



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

April 8, 1987

Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA 02139

Dear Sir:

Enclosed you will find a proposed amendment to the Zoning Ordinances of the City of Cambridge which was passed to be ordained as amended at the City Council meeting held on April 6, 1987 creating a new Residence C District.

Enclosed also you will find a proposed amendment to the General Ordinance regarding the smoking ordinance which was passed to be ordained at the City Council meeting held on April 6, 1987.

Finally, you will find a proposed amendment to the General Ordinances to amend Chapter Twenty-Four relative to the Cambridge Employment Plan, which was passed to a second reading at the City Council meeting held on April 6, 1987.

Would you kindly review these amendments and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
  
John E. Flynn  
Acting City Clerk

JEF/dl

Encs. (3) Ordinance Number 1050  
Ordinance Number 1051  
First Publication Number 2357

c.c. Councillor Walsh, Chairman, Committee on Ordinances  
Mr. Cellucci, Inspectional Services Commissioner.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Seven

## AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge".

*Be it ordained by the City Council of the City of Cambridge as follows:*

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residential District as follows:

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District ....Multi-family dwellings. Renumber subsequent lines as appropriate.
2. In Section 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.
3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

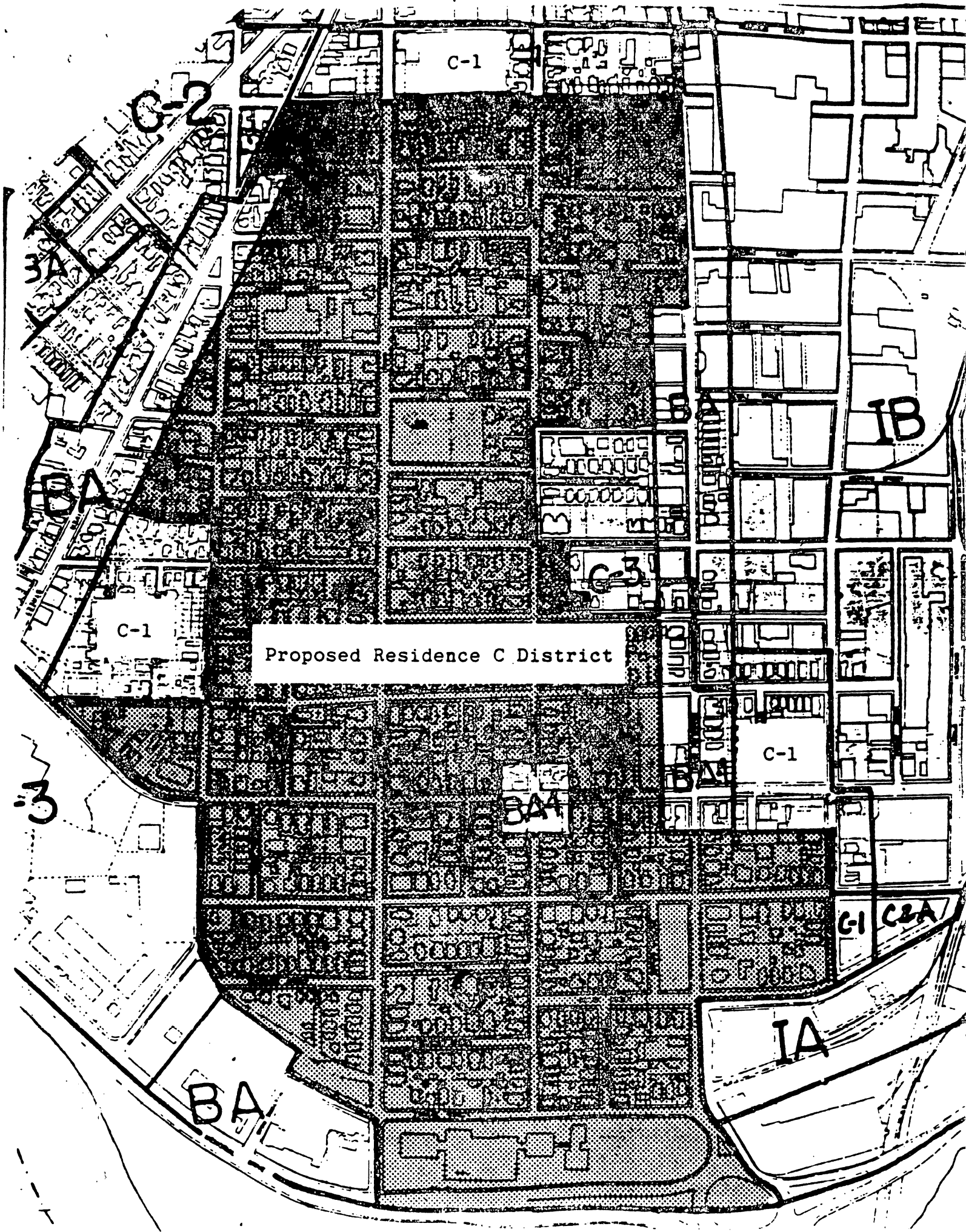
Insert a new line "Res C" following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
					(a)				
					(c)				
Res C	0.6	5,000	1,800	50	<u>H &amp; L</u>	<u>H &amp; L</u>	<u>H &amp; L</u>	35'	18%
					4	5	4		
					(min. 7'6"				
					sum of 20')				

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3 insert the new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.
7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C" before the phrase: "Residence C-1" wherever it appears.
8. In Section 11.10 - Townhouse Development, make the following changes.
  - (a) In Section 11.121 insert the new phrase "and Residence C district" following the existing phrase: "...in a Residence B district..."
  - (b) In Section 11.152 - Maximum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).
  - c. In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence c-1..." wherever it appears.
- B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.



C-1

C-1

Proposed Residence C District

C-1

BA

GI CA

IA

BA

3

IB

# City of Cambridge

Amend the proposed Residence C District by the creation of a new Footnote (i) in Section 5.31 District Dimensional Regulations, Residential Districts as follows:

Residence C (i)

- (i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Section 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).
- (1) For structures in existence as of December 1, 1986:
    - (a) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or
    - (b) Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the original structure; all other provisions of Section 8.23 shall continue to apply.
  - (2) For any construction of a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200.

# City of Cambridge

## 11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

### 11.201. Quantity of Affordable Housing Units Required.

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this Section 11.200.

### 11.202 Definition of Affordable Housing.

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

### 11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

### 11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Department or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

### 11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department.

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirements as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

In City Council April 6, 1987.

Passed to be ordained as amended by a yea and nay vote:-  
Yeas 6; Nays 0; Absent 2; Present 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn, Acting City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

*Be it ordained by the City Council of the City of Cambridge as follows:*

Chapter Thirteen entitled: "Offenses", Article II entitled: "Offenses Against Public Health" is hereby amended by striking out the present Article II and inserting in place thereof a new Article II entitled: "Offenses Against Public Health", Section 13-4 entitled: "Smoking Prohibited" which reads as follows:

### ARTICLE II. OFFENSES AGAINST PUBLIC HEALTH

#### Section 13-4. Smoking Prohibited.

- (a) It is hereby declared that smoking in public places is a public nuisance, dangerous and hazardous to the public health, and violative of the right of non-smokers to breathe air which is free to smoke contamination.
- (b) As used herein, "Smoking" shall include carrying a lighted cigarette, cigar, pipe or other tobacco product.
- (c) No person shall smoke in any elevator accessible to the public.
- (d) No person shall smoke in any room to which the public is invited or in which the public is permitted, including but not limited to, any health care facility, classroom, lecture hall, theater, motion picture theater, opera house, concert hall, library, auditorium, school, retail store, reception area, restroom or lavatory, waiting room, or public area of a bank, but not including any private residence, nor any restaurant or other place mentioned in subsection (e) nor any party, beano game, social reception, fraternal or veteran's organization, bowling alley, retail establishment whose principal business is in tobacco products and accessories, or use as part of a bond-fide religious ceremony. This subsection also does not include any meeting of a medical or psychiatric support group if the Commissioner of Health and Hospitals determines that compliance would frustrate the group's purpose.

(e) This subsection shall not apply to any restaurant with a seating capacity of fewer than twenty-five (25) persons. Nor shall this sub-section apply to any area with a seating capacity of fewer than seventy-five (75) persons, which is used primarily for selling alcoholic beverages for consumption on the premises and in which any sale of food or presentation of entertainment is incidental to the sale of such beverages.

