industry C District" as follows:

Industry R District.....Office, research, light industrial, Multi-Family housing.

Industry T District.....Transportation, utilities, light manufacturing, warehousing.

1.2 Insert a new line between the existing lines "Industry A-1 District: and Industry B-2 District" as follows:

Industry B-3 District.....Office, warehouse and manufacturing

2.0 In Article 4.000 - Use Regulations do the following:

2.1 In Section 4.30 - Table of Use Regulations insert the new phrase "B-3" in the twelfth column heading after the existing phrase "Ind B-1, B-2".

2.2 In Section 4.38 - Heavy Industry, line e delete the word "no" in the column headed "Ind A" and substitute therefor "SP".

2.3 Add a new Subsection 4.39 to Section 4.30 - Table of Use Regulations as follows:

4.39 Use Regulations in the Industry R and Industry T Districts

a. The uses in the Industry R District shall be permitted as they are permitted, either as of right or by special permit, in the Industry A-1 District except that Automobile Parking Lot or Parking Garage for Private Passenger Cars, Paragraph b, Section 4.32 shall not be permitted.

b. The uses in the Industry T District shall be permitted as they are permitted in the Industry B District, either as of right or by special permit to the following extent: Section 4.32 - Transportation, Communication and Utility Uses, except that Paragraph b, Automobile Parking Lot or Parking Garage for Private Passenger Cars shall not be permitted; Section 4.33 Institutional Uses; and Section 4.37 - Light Industry, Wholesale Business, and Storage, Paragraphs a and b.

3.0 In Article 5.000 do the following:

3.1 In Section 5.34 - Industrial Districts, add the following two lines after the existing line Industry C.

Zone	FAR	Min lot area	Min lot/du	lot width	Yard Setbacks Fr	Side	Rear	HT	Open Space
Ind R	.75	10,000	1200	50	15	none(b)	none(b)	35'	15%(d)
Ind T	.25	10,000	-	50	15	none	none	35'	15%(d)

and add the following line after the existing line Ind B-2:

Ind B-3	1.0	none	-	50	0	0	0	45'	none

3.2 In Section 5.34, paragraph 2 - Footnotes add a new footnote (d) to read as follows:

(d) In Industry R and T a minimum 15% of the lot shall be devoted to publicly beneficial open space as elsewhere defined in this Ordinance.

3.3 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in Column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to the storage and processing of materials permitted in Section 4.37m.

4.0 In Article 6.000 do the following:

4.1 In Section 4.36 - Schedule of Parking and Loading Requirements insert the new phrase "Ind B-3" in the heading of the fourth column.

4.2 Add a new Section 6.361 as follows:

6.361 For uses in the Industry R and Industry T Districts, off street parking and loading shall be provided as required in the preceding Schedule of Parking and Loading Requirements, fourth column. However, notwithstanding those requirements or any other provision of Article 6.000, including Section 6.312 and 6.313, the maximum parking actually provided for non-residential uses shall be limited to one parking space per 1,000 square feet of gross floor area. Under no circumstances may the maximum number of parking spaces be exceeded.

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11.79 Special Development Proposal and Final Development Plan Requirements

Notwithstanding the general requirements for submittal of a Development Proposal and a Final Development Plan as outlined in Article 12.000, and in recognition of the multiple ownership and limited current infrastructure now prevailing in the district and given the anticipated gradual transition from a predominantly industrial to a mixed use district in North Point, a Development Proposal and Final Development Plan submittal to the Planning Board in the PUD-6 District may be substantially more schematic than otherwise required in Article 12.000 provided the development parcel encompasses at least 80% of the land area of lots held in private ownership within the PUD-6 District as shown on the Zoning Map of the City of Cambridge. If the above condition is met the Development Proposal and the Final Development Plan application may be limited to the following information:

(1) Proposed distribution of gross floor area and FAR within the development parcel, by existing and/or proposed lots.

(2) Current and anticipated uses for all lots, existing and/or proposed, including the number of dwelling units where housing is proposed.

(3) Total number of parking spaces to be provided and their distribution by existing and/or proposed lots.

(4) Location of proposed open space

(5) Schematic development plan showing location,bulk and height of proposed buildings and other uses and proposed public and or private streets.

In reviewing the Development Proposal the Planning Board may require additional information as the Board finds necessary before approval of such a Final Development Plan. However it is the intention of this Section 11.79 to permit approval of the general distribution of development potential throughout the Development

Parcel in conformance with a general land use plan while reserving approval of detailed development plans for individual lots until such plans have been more fully developed.

In granting approval to the Final Development Plan the Planning Board shall establish procedures by which detailed site development plans are submitted for subsequent approval, which shall at a minimum require a special permit for design approval where such design approval has not been granted as part of the Final Development Plan. Before granting full site development approval for individual lots all submittal requirements of Article 12.000 shall be met.

In addition the Board shall specifically establish procedures for monitoring the evolution of the detailed, parcel-wide development plan and individual site development plans and shall fix a time, not to exceed ten years, by which all requirements of Article 12.000 for all lots within the PUD have been met, after which an extension of time may be granted only after the holding of a public hearing and the approval of a major amendment to the PUD special permit.

