

**FIRST PUBLICATION NO. 1926.
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Seventy-Eight
AN ORDINANCE**

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by striking out the designation Residence C-2 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat No. 227. Even number 66 Garden Street, odd number 47 through 63 Concord Avenue, and even numbers 2 through 10 Madison Street and which includes all or parts of lots numbered 43, 44, and 90 as shown on Assessors' Plat No. 227;

Beginning at a point said point being the intersection of the centerline of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the southwestern lot line of lot 45 as shown on Assessors' Plat No. 227;

Thence running southeasterly along the southwestern lot line of lot 45 as shown on Assessors' Plat No. 227, 99 feet more or less to a point said point being the intersection of the southwestern lot line of lot 45 and the southeastern lot line of lot 45 as shown on Assessors' Plat No. 227;

Thence running northeasterly along the southeastern lot lines of lots 45 and 46 as shown on Assessors' Plat No. 227, 68 feet more or less to a point said point being the intersection of the lot lines of lots 45 and 46 as shown on Assessors' Plat No. 227 and a line 100 feet distant from and parallel to the southwestern lot line of lot 39 as shown on Assessors' Plat No. 227 and

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39, as shown on Assessors' Plat No. 227 and its extension, 228 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39 and a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat No. 227 and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat No. 227, and its extension 288 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40 and 41, as shown on Assessors' Plat No. 227, and its extension and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension 482 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension and the centerline of Bond Street;

Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST: Paul E. Healy, City Clerk

(C) Mar 2

PUBLISHED IN: Chronicle

EDITION: March 2, 1978

DATE: _____

PETITION WITH PROPOSED PLANNING BOARD AMENDMENTS

Cambridge, February 15, 1978

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

The undersigned respectfully pray
that the zoning map accompanying the text of the Zoning Ordinance of the
City of Cambridge be amended as follows:

By striking out the designation Residence C-2 and substituting in
place thereof the designation Residence C-1 insofar as it relates to
the following designated areas of land;

Premises of the following parcels as designated on Assessors' Plat #227.
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Avenue, and Even numbers 2 through 10 Madison Street and which
includes all or parts of lots numbered 43, 44, and 90 as shown on
Assessors' Plat #227;

Beginning at a point said point being the intersection of the centerline
of Concord Avenue and the centerline of Madison Street;

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feet more or less to a point said point being the intersection of the
centerline of Madison Street and the southwestern lot line of lot 45 as
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Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

HARVARD UNIVERSITY

GRAYS HALL 16

VICE PRESIDENT
FOR GOVERNMENT
AND COMMUNITY AFFAIRS

CAMBRIDGE, MASSACHUSETTS 02138

October 31, 1977

City Clerk
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02138

RE: Petition of Mrs. Jchn C. Vincent et al., dated
July 23, 1977 and filed with the City Clerk
June 24, 1977, proposing Residence B designation
for an area bounded generally by Concord Avenue
and Madison, Garder. and Bond Streets, Cambridge

Dear Sir:

The undersigned, owner of the entire area of land proposed to be included in the change to the Zoning Ordinance of the City of Cambridge as contemplated by the capititation petition, hereby protest against such change pursuant to G.L. c. 40A §7 and G.L. c. 40A §5 as added by Chapter 808 of the Acts of 1975, for the reasons that the proposed change would constitute spot zoning and a taking of property without compensation and that such change would impermissibly restrict the use of land for proper educational purposes in violation of the so-called Dover Amendment, as contained in G.L. c.40A §2 and G.L. c. 40A §3 as added by said Chapter 808.

Sincerely,

PRESIDENT AND FELLOWS OF
HARVARD COLLEGE

By: Robert M. ...

HAND DELIVERED/nmk
Return Receipt Requested

27 February 1978

To: The Cambridge City Council

Re: Moratorium on Building in the Observatory
Hill Neighborhood

The petition to hold up building in the Observatory Hill area has been filed on behalf of the neighbors living in the Observatory Hill area. It was filed specifically to buy time to seriously study several problems faced by the neighborhood. It was filed to slow the intense development pressure being exerted on our neighborhood by tax exempt institutions.