No person shall smoke in any restaurant except in specifically designated smoking areas. This prohibition does not apply in cases in which an entire room or hall is used for a private social function and not by the proprietor or person in charge of the restaurant.

Smoking areas may be designated by the proprietor or other person in charge of a restaurant, except in places in which smoking is prohibited by the fire marshall or by other law or regulation. Smoking areas designated so shall comprise no more than seventy-five (75) percent of the seating capacity of the restaurant. Where smoking areas are designated, existing physical barriers and ventilation systems shall be used to minimize the toxic effect of smoke on persons in adjacent no-smoking areas. In the case of restaurants consisting of a single room, the provisions of this subsection shall be considered met if one side of the room is reserved and posted as a no-smoking area, provided that the no smoking area comprises no less than twenty-five (25) percent of the seating capacity of the restaurant.

However, to the extent that the shape of the room allows maximum separation, the proprietor will be required to utilize those natural barriers to satisfy the provisions of this ordinance. Furthermore, if such natural barriers do not exist, the proprietor will make every effort to set up the space to inhibit the transfer of smoke to non-smoking areas.

The proprietor or other person in charge of a restaurant shall make reasonable efforts to prevent smoking in the no-smoking areas of the restaurant by:

- (1) posting appropriate signs;
- (2) arranging seating to provide a smoke free area;
- (3) asking smokers to refrain from smoking upon request of a client, patron or employee suffering discomfort from the smoke; or
- (4) any other means which may be appropriate

In addition to the remedies provided by subsections (h) and (i), the Inspectional Services Department or any person aggrieved by the willful failure of the proprietor or other person in charge of a restaurant to comply with any provision of this subsection may apply for injunctive relief to enforce the provisions of this subsection in any court of competent jurisdiction.

Nothing in this subsection shall make lawful smoking in any area in which smoking is or may hereafter be prohibited by law.

(f) (1) Except as provided in paragraph (2), no person shall smoke in any room under the control of a public or private employer which employees normally frequent during the course of employment, including, but no limited to, work areas, employee lounges and restrooms, conference rooms, and hallways, but not including any private residence unless it is used as a child care or health care facility, nor any dining area of a restaurant or other place mentioned in subsection (e).

(f) (2) At the written request of one or more employees, an employer may (but is not required to ) designate the area in the immediate vicinity of the employee's usual work station as a smoking area, if the employer finds that such a smoking area will not allow non-smoking employees or the public to breathe any significant amount of smoke. Upon the same request and finding, an employer may also make other reasonable accommodation to smoking employees, including provision of a separate employee lounge for smoking, no larger in floor area or seating capacity than the employee lounge for non-smokers. Upon request in writing, an employer shall provide a copy in writing of its smoking policy under this paragraph, including any designated smoking areas or other accommodation for smoking employees, to any employee, prospective employee, and the Commissioner of Health and Hospitals. Any employee aggrieved by an employer's smoking policy or any portion thereof may appeal in writing to the Commissioner, who may modify it in any manner to carry out the purposes of this section. In any dispute arising from such a smoking policy, the health concerns of non-smokers shall be given precedence.

(3) The Commissioner of Health and Hospitals shall enforce this subsection and subsection (d), and for this purpose shall have the assistance of the City Manager and the Police, Law, and Inspectional Services Departments. In addition to the remedies provided by subsections (h) and (i), the Commissioner or any person aggrieved by any violation of this subsection or subsection (d) may apply for injunctive relief to enforce said provisions in any court with jurisdiction. This does not apply to small businesses which occupy only 1500 square feet of office space and where 100% of the employees have no objection.

(g) Every person having control of premises upon which smoking is prohibited by this ordinance, or his or her agent or designee, shall conspicuously display upon the premises a sign reading "Smoking Prohibited by Law".

(h) It shall be unlawful for any person having control of any premises or place in which smoking is prohibited by this ordinance to knowingly permit a violation of this ordinance. A person shall be held to have knowingly permitted a violation of this ordinance if a visitor to his or her premises observes one or more people smoking (other than in properly designated smoking areas) on three successive visits. Any licenses issued by this city to such person shall be subject to suspension for up to fifteen (15) days for a single violation of this subsection, and shall be subject to suspension for up to one year, or to revocation, for any successive violation.

(i) Any person who knowingly violates any provision of the ordinance, or who smokes in an area in which a "Smoking Prohibited by Law" notice is conspicuously posted as required by subsection (h) of this ordinance, shall be fined in an amount of not less than twenty-five (\$25.00) nor more than one hundred (\$100.00) dollars.

(j) If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

In City Council April 6, 1987.

Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0;  
Absent 1.

Robert W. Healy, City Manager

ATTEST:- John E. Flynn, Acting City Clerk.

This text includes all of the following amendments:

Ordinance #849  
Ordinance #1006  
Ordinance #1046  
Ordinance #1051



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Seven

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

*Be it ordained by the City Council of the City of Cambridge as follows:*

Chapter 24 of the Code of the City of Cambridge as added by Ordinance No. 1005, and amended by Ordinance No. 1015, is hereby amended as follows:

Directly beneath the title "EMPLOYMENT", the following heading shall appear:

Article I. "Cambridge Employment Plan"

Section 24-2. Definitions is hereby amended as follows:

Strike the definition of "Cambridge Resident" and add the following new definitions:

"Cambridge Resident", is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effects is within the City of Cambridge.

"Minority person", shall include those persons who are Black, Hispanic, Asian, Native American or Cape Verdean.

In the definition of "Project", strike the words "Chapter 24" in the first line thereof and substitute therefor the words "Article I".

Section 24-6. Severability is hereby repealed.

Ordinance No. 1015, adopted September 10, 1984, is hereby repealed and is replaced with the following Article II of said Chapter 24, entitled "Construction Projects":

Article II. Construction Projects

Section 24-6. Construction Projects

On any construction project which is funded in whole or in part by City, State or Federal funds or funds which, in accordance with a Federal grant, the City expends or administers, or in which the City is a signatory to the construction contract, the worker hours shall be performed as follows:

(a) No less than 25 percent of the total employee worker hours shall be performed by bona fide Cambridge residents.

(b) No less than 25 percent of the total employee worker hours shall be performed by minority persons.

(c) No less than 10 percent of the total employee worker hours shall be performed by women.

This section shall not apply to housing rehabilitation projects including eight or fewer.

Section 24-7. Compliance, Enforcement, Sanctions

(a) All contractors entering into construction contracts covered by this Article II shall:

(1) Certify that they know of the provisions of said Article and that they intend to comply with them.

(2) List all job openings with the Employment and Training Agency or Agencies and keep accurate records as to action taken on referrals from these agencies.

(3) Maintain personnel records listing the names, addresses, sex and race of their employees; and require their sub-contractors to do likewise.

(b) The Cambridge Community Development Department shall develop, in consultation with the Employment and Training Agency or Agencies, good faith measures by which to judge the affirmative actions of contractors operating under the provisions of this Article II. All records required to be maintained by this section shall be made available on request to representatives of said Department. All such records shall be maintained for the duration of the construction project and for one year thereafter.

(c) Should a contractor be deemed not to have complied with the provisions of this Article II, nor to have made a good faith effort

to do so, it shall not be actively considered for future public construction contracts in Cambridge.

Section 24-8. Severability

Should any section, provision or paragraph of this Chapter 24 be declared invalid by a court of competent jurisdiction, that decision shall not affect the validity of the Chapter as a whole or any part thereof, other than the portion declared invalid.

Passed to a second reading at the City Council meeting held on April 6, 1987 and on or after April 20, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn, Acting City Clerk.

# ERI

EMPLOYMENT  
RESOURCES

INC.

April 1, 1987

## MEMORANDUM

TO: Robert W. Healy  
City Manager

FROM: Elizabeth R. Haskell *ERH*  
President  
Employment Resources, Inc.

As indicated in Michael Rosenberg's memo to you of March 31, 1987, ERI and the Community Development Department have met on numerous occasions to develop an appropriate strategy for implementing the Construction Jobs Ordinance #1015.

We are in complete agreement with Mr. Rosenberg's memo as to the difficulties posed with respect to enforcing this ordinance.

As to implementing a program to assure that 25% of construction jobs in Cambridge are filled by Cambridge residents, ERI has undertaken a significant effort to meet these goals.

A major marketing/recruiting campaign was undertaken (a detailed description is attached) which included door-to-door canvassing in six neighborhoods. However, at the present time, we have 245 Cambridge jobs listed with ERI (none in construction) and 79 residents looking for work. Since its inception, we have served over 750 Cambridge residents through the Cambridge Employment Program, but of this number, only 3 people have inquired about construction jobs.