Approval of the Final Development Plan shall permanently establish the maximum dimensional limits within which development may occur, by lot, within the development parcel; no subsequent development within the development parcel may exceed these limits unless a specific major amendment is authorized by the Planning Board.

B. AMEND THE ZONING MAP OF THE CITY OF CAMBRIDGE AS FOLLOWS:

1.0 Industry B to Industry A;

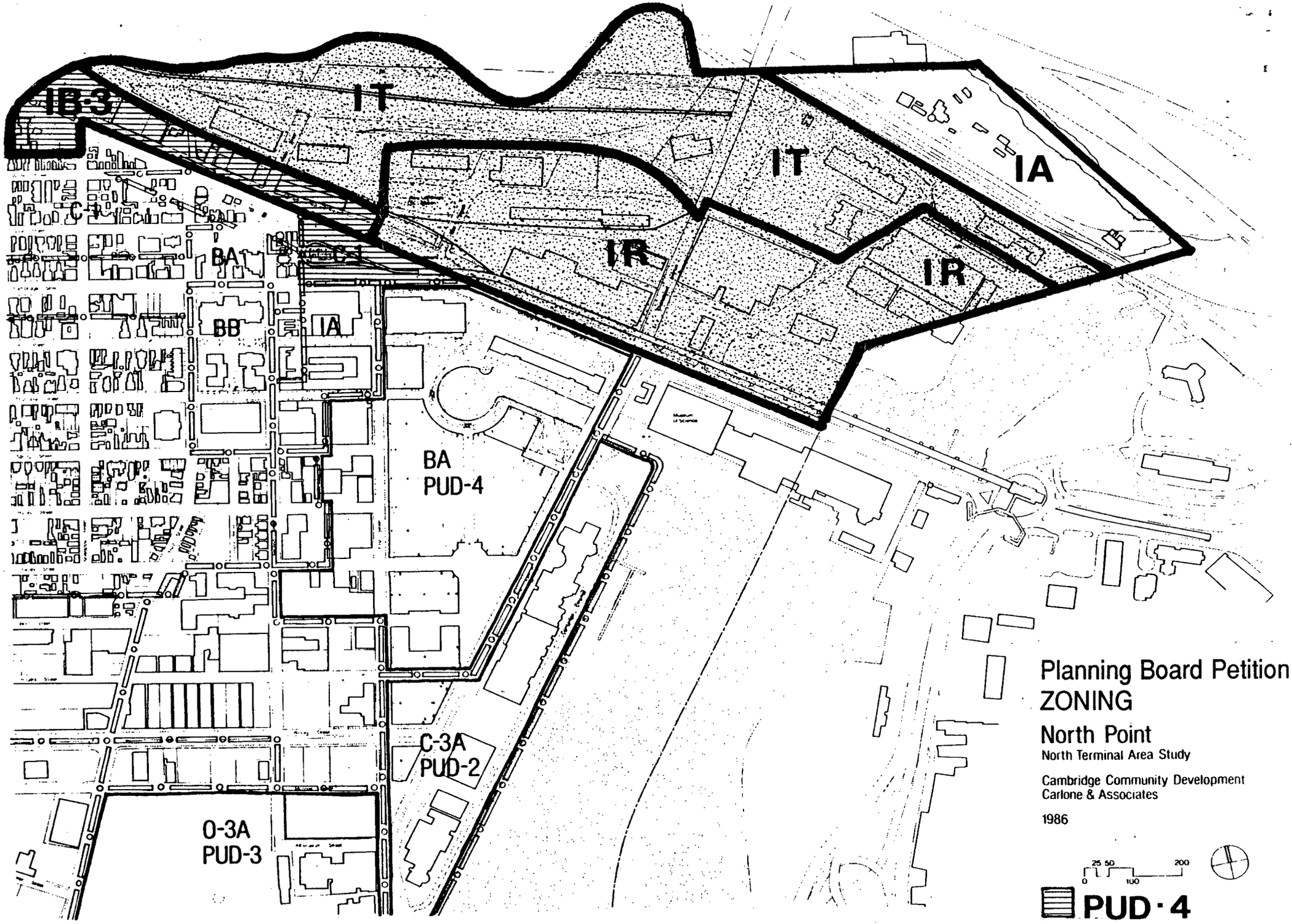
2.0 Industry B to a new Industry T District with a new PUD-6 District overlay.

3.0 Industry B to a new Industry R District with a new PUD-6 District overlay;

4.0 Industry B to a new Industry B-3 District with a PUD-4 District overlay;

5.0 PUD-4 District overlay on an existing Residence C-1 District;

as shown on the attached map of the North Point area.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PUD-3
Planning Board Petition
ZONING
North Point
North Terminal Area Study
Cambridge Community Development
Carlone & Associates
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PUD·4
PUD·6

11.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

July 25, 1988

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's petition for rezoning of the North Point area.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 11 O-171

Re: Planning Board petition toamend the Zoning Ordinances in the North Point Area.

12/27/88. Placed on File Due to Expiration of time limit

In City Council,

July 25, 1988

Charter Righted by Councillor Walsh. See enclosed memo re: transmittal to Planning Board & Ord Committee.

Copy of petition sent to Les Borden, Planning Board 8/4/88 mlh