The first neighborhood issue that needs to be resolved during a moratorium period is that of open space. The Harvard Observatory grounds are one of the very few "forrested" open spaces left within the city that is not already owned by the city. Acquisition of this space by the city, or at least assuring that this space will not be developed, would be a tremendous asset to maintaining the quality of life within the neighborhood.

We have heard the argument that the city will not take any action in this regard since other neighborhoods are "more deserving". Yet, we see the establishment of a 4.1 acre park as part of the development of the Kennedy School and another three acres in Riverside, both next to the open space along the Charles River. In reality, the overriding priority in establishing parks is the availability of open land. While the Harvard Observatory grounds are not ^{the} only open space in the city, they are the only open space that is about to be lost forever. For this reason, we in the neighborhood believe that this is the next logical site to be considered for a park.

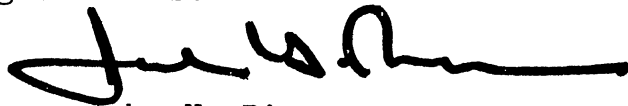
The second issue that concerns the neighborhood is that of tax exempt expansion of all sorts--not just that of Harvard's. To the extent that this expansion takes place, it can, and does, take a dreadful toll. The older frame houses that characterize so much of the flavor of our city's neighborhoods are smashed and carted away to make room for new centers, headquarters, and facilities. Without regard for the zoning code, more intensive land uses are introduced into the neighborhood, along with more noise, traffic, and crime. Tax paying properties are removed from the tax rolls increasing the load to be borne by the remaining home owners.

Rec'd 2/27/78 Paul City Clerk

OVER

The city can and should fight back to protect its neighborhoods. The State law regarding zoning must be amended. Tax exempt expansion must be treated as a form of potential urban pollution. To the extent that tax exempt institutions wish to change land uses or build on property they own in residential areas, they should be required to file the equivalent of an environmental impact statement--a neighborhood impact statement. It should be advertised to neighborhood residents and there should be a public comment period. Permission to build or change land use should be granted only if it can be shown that such building or use is not particularly detrimental to the surrounding neighborhood. A second requirement should also be imposed on the tax exempts before they build or change land use in a residential area: the equivalent of the certificate of need that must be filed by medical facilities, the tax exempt's certificate of need would have to show that the proposed facility was meeting some actual and genuine neighborhood or community need. We do not agree that being a "religious" or "educational" organization, per se, constitutes a need.

Cambridge is becoming a popular place for all sorts of tax exempts to locate. The time has come for the city government to move to protect the neighborhoods.



John H. Riseman
6 Holly Avenue
Cambridge, MA 02138

February 27, 1978

Cambridge City Council
Cambridge Planning Board
City Hall
Cambridge, Mass. 02139

RE Petition of Mrs. John Vincent et al for the down zoning of Observatory Hill from Residence C1 and C2 to Residence B

The Neighborhood Nine Association supports the petition of Mrs. Vincent to change the designated zoning of Observatory Hill to Residence B.

Neighborhood Nine is a stable, residential community and its members feel extremely threatened by institutional plans to expand within it.

The total area of the hill is 340,500 square feet. Existing buildings occupy approximately 127,600 sq. ft.. The planned gym is to be 25,538 sq. ft. which will bring the total to some 153,000sq. ft. F A R. At present the hill divides into about $\frac{1}{3}$ Residence C1 and $\frac{2}{3}$ Residence C2 which would permit some 482,400 sq. ft. of building (due to the 1.75 F A R in the C2 part of the property). Under Residence C1 and C2 zoning there can be built, in addition to existing buildings and the planned gym, some 329,400 sq. ft. (F A R), much of it up to 85 feet in height.

If the hill is down zoned to Residence B only some 17,000 sq. ft. additional may be built and only up to a height of 35 feet.