Furthermore, we have canvassed the union locals working on construction in the Cambridge area. All of those contacted (see attached listings) stated that all of their members who were available for work were working. We also contacted several contractors working on projects in Cambridge and were told that they were having some difficulty manning their jobs.

We therefore must conclude that there is no lack of construction work available to Cambridge residents who want it.

We realise that these boom times may not last forever and therefore concur with Mr. Rosenberg's suggestion that the ordinance be amended to provide a firm basis for assuring Cambridge residents construction jobs should they want them.

*Handwritten notes:*  
C. S. V. 3/11/87

RECEIVED

APR 2 4 32 PM '77

OFFICE OF THE  
CITY MANAGER

## RECRUITMENT EFFORTS FOR THE CAMBRIDGE EMPLOYMENT PLAN

For the past year the Cambridge Employment Program (CEP) has been conducting an extensive door-to-door campaign to recruit Cambridge job seekers and attempt to identify and meet any additional employment and training needs job seekers may have. We are finding many Cambridge residents who are underemployed and are seeking better employment opportunities.

Because of day-time commitments and responsibilities, working residents have been unable to utilize our services during regular office hours. Therefore, we arrange appointments for these clients after five in the afternoon. We have also identified job seekers who are looking for skill training offered during evening hours. We are, therefore, offering a computer operations course in the evening and are identifying other training opportunities available. To date, we have not identified any construction trades operatives who are seeking employment opportunities in Cambridge. This appears to be due to the tremendous development boom taking place in Cambridge.

Additional recruitment efforts include:

- An extensive mailing through the Cambridge Public School System, coordinated with the Department of Human Services.

- Mailings and workshops to and with community based organizations, including recreational, social and religious organizations.

- Coordination with other employment and training agencies.

- Coordination with the City of Cambridge personnel and Affirmative Action offices.

- Coordination with Cambridge School Department personnel and Affirmative Action offices.

- Coordination with community-based organizations such as:

  - A.C.C.E.S.S.

  - Concilio Hispano

  - Chama

  - R.C.C.C.

  - Cambridge Community Center

  - Woman's Place

- As well as the

  - Cambridge Adult Education Program

  - Cambridge Learning Center

  - Cambridge Housing Authority

  - Cambridge Redevelopment Agency

C.E.P. has posters and flyers posted in high visibility locations, such as City Hall and the School Department. We anticipate additional locations in the near future. The Cambridge Chronicle and the Tab newspapers prove to be successful recruitment vehicles. Our latest effort is utilizing time on American Cable.



EMPLOYMENT  
RESOURCES  
INC.

ONE KENDALL SQ.  
B-200  
CAMBRIDGE  
MA 02139  
617/494-1154

Telephone Survey of Contractors/Developers

NAME: Macomber  
ADDRESS: 530 Atlantic Avenue, Boston, MA.  
TELEPHONE: 451-2700  
CONTACT: Fred Wheels

Macomber is currently working on The Riverfront II project in Cambridge. They have recently completed Riverfront I, a.k.a. Roper I & Roper II.

They utilize locals. Make every effort possible to utilize locals that cover Cambridge. They have experienced problems hiring glazers, elevator builders and installers. Mr. Wheels feels that skilled tradesman are scarce in Cambridge. Suggests that a survey be conducted of the locals that cover Cambridge, to see if there is a population of tradesman in Cambridge large enough to cover the work that currently exists in Cambridge. Mr. Wheels does make use of the apprenticeship programs in this state.

  
**E·R·I**

EMPLOYMENT

RESOURCES

INC.

ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Telephone survey of Contractors/Developers

NAME: Vappi & Company, Inc.ADDRESS: 240 Sidney Street, Cambridge, MA 02139TELEPHONE: 661-8200CONTACT: Larry Jean

Feels that any skilled tradesman that is any good has employment opportunities in Cambridge. The only unemployed tradesman may be those that have serious barriers to employment. Would like to see more union bids for jobs in the Cambridge area. Hopes that the city council considers the all around effects that enforcing this ordinance would have, i.e. deterring contractors and developers from working in Cambridge. Also pointed out that if Cambridge should enforce such an ordinance, it would set-up bad relationships for current tradesman that should be promoted to foreman, and other management positions. In the Boston plan, only tradesman can be counted in quotas, not foreman and other managers. This would encourage contractors to hire outside, instead of promoting from within.

ERI

EMPLOYMENT

RESOURCES

INC.

THE KENDALL SQ.

8-200

CAMBRIDGE

MA 02139

617/494-1154

Carpenters Union, local # 40  
650 Cambridge Street,  
Cambridge, Ma 02142

547-8511

Contact: Bob Weatherbee

Telephone Questionnaire  
Union Locals involved in construction and development

Ask to speak to the Business Manager. Introduce yourself and explain why you are calling. 1. To determine if unemployment is a problem amongst local members. 2. To inform them of the hearing on April 6, 1987.

Does your local cover Cambridge?

yes

Is the nature of your business for the most part seasonal?

yes

Are local members experiencing problems finding work? If not, do many of them work in Cambridge?

no

4. Do you utilize apprenticeship programs or other training opportunities?

yes

5. If anything, what would you like to see happen to improve opportunities for members of your local?

more union contracts, and a decrease in out of state contractors coming into the city bringing out of state workers with them.

Thank them for their time and invite them to contact you if they have concerns, questions or employment needs in the future.

\* additional comments: Local # 40 picketed a work site across from the Cambridge Courthouse, because the majority of the cars had New Hampshire license plates.

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EMPLOYMENT

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INC.

ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Brick Layers & Mason's Union local #3  
550 Medford St.  
Charlestown, MA

Mr. Charles Raso, business manager

242-5500

contacted on monday, March 30, 1987

Telephone Questionnaire  
Union Locals involved in construction and development

Ask to speak to the Business Manager. Introduce yourself and explain why you are calling. 1. To determine if unemployment is a problem amongst local members. 2. To inform them of the hearing on April 6, 1987.

Does your local cover Cambridge?

yes

Is the nature of your business for the most part seasonal?

yes

Are local members experiencing problems finding work? If not, do many of them work in Cambridge?

no

4. Do you utilize apprenticeship programs or other training opportunities?

yes apprentice

5. If anything, what would you like to see happen to improve opportunities for members of your local?

monitoring of developers and contractors who employ non-union workers and more often than not, workers who live out of state, never mind the city.

Thank them for their time and invite them to contact you if they have concerns, questions or employment needs in the future.

Roofer's Union local # 33

**E·R·I**

EMPLOYMENT

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INC.

ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Paul Bickford, Business manager

288-7410

288-7451

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Telephone Questionnaire  
Union Locals involved in construction and development

Ask to speak to the Business Manager. Introduce yourself and explain why you are calling. 1. To determine if unemployment is a problem amongst local members. 2. To inform them of the hearing on April 6, 1987.

Does your local cover Cambridge?

yes

Is the nature of your business for the most part seasonal?

yes

Are local members experiencing problems finding work? If not, do many of them work in Cambridge?

no

4. Do you utilize apprenticeship programs or other training opportunities?

yes. In fact there is so much work that we are sending out apprentices to work full time.

5. If anything, what would you like to see happen to improve opportunities for members of your local?

more bids for union contractors.

Thank them for their time and invite them to contact you if they have concerns , questions or employment needs in the future.

ERI

EMPLOYMENT  
RESOURCES

INC.

80 KENDALL SQ.

8-200

CAMBRIDGE

MA 02139

317/494-1154

International Brotherhood of Electrical Workers  
794 Broadway street  
Chelsea, MA  
884-6900

no contact has been made

no answer 3/31, 4/1/87

Telephone Questionnaire  
Union Locals involved in construction and development

Ask to speak to the Business Manager. Introduce yourself and explain why you are calling. 1. To determine if unemployment is a problem amongst local members. 2. To inform them of the hearing on April 6, 1987.

Does your local cover Cambridge?

Is the nature of your business for the most part seasonal?

Are local members experiencing problems finding work? If not, do many of them work in Cambridge?

4. Do you utilize apprenticeship programs or other training opportunities?
5. If anything, what would you like to see happen to improve opportunities for members of your local?

Thank them for their time and invite them to contact you if they have concerns, questions or employment needs in the future.

ERI

EMPLOYMENT  
RESOURCES

INC.

NE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Iron Workers Union  
local # 7  
35 Travis Street,  
Brighton, Ma  
254-7542

contact: Robert Banks

no contact has been made to date.

no ans. 3/30, 3/31, & 4/1/87

### Telephone Questionnaire

#### Union Locals involved in construction and development

Ask to speak to the Business Manager. Introduce yourself and explain why you are calling. 1. To determine if unemployment is a problem amongst local members. 2. To inform them of the hearing on April 6, 1987.

Does your local cover Cambridge?

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Thank them for their time and invite them to contact you if they have concerns, questions or employment needs in the future.

**E·R·I**

EMPLOYMENT

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INC.

ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Telephone survey of Contractors/Developers

NAME: The Athenaeum Group

ADDRESS: 215 First Street, Cambridge, MA 02142

TELEPHONE: 492-2155

CONTACT: David Clem

No contact could be made with Mr. Clem. Follow up call was made on 3/31 and 4/1/87.

**E·R·I**

EMPLOYMENT

RESOURCES

INC.

ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Telephone survey of Contractors/Developers

NAME: Schochet Associates

ADDRESS: 720 Statler Office Building

TELEPHONE: Boston, MA 02116

CONTACT: Jay Schochet

No Contact could be made with Mr. Schochet. He is on vacation. No one else in the organization was available for comment on this subject.

  
**E·R·I**

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EMPLOYMENT

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RESOURCES

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INC.

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ONE KENDALL SQ.

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B-200

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CAMBRIDGE

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MA 02139

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617/494-1154

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Telephone survey of Contractors/Developers

NAME: Boston Properties

ADDRESS: 8 Arlington Street, Boston, MA 02116

TELEPHONE: 262-6500

CONTACT: David Barrett, vice president

Mr Barrett could not be reached. Will call back on 4-2-87  
between 11:30 & 12:00 p.m.



**E·R·I**  
EMPLOYMENT  
RESOURCES  
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ONE KENDALL SQ.  
B-200  
CAMBRIDGE  
MA 02139  
617/494-1154

Telephone survey of Contractors/Developers

NAME: Graham Gund Gund/Wind Associates

ADDRESS:

TELEPHONE: 577-9666

CONTACT: Richard Backer

No contact made. left message on 3/30, 3/31, and 4/1/87.

**E·R·I**

EMPLOYMENT

RESOURCES

INC.

ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Telephone survey of Contractors/Developers

NAME: Cabot, Cabot & Forbes

ADDRESS:

TELEPHONE: 722-8200

CONTACT: David Cotter

no contact made with Mr. Cotter. No return calls from that office.

**E·R·I**

EMPLOYMENT

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ONE KENDALL SQ.

B-200

CAMBRIDGE

MA 02139

617/494-1154

Telephone survey of Contractors/Developers

NAME: Turner Construction Company

ADDRESS: 38 Newbury Street, Boston, MA

TELEPHONE: 451-2675

CONTACT: Don Denman, Manager (Cambridge Projects)

Have yet to make contact with MR. Denman. Will call Mr. Denman back on 1/2/87.



# CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF  
THE CITY CLERK

May 12, 1987

Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA 02139

Dear Russ:

Enclosed you will find a proposed loan order which was passed to a second reading at the City Council meeting held on May 4, 1987 to which Councillor Danehy filed reconsideration. This motion for reconsideration failed at the City Council meeting held on May 11, 1987 and the action taken on May 4, 1987 passing the loan order to a second reading stands.

Enclosed also you will find a proposed amendment to Chapter Twenty-Four entitled "Employment" which was passed to be ordained at the City Council meeting held on May 11, 1987.

Would you kindly review this loan order and amendment and indicate your approval or disapproval on the bottom and return to this office.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton  
City Clerk

JEC/dl

Encs. (2) First publication number 2361  
Ordinance Number 1053

c.c. Councillor Walsh, Chairman, Committee on Ordinances  
Mr. Cellucci, Inspectional Services Commissioner



# City of Cambridge

IN CITY COUNCIL

May 4, 1987

**ORDERED:**

That \$2,500,000 is appropriated for remodeling, reconstructing or making extraordinary repairs to various municipal buildings; and that to raise this appropriation, the Treasurer with the approval of the City Manager is authorized to borrow \$2,500,000 under G. L. Chapter 44, Section 7 (3A).

Passed to a second reading at the City Council meeting held on May 4, 1987 and on or after May 25, 1987 the question comes on adoption.

ATTEST:- Joseph E. Connarton  
City Clerk



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

*Be it ordained by the City Council of the City of Cambridge as follows:*

Chapter 24 of the Code of the City of Cambridge as added by Ordinance No. 1005, and amended by Ordinance No. 1015, is hereby amended as follows:

Directly beneath the title "EMPLOYMENT", the following heading shall appear:

Article I. "Cambridge Employment Plan"

Section 24-2. Definitions is hereby amended as follows:

Strike the definition of "Cambridge Resident" and add the following new definitions:

"Cambridge Resident", is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effects is within the City of Cambridge.

"Minority person", shall include those persons who are Black, Hispanic, Asian, Native American or Cape Verdean.

In the definition of "Project", strike the words "Chapter 24" in the first line thereof and substitute therefor the words "Article I".

Section 24-6. Severability is hereby repealed.

Ordinance No. 1015, adopted September 10, 1984, is hereby repealed and is replaced with the following Article II of said Chapter 24, entitled "Construction Projects":

Article II. Construction Projects

Section 24-6. Construction Projects

On any construction project which is funded in whole or in part by City, State or Federal funds or funds which, in accordance with a Federal grant, the City expends or administers, or in which the City is a signatory to the construction contract, the worker hours shall be performed as follows:

(a) No less than 25 percent of the total employee worker hours shall be performed by bona fide Cambridge residents.

(b) No less than 25 percent of the total employee worker hours shall be performed by minority persons.

(c) No less than 10 percent of the total employee worker hours shall be performed by women.

This section shall not apply to housing rehabilitation projects including eight or fewer.

Section 24-7. Compliance, Enforcement, Sanctions

(a) All contractors entering into construction contracts covered by this Article II shall:

(1) Certify that they know of the provisions of said Article and that they intend to comply with them.

(2) List all job openings with the Employment and Training Agency or Agencies and keep accurate records as to action taken on referrals from these agencies.

(3) Maintain personnel records listing the names, addresses, sex and race of their employees; and require their sub-contractors to do likewise.

(b) The Cambridge Community Development Department shall develop, in consultation with the Employment and Training Agency or Agencies, good faith measures by which to judge the affirmative actions of contractors operating under the provisions of this Article II. All records required to be maintained by this section shall be made available on request to representatives of said Department. All such records shall be maintained for the duration of the construction project and for one year thereafter.

(c) Should a contractor be deemed not to have complied with the provisions of this Article II, nor to have made a good faith effort

to do so, it shall not be actively considered for future public construction contracts in Cambridge.

Section 24-8. Severability

Should any section, provision or paragraph of this Chapter 24 be declared invalid by a court of competent jurisdiction, that decision shall not affect the validity of the Chapter as a whole or any part thereof, other than the portion declared invalid.

In City Council May 11, 1987.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

# City of Cambridge

MASSACHUSETTS

In City Council

May 11 1987

*Unfinished Business #3*

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham			✓	
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan	✓			

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# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Seven

## AN ORDINANCE

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Directly beneath the title "EMPLOYMENT", the following heading shall appear:

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Section 24-2. Definitions is hereby amended as follows:

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"Minority person", shall include those persons who are Black, Hispanic, Asian, Native American or Cape Verdean.

In the definition of "Project", strike the words "Chapter 24" in the first line thereof and substitute therefor the words "Article I".

Section 24-6. Severability is hereby repealed.

Ordinance No. 1015, adopted September 10, 1984, is hereby repealed and is replaced with the following Article II of said Chapter 24, entitled "Construction Projects":

Article II. Construction Projects

Section 24-6. Construction Projects

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(c) No less than 10 percent of the total employee worker hours shall be performed by women.

This section shall not apply to housing rehabilitation projects including eight or fewer.

Section 24-7. Compliance, Enforcement, Sanctions

(a) All contractors entering into construction contracts covered by this Article II shall:

- (1) Certify that they know of the provisions of said Article and that they intend to comply with them.
  - (2) List all job openings with the Employment and Training Agency or Agencies and keep accurate records as to action taken on referrals from these agencies.
  - (3) Maintain personnel records listing the names, addresses, sex and race of their employees; and require their sub-contractors to do likewise.
- (b) The Cambridge Community Development Department shall develop, in consultation with the Employment and Training Agency or Agencies, good faith measures by which to judge the affirmative actions of contractors operating under the provisions of this Article II. All records required to be maintained by this section shall be made available on request to representatives of said Department. All such records shall be maintained for the duration of the construction project and for one year thereafter.
- (c) Should a contractor be deemed not to have complied with the provisions of this Article II, nor to have made a good faith effort

to do so, it shall not be actively considered for future public construction contracts in Cambridge.