Observatory Hill is one of the last remaining open spaces between Harvard Square and Fresh Pond. Cambridge is one of the ten most densely populated cities in the country and it cannot afford to lose any existing open space.

Harvard University has stated that it has "future plans for additional academic buildings on other parts of Observatory Hill (see Mr. Donald Moulton's letter to the Cambridge Planning Board on Sept. 6, 1977). The increased congestion resulting from such further development would bring additional traffic, parking and safety problems to the area. It would diminish the quality of life and completely change the character of the neighborhood.

Urban planners continually stress the necessity for preserving open space. Observatory Hill is a green oasis in the midst of an urban area. Many people use and love it. Children play there. people walk and sit there. It would be a tragedy indeed if this historic and valuable open space is not kept.

Therefore, we urge you to endorse this petition to change the designated zoning of Observatory Hill to Residence B.

Mary H. Preston, Director
Neighborhood Nine Association

*Rec'd 2/27/78 PPH
Liz Evans*

NEIGHBORHOOD NINE ASSOCIATION

EST. 1953 CAMBRIDGE, MASSACHUSETTS

February 27, 1978

City Council
Cambridge, Mass. 02139

Re: Your needed support for the temporary development moratorium petition
of Riseman et al for the Concord Ave., Bond St., Garden St. area.

To The Honorable City Council:

Development pressures in the residential neighborhoods north of Harvard Square are increasingly threatening to residents whose roots are there.

One source of pressure arises from private educational institutions which have come to believe that continued outward expansion of their physical plants is a measure of vitality and success.

There is no more substantial amount of undeveloped open space close to the college and university campuses. Therefore, new developments will impact increasingly on already-established residential uses.

We believe that these impacts will tend to damage the quality of life for resident voters and taxpayers unless new developments are thoughtfully planned with the particular needs of the several neighborhoods in mind.

Cambridge is fortunate in having a planning board and community development department which can furnish technical assistance to us all in protecting its stable residential areas from insensitive over-development.

We urge you to help us. By adopting the subject moratorium petition we will have time to get on with the job of harmonizing conflicting development objectives.

Sincerely,


Topliffe Sawyer
President

*Received 3/27/78
D.H. City Clerk*

VINCENT
AMENDED
PETITION.

PETITION WITH PROPOSED PLANNING BOARD AMENDMENTS

Cambridge, February 15, 1978

To His Honor, the City Council of the
City of Cambridge:

RECEIVED BY
OFFICE OF CITY CLERK
FEB 27 2 58 PM '78
CAMBRIDGE, MASS.

The undersigned respectfully pray

that the zoning map accompanying the text of the Zoning Ordinance of the
City of Cambridge be amended as follows:

By striking out the designation Residence C-2 and substituting in
place thereof the designation Residence C-1 insofar as it relates to
the following designated areas of land;

Premises of the following parcels as designated on Assessors' Plat #227.
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Avenue, and Even numbers 2 through 10 Madison Street and which
includes all or parts of lots numbered 43, 44, and 90 as shown on
Assessors' Plat #227;

Beginning at a point said point being the intersection of the centerline
of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195
feet more or less to a point said point being the intersection of the
centerline of Madison Street and the southwestern lot line of lot 45 as
shown on Assessors' Plat #227;

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45 and 46 as shown on Assessors' Plat #227, 68 feet more or less to
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Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

VINCENT PETITION

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February 27, 1978

Cambridge City Council
Cambridge Planning Board
City Hall
Cambridge, Mass. 02139

RE Petition of Mrs. John Vincent et al for the down zoning of Observatory Hill from Residence C1 and C2 to Residence B

The Neighborhood Nine Association supports the petition of Mrs. Vincent to change the designated zoning of Observatory Hill to Residence B.

Neighborhood Nine is a stable, residential community and its members feel extremely threatened by institutional plans to expand within it.