Section 24-8. Severability

Should any section, provision or paragraph of this Chapter 24 be declared invalid by a court of competent jurisdiction, that decision shall not affect the validity of the Chapter as a whole or any part thereof, other than the portion declared invalid.

In City Council May 11, 1987.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-Seven

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Passed to a second reading at the City Council meeting held on April 6, 1987 and on or after April 20, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn, Acting City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

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# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

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# City of Cambridge

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# City of Cambridge

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Should any section, provision or paragraph of this Chapter 24 be declared invalid by a court of competent jurisdiction, that decision shall not affect the validity of the Chapter as a whole or any part thereof, other than the portion declared invalid.

Passed to a second reading at the City Council meeting held on April 6, 1987 and on or after April 20, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn, Acting City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

## AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

*Be it ordained by the City Council of the City of Cambridge as follows:*

Chapter 24 of the Code of the City of Cambridge as added by Ordinance No. 1005, and amended by Ordinance No. 1015, is hereby amended as follows:

Directly beneath the title "EMPLOYMENT", the following heading shall appear:

Article I. "Cambridge Employment Plan"

Section 24-2. Definitions is hereby amended as follows:

Strike the definition of "Cambridge Resident" and add the following new definitions:

"Cambridge Resident", is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effects is within the City of Cambridge.

"Minority person", shall include those persons who are Black, Hispanic, Asian, Native American or Cape Verdean.

In the definition of "Project", strike the words "Chapter 24" in the first line thereof and substitute therefor the words "Article I".

Section 24-6. Severability is hereby repealed.

Ordinance No. 1015, adopted September 10, 1984, is hereby repealed and is replaced with the following Article II of said Chapter 24, entitled "Construction Projects":

Article II. Construction Projects

Section 24-6. Construction Projects

On any construction project which is funded in whole or in part by City, State or Federal funds or funds which, in accordance with a Federal grant, the City expends or administers, or in which the City is a signatory to the construction contract, the worker hours shall be performed as follows:

(a) No less than 25 percent of the total employee worker hours shall be performed by bona fide Cambridge residents.

(b) No less than 25 percent of the total employee worker hours shall be performed by minority persons.

(c) No less than 10 percent of the total employee worker hours shall be performed by women.

This section shall not apply to housing rehabilitation projects including eight or fewer.

Section 24-7. Compliance, Enforcement, Sanctions

(a) All contractors entering into construction contracts covered by this Article II shall:

(1) Certify that they know of the provisions of said Article and that they intend to comply with them.

(2) List all job openings with the Employment and Training Agency or Agencies and keep accurate records as to action taken on referrals from these agencies.

(3) Maintain personnel records listing the names, addresses, sex and race of their employees; and require their sub-contractors to do likewise.

(b) The Cambridge Community Development Department shall develop, in consultation with the Employment and Training Agency or Agencies, good faith measures by which to judge the affirmative actions of contractors operating under the provisions of this Article II. All records required to be maintained by this section shall be made available on request to representatives of said Department. All such records shall be maintained for the duration of the construction project and for one year thereafter.

(c) Should a contractor be deemed not to have complied with the provisions of this Article II, nor to have made a good faith effort

to do so, it shall not be actively considered for future public construction contracts in Cambridge.

Section 24-8. Severability

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Passed to a second reading at the City Council meeting held on April 6, 1987 and on or after April 20, 1987 the question comes on passing to be ordained.

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# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-Seven

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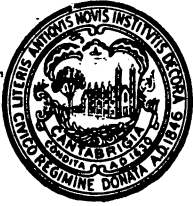
ATTEST:- John E. Flynn, Acting City Clerk.

# City of Cambridge

MASSACHUSETTS

In City Council \_\_\_\_\_ 198

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy				
Mr. Francis H. Duehay				
Ms. Sandra Graham				
Mrs. Sheila T. Russell				
Mr. David E. Sullivan				
Mr. Alfred Vellucci				
Mr. William H. Walsh				
Ms. Alice K. Wolf				
Mayor Walter J. Sullivan				



# CITY OF CAMBRIDGE

## COMMUNITY DEVELOPMENT DEPARTMENT

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

498-9034

31 March 1987

### MEMORANDUM

TO: Robert W. Healy  
City Manager

FROM: Michael H. Rosenberg *MHR*  
Assistant City Manager  
for Community Development

RE: Cambridge Employment Plan  
Construction Jobs Ordinance No. 1015

Pursuant to the City Council Order of March 9, 1987 regarding the above referenced subject, and in preparation for the scheduled public hearing on the topic, I am writing to provide you with pertinent background information.

As you know, the ordinance passed on September 10, 1984 requires detailed employment quotas and reporting requirements of all contractors working on publicly funded construction jobs. The responsibility for implementing and administering this program is given to Employment Resources, Inc. (ERI) while the responsibility for enforcement is given to the Community Development Department. Shortly after the ordinance was passed, a series of meetings were held between this department and ERI to discuss the logistics of implementing and enforcing the program. It was determined that the requirements of the ordinance would be extremely difficult, if not impossible, to administer in its present form.

The reasons for the determination reached then still hold true today. Specifically, while the goals of the ordinance are clearly in the public interest, conditions existing in the construction field should be taken into account along with the potential total cost of the program.

It is important to note that we have no accurate information on the number of skilled construction workers available and in need of employment. With all the construction taking place in the metropolitan area, it is highly likely that contractors

Mr. Robert Healy

31 March 1987

Page 2

would have a difficult time finding the required number of Cambridge workers in each of the various construction trades. This fact could result in a substantial reduction in the number of firms bidding on public contracts, thereby providing less competition and resultant higher prices on public jobs.

Further, the City lets several small jobs each year involving the use of smaller contractors. Such a requirement would possibly exclude most of these contractors from bidding on jobs due to their inability to comply with the ordinance. As you know, the City is already having problems with receiving competitive bids due to the large amount of construction taking place in the area. We often have to wait to bid on jobs until winter to obtain a bid within budget. Several times in the past year, we have had jobs where only one or two contractors have submitted bids. It is clear that most contractors have more work than they can handle. If the City were to impose additional requirements on its construction contracts, this would further curtail our ability to build these projects within a reasonable budget.

In terms of enforcing such an ordinance, we would be hard pressed to effectively monitor the program with existing personnel. For example, in calendar year 1986, the City bid out 38 construction contracts valued in excess of \$10,000,000. This figure does not include the several smaller rehabilitation jobs carried out by subgrantees such as Just-A-Start, Homeowners Rehab or Riverside Cambridgeport Community Corporation. Within these 39 contracts, over 40 subcontracts were involved. At a minimum, therefore, our department would be responsible for processing and reviewing thousands of payroll reports every year. Given our limited staffing resources, we would be unable to carry out this task. Such an effort would require increased funding from the City and we should examine whether the benefits to be realized are worth the additional costs in this time of fiscal restraint. I would further question whether our department, which is a planning and development agency, is the appropriate department for enforcing this ordinance.

Rather than continue to dwell on the issue of why the ordinance cannot be enforced, however, I think it would be more productive to discuss ways that the ordinance can be modified in such a way to be more manageable, yet at the same time meet the desired goals, namely employment for Cambridge residents in the construction industry. In conjunction with ERI, we have prepared an alternate ordinance (attached) which attempts a different approach to the issue. This new ordinance would put the City in the position of working with the contractors

Mr. Robert W. Healy

31 March 1987

Page 3

to ...

to increase construction employment opportunities for Cambridge citizens as opposed to putting us in the position of having to penalize those who cannot or will not comply. It would seem to me that such an approach would be definitely more desirable, while at the same time be less costly and most likely accomplish the same result.

I would therefore request that the Council consider this alternative ordinance as part of its discussion in an attempt to find a workable solution to this important issue.

MHR/jk

Attachment

cc: Elizabeth Haskell, ERI

# City of Cambridge

MASSACHUSETTS

In City Council April 6 1987

Unfinished Business - # 4 - Ordained Planning Board + C. D. Sullivan + C. Wolf Amendments.

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh				✓
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan			✓	

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C. Duehay  
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Rec. Failed

ATTN: DONNA  
CAMBRIDGE, MA 02139  
CITY HALL  
CITY CLERK OFFICE  
APR 9

# Cambridge Chronicle

THIRTY-TWO PAGES

VOL. 141, NO. 15

THURSDAY, APRIL 9, 1987

40 CENTS

## City Y swims to third in meet

On Sunday, March 29, the Cambridge Family YMCA Masters Swim Team excelled at the Hockmock Area YMCA Masters Invitational Swim Meet.

Seven teams competed in this meet. North Suburban was the first place team, the home team, Hockmock, took second while the first year team of the Cambridge Family YMCA came in third. An-

dover YMCA, last year's team winners, placed fourth.

Cambridge started the meet with a bang. The medley relay of Andy Williams, Wade Lindhorst, Scott Whitelaw and Lance Trainor touched out a Hockmock team which beat them earlier this year, for second place. Shari Ghitelman had four first places in the invitational, swimming to victory in the 200 yard free, the 100

yard I.M., and the 50 yard butterfly. Shari improved her lifetime best in the 100 yard free by 2 seconds in her victorious swim.

Charles Skidmore had two first places in the 50 and 100 yard freestyle for the 31-35 year old age group. Tom Reiz had improvements in the 50, 100 and 200 yard freestyles. For Janet Somers, this was her first swim meet as she swam to victory in the 50, 100

and 200 yard freestyle in the 36-40 age group. Jack Vondras and Keith McInnes swam well in the 50 and 100 yard freestyle. Russ Lutz scored well for the Cambridge team in the 100 yard I.M., 50 yard fly and the 100 yard freestyle.

In the 50 yard butterfly, the Cambridge team had a one-two punch with swimmers Scott Whitelaw and Wade Lindhorst. Whitelaw was also victorious in 100 yard individual medley, which was a heated battle for the top 6 places. Whitelaw also placed third in the breaststroke and Lindhorst placed fourth in the I.M.

"Swimmers of the Meet" awards go to Lance Trainor and Andy Williams. Both placed high in the 200 freestyle, as well as being on the two high-placing relay teams. Williams also placed third in both the 50 yard freestyle and the 50 yard backstroke, and Trainor finished high in the 100 yard freestyle.

Cambridge put the finishing touches on the meet by again touching out a Hockmock team which beat them earlier in the year in the freestyle relay.

If you are interested in the Masters Swim Team at the Cambridge Family Y, contact Coach Wade Lindhorst, Aquatic Director, at 876-3860.



**DORIS KEARNS GOODWIN**, author of the new book, "The Fitzgeralds and the Kennedys: An American Saga," gave a reading from the book last week at the Cambridge Public Library. The event was cosponsored by Reading International. From the left are Reading International Supervisor Kim Daly, Public Library Special Programs Director Ron Brown, Sheldon Cohen of Reading International, Goodwin, and Reading International Manager Wayne Drugan. (Staff photo by Carolyn Hine)

## Downzoning

Continued from page 1

downzoning package, Sullivan said, "The idea is to give enough incentives to developers to build enough market-rate units to write down (the cost of) the affordable units."

Wolf added, "It's a modest (amendment) that will result in a few units of affordable housing."

The amended downzoning package approved by the city council affects the residential section of Cambridgeport that is currently zoned as Residence C-1.

The new downzoning package changes the area to a Residence C. Within this designation, for example, developers are limited to building six market-rate units on a 12,000-square-foot lot. But within the current C-1 designation, developers have the option to build up to 10 units as long as two of the four "bonus" units are set aside for low- to moderate-income residents.

The price of these affordable units will be capped at \$85,000. The plan-

ing board's affordable housing provision, though similar to this amendment, did not place such a low cap on the price of these units.

Councilor William Walsh said he opposed the final affordable housing provision because of the \$85,000 cap.

In general, the Residence C designation reduces the number of townhouse units from 36 to 24 per acre. The designation also limits additions to existing neighborhood houses.

But the new downzoning package doesn't affect height limitations currently allowed within the C-1 designation.

Still, not everyone in the community was happy with the adopted "inclusive" zoning package. The Ward Five Democratic Committee sharply criticized the proposal.

The Ward Five Democratic Committee recently submitted a new downzoning petition that it said would be tougher and offer developers greater financial incentives to build affordable housing.

The key difference is that the committee's proposal would affect 10 acres of land on the 27-acre Simplex site (within the Cambridgeport Industrial District), where a new mixed-use development known as University Park is planned.

More than a month ago, the city council backed a blue ribbon committee's recommendations for 200 to 300 affordable housing units at University Park. Both the Ward Five Democratic Committee and the Simplex Steering Committee argued for more affordable housing.

The former group's downzoning petition will be reviewed by the planning board in the months ahead.

—JAY WEAVER

**Millers River Spring Bazaar**  
Cambridge St. Entrance  
Sat. April 11, 12:00 to 9:00 P.M.  
Food Table - Knit Goods  
Jewelry - Plants - Cake Table  
White Elephant - Refreshments  
Special Raffles:

**HOME HEATING OIL**  
COMPLETE SERVICE  
24 HOURS A DAY  
**73¢** Delivered per gallon  
Subject to Change  
**PORT OIL CORPORATION**  
DIV. OF REYNOLDS IND. INC.  
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EST. 1945

**NEW England Transmission Company, Inc.**  
312 Rindge Ave., Cambridge, Mass. 02140  
Specialists in Rebuilding Automatic & Standard Transmissions  
All Makes and Models.  
Conditionally Guaranteed  
354-4561

**Kids!**  
Win a great Mother's Day prize for your Mom!

Enter the Best Mom in Town Essay Contest sponsored by the Newspaper in Education program of the Cambridge Chronicle, and win a night out with your mom and family at a local restaurant.

- Contest Rules:**
- Contest open to all school children in grades 1-4, one entry per student.
  - Write a short essay, not to exceed one page, answering this question: What are the nicest things your Mom does for you?
  - Each essay MUST be headed with student's name, grade, address, home phone number, school name, and town. Unfortunately, we will have to return entries which do not include all of this information.
  - Artwork may be included. To be considered for reproduction, artwork must be done in black and white.
  - Send entries postmarked no later than April 20, 1987 to: Cambridge Chronicle, 145 Elm Street, P.O. Box 312, Somerville, MA 02144, Attn: Carol Weir, NIE Coordinator
  - Employees & their immediate families are not eligible to enter contest.

Note: Entries will be judged based on originality of thought, clarity of expression, legibility, and punctuation and spelling appropriate to grade level. Judging will be done by former teachers on the Dole staff.

Winning entries will be printed in the May 7 edition of the paper. Names of all participants and quotations from other entries will also appear.

You love your Mom - Put it in writing!



**READING FOR RECOVERY** — Silvia and Jack Bennet wheel their book cart down the halls of The Cambridge Hospital, where they volunteer several hours a week. Their book cart is credited with helping to lift spirits of hospital patients. (Staff photo by Carolyn Hine)

## Helping hospital patients to read for recovery

By Maurice Anderson  
Special to the Chronicle

Twice a week, at about 11:30 am, two people enter the clinics and wards of the Cambridge Hospital where they have become as familiar to patients as doctors and nurses. There are no needles, bandages or medicine on their cart — just magazines and books. Silvia and "Jack" Bennet, two of the sixty-five volunteers at the hospital, are responsible for running the Patients' Library.

To Silvia and Jack, 76 and 80, respectively, goes the credit for setting up the Patients' Library. The idea came to them while working as volunteers at St. Luke's Episcopal Hospital in San Francisco's inner city, where they sold items like toothpaste and magazines from the "auxiliary gift cart."

"Before long," Silvia says, "we saw how many patients there were who couldn't afford to buy magazines. So, we thought there must be some way to provide reading materials to their free of charge."

With the consent of hospital authorities, the Bennets slowly developed a patients' library of magazines and books donated by the Episcopal Church.

When the two retirees came to Cambridge in 1983, "rather than just curl up on a corner and die from boredom" they began to look for something to do in their free time. Eventually, they found their way to Jean DePasquale, director of volunteer services at the hospital, who considered them a "real find." She enthusiastically accepted their offer to volunteer to set up a patients' library modeled after the one in San Francisco.