The total area of the hill is 340,500 square feet. Existing buildings occupy approximately 127,600 sq. ft.. The planned gym is to be 25,538 sq. ft. which will bring the total to some 153,000sq. ft. F A R. At present the hill divides into about $\frac{1}{3}$ Residence C1 and $\frac{2}{3}$ Residence C2 which would permit some 482,400 sq. ft. of building (due to the 1.75 F A R in the C2 part of the property). Under Residence C1 and C2 zoning there can be built, in addition to existing buildings and the planned gym, some 329,400 sq. ft. (F A R), much of it up to 85 feet in height.

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Hill Neighborhood

The petition to hold up building in the Observatory Hill area has been filed on behalf of the neighbors living in the Observatory Hill area. It was filed specifically to buy time to seriously study several problems faced by the neighborhood. It was filed to slow the intense development pressure being exerted on our neighborhood by tax exempt institutions.

The first neighborhood issue that needs to be resolved during a moratorium period is that of open space. The Harvard Observatory grounds are one of the very few "forrested" open spaces left within the city that is not already owned by the city. Acquisition of this space by the city, or at least assuring that this space will not be developed, would be a tremendous asset to maintaining the quality of life within the neighborhood.

We have heard the argument that the city will not take any action in this regard since other neighborhoods are "more deserving". Yet, we see the establishment of a 4.1 acre park as part of the development of the Kennedy School and another three acres in Riverside, both next to the open space along the Charles River. In reality, the overriding priority in establishing parks is the availability of open land. While the Harvard Observatory grounds are not ^{the} only open space in the city, they are the only open space that is about to be lost forever. For this reason, we in the neighborhood believe that this is the next logical site to be considered for a park.

The second issue that concerns the neighborhood is that of tax exempt expansion of all sorts--not just that of Harvard's. To the extent that this expansion takes place, it can, and does, take a dreadful toll. The older frame houses that characterize so much of the flavor of our city's neighborhoods are smashed and carted away to make room for new centers, headquarters, and facilities. Without regard for the zoning code, more intensive land uses are introduced into the neighborhood, along with more noise, traffic, and crime. Tax paying properties are removed from the tax rolls increasing the load to be borne by the remaining home owners.

OVER

The city can and should fight back to protect its neighborhoods. The State law regarding zoning must be amended. Tax exempt expansion must be treated as a form of potential urban pollution. To the extent that tax exempt institutions wish to change land uses or build on property they own in residential areas, they should be required to file the equivalent of an environmental impact statement--a neighborhood impact statement. It should be advertised to neighborhood residents and there should be a public comment period. Permission to build or change land use should be granted only if it can be shown that such building or use is not particularly detrimental to the surrounding neighborhood. A second requirement should also be imposed on the tax exempts before they build or change land use in a residential area: the equivalent of the certificate of need that must be filed by medical facilities, the tax exempt's certificate of need would have to show that the proposed facility was meeting some actual and genuine neighborhood or community need. We do not agree that being a "religious" or "educational" organization, per se, constitutes a need.

Cambridge is becoming a popular place for all sorts of tax exempts to locate. The time has come for the city government to move to protect the neighborhoods.



John H. Riseman
6 Holly Avenue
Cambridge, MA 02138

City of Cambridge

CITY COUNCIL HEARING SCHEDULE MONDAY, FEBRUARY 27, 1978

7:00 P. M. Regular City Council Meeting.

The City Council is scheduled to hear from the Commissioner of Public Works; the Superintendent of the Water Department, his staff and the Water Board regarding water problems throughout Cambridge. (Council Chamber)

8:00 P. M. The City Council is scheduled to hear from the City Manager and the Director of the Hospital relative to bill payments. (Council Chamber)

The City council will hold joint hearings with the Planning Board on the following petitions:

8:30 P. M. Petition of John Riseman, et al to establish a temporary development moratorium for the Observatory Hill area. (Council Chamber)

At this time the City Council will also take testimony on the petition of Mrs. John C. Vincent et al, since this petition involves the same general area encompassed by the Observatory Hill Moratorium Petition.