Starting out, the Bennets were able to "scrounge" magazines from Episcopal churches in Cambridge, and gifts of books withdrawn, discarded or left over from book sales at the Cambridge Public Library. The Perkins School For the Blind donated "Talking Books." On the second floor of the hospital's Cahill Building, at 1493 Cambridge St., they set up their new library in a few available "cupboards." When the word went out — carried by hospital workers, former patients, and visitors — more contributions began to arrive. By the end of the summer of 1984 the Patients' Library, formerly known as The Book Cart, was in full swing.

Continued on page 9

## City eyes 7 percent spending hike in '88

By Jay Weaver  
Staff writer

The city's \$196.6 million budget proposal for fiscal year 1988 exceeds this year's budget by more than seven percent. But city officials said this week that the new budget would not cause a major tax burden for Cambridge homeowners.

Nonetheless, the revised \$182.5 million budget for fiscal year 1987 will require a significantly higher property tax levy than last year's (See story below). And most Cambridge homeowners will have to pay a greater share of it this spring.

Yet despite this unpleasant reality, officials stressed that homeowners would only face a slightly higher tax levy for fiscal year 1988 and, as a result, the tax bill would not rise significantly. (The fiscal year begins July 1 and ends June 30.)

'It's the old story of run-away inflation. The big issue is the hospital. Everybody knows it has to be addressed, but nobody wants to address it.'

Robert Healy, City manager

The estimated tax levy for the upcoming fiscal year is \$86 million. The revised tax levy for fiscal year 1987 is about \$82.5 million, which represents a dramatic increase compared to the previous six fiscal years.

"When property tax bills go out in October, there shouldn't be a substantial tax increase associated with

Continued on page 9

## Council sees red on reval

All nine city councilors are mad as hell about the new values of residential properties in Cambridge. On Monday night, they ordered the assessors' office to revalue their homes to show how property values across the city have gone through the roof.

The average residential property value in 1987 will increase about 40 percent. The city is almost finished with the process of certifying the state's property revaluation. This is done every three years.

The city's revised tax levy of \$82.5 million for fiscal year 1987 will be dramatically higher than last year's levy. Although the actual tax increases have yet to be determined, most Cambridge homeowners will have to pay a greater share of the levy.

City Manager Robert Healy said that property value increases play a small role in shaping the total tax bill. Funding requirements for the revised fiscal

'In private, some of the councilors here think you're playing games with the revaluation.'

Alfred E. Vellucci, City councilor

year 1987 budget of \$182.5 million have forced the tax levy skyward, he said.

Nonetheless, the nine councilors still want the assessors' office to spell out in plain English the exact data and methods used in calculating the new property values. And they want their homes used as examples.

Continued on page 9

## Barrett rips into media, says he'll accept leadership post

By Jane Thurman  
Staff writer

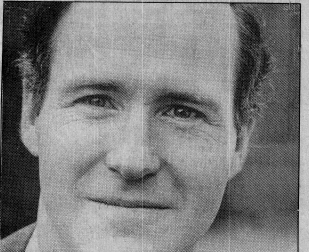
What was clear on Tuesday afternoon was that Mike Barrett was mad as hell and wasn't going to take it any more.

Barrett, the freshman state senator who represents Wards 8 through 11 in Cambridge, has been the object of attention in the Boston media for the last week and Barrett said that attention is "making a hash of my reputation."

Recently, both the "Boston Globe" and the "Boston Herald" reported Barrett asked Senate President William M. Bulger of South Boston for a committee chairmanship to gain an additional \$7,500 to supplement his \$30,000 base salary.

Barrett, 38, is the only Democrat of 31 in the 40-member senate who has not been appointed to a leadership position by Bulger. Four Republicans of the eight in the senate also receive extra pay for leadership positions.

Continued on page 9 MICHAEL BARRETT...takes the gloves off.



## C'Port zoning plan offers incentives for new housing

In an historic vote Monday night, the Cambridge City Council approved a Cambridgeport downzoning proposal that limits the density of townhouse development and offers developers incentives to build affordable housing.

"This is the first time in the history of the city that we (the council) have used the zoning ordinance to encourage affordable housing," said Councilor David Sullivan.

The original downzoning proposal, shaped by the

planning board over the past six months, was recently amended to include an affordable housing provision.

But Sullivan and colleague Alice Wolf argued that the planning board's final version failed to offer developers enough financial incentives to build affordable housing. However, neither disputed the board's downzoning restrictions.

While introducing a last-minute amendment to the

Continued on page 12

## Posters are big business at the Coop

By Jane Thurman  
Staff writer

It's one of the best afternoon browses in the area, whether you've set out to buy a poster or an original at the Harvard Coop Print Department.

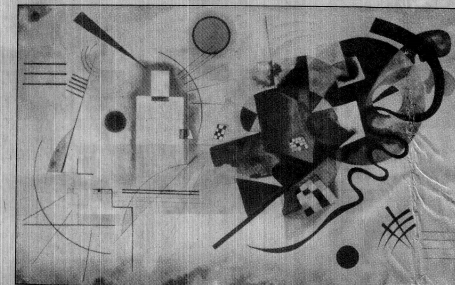
Unlike the rest of the famous store, which recently marked its 165th birthday, the print department is about 15 years old. It started as part of the textbook division with "student prints...with one aisle of black light posters and popular things like Garfield," says Susan Field, current buyer for the print department.

At that time it was headed by Cambridge resident Eleanor Henning, who retired in 1976, but not before Field had a chance to work with her to establish "the largest print collection in New England."

Today, the market impact "is mostly on students, and young professionals from all over the country who are here at an intellectual period in their lives. It's an unusual community in that regard," says Field.

The department inventory is immense, consisting of originals, reproduced graphics, fine art and photo reproductions, framing services in phases of custom,

Continued on page 6A



AT THE PRINT DEPARTMENT of the Harvard Coop, reproductions of old masters and moderns, like this Vasily Kandinsky painting, are for sale side-by-side with original prints and advertising posters.

## We've moved

Just a reminder to our readers that the news office of the "Cambridge Chronicle" has moved, but we're still in Central Square.

The new office is located on the first floor of the Cambridge YWCA, 7 Temple St., between Inman and Prospect streets.

The telephone number for the news office remains the same, 868-7400.

Questions about advertising, circulation or business should be directed to the main office of Dole Publishing, 145 Elm St., Somerville, telephone 628-6200.

## On the inside

Arts at a glance.....	9a	Deaths .....	7a
Big screen .....	3a	Letters .....	5
Books .....	8a	PollTalks .....	4
Crime beat .....	6	Restaurants .....	2a
Editorial .....	4	What's happening .....	6a

**Assembly Square Mall's SPRING FASHION SHOW, Saturday, April 11 at 2 PM**

Time into spring's new fashion medley. Pretty pastels . . . glorious stripes . . . cool cottons . . . color-rich footwear . . . Assembly Square Mall makes it all so easy—with a special Spring Fashion Show for you this Saturday. And Bill Costa, from WXSX FM 108, will be joining us for Fashion Show excitement.

And the Easter Bunny's here for photos & fun with your children 'til Easter.

**THE MALL AT ASSEMBLY SQUARE**  
Middlesex Ave., at the junction of I-93 & McGrath-O'Brien Highway, in Somerville. Take I-93 South to Exit 28, I-93 North to Exit 29 (formerly Exit 3). Look for the blue and yellow water tower. Jordan Marsh, K-Mart and over 60 other fine stores, restaurants and services. Open daily & Saturday 10 AM to 9:30 PM. Sunday Noon to 6 PM.

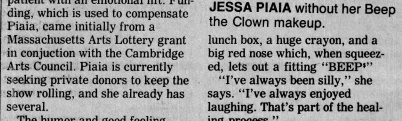
Local hero



BEEP THE CLOWN, otherwise known as Jessa Piaia, provides get-well therapy to patients at the Cambridge Hospital, including Nicole Romani. (Staff photo by Carolyn Hine)

'Beep' helps patients laugh to recovery

By Charles A. Hahn Special to the Chronicle
Jessa Piaia, a.k.a. BEEP the Clown, thinks she has some good advice for those recovering from illness: have a good laugh and call her in the morning. Piaia, who has been a clown in Cambridge for seven years, is currently seeking funds to continue performing for patients at the Cambridge Hospital. She shows which take place on a one-on-one basis, are designed to provide the patient with a momentary lift. Funding, which is used to compensate Piaia, came initially from a Massachusetts Arts Lottery grant in conjunction with the Cambridge Arts Council. Piaia is currently seeking private donors to keep the show rolling, and she already has several.



JESSA PIAIA with her Beep the Clown makeup.

lunch box, a huge crayon, and a big red nose which, when squeezed, lets out a fitting "BEEP." "I've always been silly," she says. "I've always enjoyed laughing. That's part of the healing process." While Piaia is not yet a full-time clown (she holds down two part-time jobs), she has performed various functions in addition to her shows at Cambridge Hospital. She performed last May at the Cambridge River Festival and at the annual May Fair sponsored by the Harvard Square Business Association. In the past she has performed at the Cambridge Policemen's Annual Christmas Party and for the Cambridge Camping Association. Piaia hopes to both continue her work at the hospital and also eventually bring it to other health care centers. There is practically no limit Piaia says, to "the transcendent nature of the clown."

Historic panel okays landmark status for Harvard Square church

By Jay Weaver Staff writer

The Cambridge Historical Commission last week voted 4-3 in favor of landmark status for the church school at St. Paul's Church, thereby tripping up the parish's plan to raze the building to make way for a new, all-purpose facility on the site.

However, such a designation will still require city council approval. The church school, located near Harvard Square between Mt. Auburn and Arrow streets, dates back to 1889. "What the council has to decide is whether the public interest... outweighs the preservation of the church school building," said Charles Sullivan, executive director of the historical commission. "That's the real political question."

For the past two years, many parishioners and area residents have supported St. Paul's proposed facility. At the same time, community groups and the historical commission have urged the church to save the structure and build around it. Two weeks ago, the board of zoning approval granted the church setback relief for the new church school project.

Sullivan, who strongly recommended the landmark designation, charged that the church had failed to present other alternatives for the church school, parish offices, living quarters and the Harvard-Radcliffe Catholic Student Center.

Smoke law addition okayed

Cambridge's strict anti-smoking law, which affects most public areas and workplaces, underwent a slight change this week. The city council Monday night passed an amendment exempting bowling alleys, tobacco shops and bona fide religious ceremonies that require smoking.

The amendment also exempts medical or psychiatric support-group meetings if the city commissioner of health and hospitals decides that compliance with the law "would frustrate the group's purpose." For example, a meeting of Alcoholics Anonymous might be exempt. The ordinance, which went into effect in March, affects public areas, restaurants, private and public Cambridge businesses, and government facilities.

Correction

In last week's issue, the story on the one-way trial period for Howard Street was in error in reporting that the Cambridge Fire Department's River Street Fire Station used Howard Street to get to Western Avenue on the way to Central Square.

be preserved because of its architectural and historical merit.

"We think that the difference between rehabilitating and (new) construction is a wash...and that there is no financial penalty to the church," Sullivan said.

Sullivan based his opinion on a cost estimate by architect and historical commission member James Clapp, who said either option would cost about \$8 million.

Margaret Carney, a member of St. Paul's building committee, said that since 1983 the church has looked at rehab alternatives "on many levels."

The church's decision to raze the church school and build the all-purpose facility was based on aesthetic, economic and functional considerations, Carney said.

If St. Paul's were ultimately forced to preserve the church school, "we would have to do major new construction in addition to rehab," she said.

The church proposal calls for a three-story, 31,000-square-foot, complex, ranging in height from 40 to 51 feet, and includes a tower. It also calls for a 30-space underground garage. It would cost about \$6.7 million, she said.

In fact, the station uses River Street to get to Central Square. The "Chronicle" regrets the error.

Rehabilitating the choir school and building around it "would break up the proposed complex," Carney said, adding that this option would cost about \$8.1 million.

Asked about St. Paul's next move, she said, "That depends on how the council votes. There's enough right now to think about."

If the city council adopts the historical commission's recommendation, "it doesn't mean the (choir school) building can't be altered," Sullivan said. However, "it does mean that the commission must

rehabilitating the choir school and building around it "would break up the proposed complex," Carney said, adding that this option would cost about \$8.1 million.

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Freeze lobby seeks members

The Cambridge Lobby for a Nuclear Weapons Freeze is currently conducting a membership drive.

The Lobby is organized by ward and precinct. One major tactic used by the group is to encourage local citizens to write and phone members of Congress, the media, international and local leaders.

Olivia Avelson, a long-time member of the Cambridge Lobby, says the group is strongly backing current legislation in the U.S. Congress.

"H.R. 12 in the House of Representatives has been passed by a vote of 277-147. The Senate has passed a similar bill by a vote of 77-19. The House bill is now in conference with the Senate bill."

Commonwealth of Massachusetts THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT Administration with Sureties Middlesex Division Docket No. 87P1532A1

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 Gilda Levine of Cambridge in the County of Middlesex be appointed executrix with giving surety on her bond.

Commonwealth of Massachusetts THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT Administration with Sureties Middlesex Division Docket No. 87P088E

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Commonwealth of Massachusetts THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT Administration with Sureties Middlesex Division Docket No. 87P0457D

Summons by Publication Patricia Cellucci, Plaintiff vs. Joseph J. Cellucci, Defendant To the above-named Defendant: Joseph J. Cellucci.

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, April 23, 1987 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

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First City of Cambridge 2037 In the Year One Thousand, Nine Hundred Eighty-Seven AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge," Be it ordained by the City Council of the City of Cambridge as follows:

Section 13-4. Smoking Prohibited. It is hereby amended as follows: "Smoking Prohibited" which reads as follows: "Smoking" shall include carrying a lighted cigarette, cigar, pipe or other tobacco product.

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CRLS plans Caribbean Week activities

Steel drums and plantains will provide the sound and flavor of the Caribbean at Cambridge Ridge and Latin School from April 13 to 14.

Glynda Bell, teacher-in-charge of bilingual programs at CRLS, said the Hispanic Islands of the Dominican Republic and Puerto Rico; and on Thursday, April 16, the program will conclude with a look at Creole/French speaking Haiti (isle of Hispanola), Martinique and St. Martin.

Bell invited people of Caribbean heritage to join in the program. She may be reached at 498-9203 including the geography, history and socio-economic development. The remainder of the week will have a specific focus: Tuesday, April 14, the English-language islands of Jamaica, Barbados and Trinidad will be reviewed; Wednesday, April 15, the Hispanic islands of the Dominican Republic and Puerto Rico; and on Thursday, April 16, the program will conclude with a look at Creole/French speaking Haiti (isle of Hispanola), Martinique and St. Martin.

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AHERN CONTRACTING CORPORATION 4 Elliot St., Somerville, MA 02143 628-4551 Joseph D. Ahern Pres. Master Plumbers No. 8942

Hooper-Ames LAST TWO DAYS Saturday, April 11th, 9-5 p.m. Sunday, April 12th, noon-5 p.m. FULKERSON ST. is a left or right turn off Cambridge St., nine blocks up from Lechmere Square. Our Annual Spring Warehouse Sale at our East Cambridge Warehouse offers fine furniture at sharp price reductions. Items are in stock in original packaging, some are discontinued or blemished. Save on sofas and sleepers, bedrooms, dining tables and chairs, and lighting. Sleep sofas from \$299 to \$499; occasional chairs, \$169 to \$269; dining tables, \$89 to \$399; dinner chairs, \$29 to \$169; lamps, \$5 to \$99. Shop early for best selections. Bring suitable vehicles, blankets and rope for take-with-purchases; delivery available, but extra. Payment by cash, check, bankcards or American Express. All sales are final.

Come Join Us At Our... OPEN! Friday, April 10th 5PM - 9PM Come meet your new White Hen Pantry owner. FREE cake & coffee FREE product sampling FREE helium balloons Offers good 4/10/87, 5PM-9PM only at location listed. Imported Boiled Ham 99c lb. Coke 49c 2 liters. OPEN 24 HOURS 2245 Massachusetts Avenue • Cambridge • 661-1091 Fawaz Najjar, Owner/Operator

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**CITY OF CAMBRIDGE**

**CAMBRIDGE, MASSACHUSETTS 02139  
TEL. 498-9011**

**EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager**

**RICHARD C. ROSSI  
Deputy City Manager**

April 6, 1987

To the Honorable, the City Council:

Enclosed please find copy of a recommended amendment to Ordinance No. 1015 on the Cambridge Employment Plan along with a report from the Community Development Department and Employment Resources, Inc. relative to the 6:00 P. M. hearing.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Re: enclosed copy of an amendment recommended to Ordinance 1015 on the Cambridge Employment Plan, along with a report from Community Development & Employment Resources, Inc. Re: the 6:00 p.m. hearing this evening.

5/11/87 Passed to be  
ordained  
8-0-1  
5/14/87 - Published -  
Chronicle

In City Council,

April 6, 1987