9:00 P. M. Petition of the City Council to establish a temporary development moratorium for the Alewife area. (Council Chamber)

By Order Of the City Council
Paul E. Healy, City Clerk

PUBLISHED IN: Boston Herald American

EDITION: Cambridge - Somerville

DATE: Thursday, February 23, 1978

Calendar Items # 1 and # 3 Tabled on Motion
OF L. Duchay
City of Cambridge
MASSACHUSETTS

In City Council March 13, 1978

MOTION TO TABLE CARRIED

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

5 3 1

Duchay - Motion to Table Carried
- 1 VINCENT PETITION
2 RICHMAN PETITION -

#9 VINCENT PETITION - OBSERVATORY Hill City of Cambridge

MASSACHUSETTS

Passing to a Second Reading -

In City Council

2/27

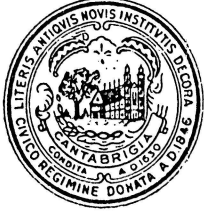
1978

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

5

2

2



City of Cambridge

Placed
on
File

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinance of the City of Cambridge" is hereby amended by striking out the designation Residence C-2 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following designated areas of land:-

Premises of the following parcels as designated on Assessors' Plat #227. Even number 66 Garden Street, odd numbers 47 through 63 Concord Avenue, and even numbers 2 through 10 Madison Street and which includes all or parts of lots numbered 43, 44, and 90 as shown on Assessors' Plat #227;

Beginning at a point said point being the intersection of the centerline of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the southwestern lot line of lot 45 as shown on Assessors' Plat #227;

Thence running southeasterly along the southwestern lot line of lot 45 as shown on Assessors' Plat #227, 99 feet more or less to a point said point being the intersection of the southwestern lot line of lot 45 and the southeastern lot line of lot 45 as shown on Assessors' Plat #227;

Thence running northeasterly along the southeastern lot lines of lots 45 and 46 as shown on Assessors' Plat #227, 68 feet more or less to a point said point being the intersection of the lot lines of lots 45 and 46 as shown on Assessors' Plat #227 and a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39 as shown on Assessors' Plat #227 and its extension;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39, as shown on Assessors' Plat #227 and its extension, 228 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39 and a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat #227 and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat #227, and its extension 288 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40 and 41, as shown on Assessors' Plat #227, and its extension and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension;

7

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension 482 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension and the centerline of Bond Street;

Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

In City Council

Passed to be ordained as amended by a yea and nay vote: Yeas ; Nays ;
Absent .

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

The Honorable, the City Council
City Hall
Cambridge, Mass. 02139

February 15, 1978

Dear Councillors:

Please find enclosed the Planning Board's recommendations on the Prospect/Essex Streets rezoning petition, the Observatory Hill rezoning petition, and the Neighborhood Nine rezoning petition. As the City Council public hearings did not take place in time to satisfy the requirements of the State zoning statute, the hearing process was reinstated.

The Planning Board held new public hearings on January 17, 1978 for these three rezoning petitions. As no new evidence was presented at those hearings, the Planning Board recommends that these petitions be approved in accordance with our previous recommendations, copies of which are enclosed.

For the Planning Board,

Arthur C. Parris,
Chairman



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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

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

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Beginning at a point said point being the intersection of the centerline of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the southwestern lot line of lot 45 as shown on Assessors' Plat #227;

Thence running southeasterly along the southwestern lot line of lot 45 as shown on Assessors' Plat #227, 99 feet more or less to a point said point being the intersection of the southwestern lot line of lot 45 and the southeastern lot line of lot 45 as shown on Assessors' Plat #227;

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Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39, as shown on Assessors' Plat #227 and its extension, 228 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern lot lines of lots 91 and 39 and a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat #227 and its extension;

Thence running northeasterly along a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40, and 41, as shown on Assessors' Plat #227, and its extension 288 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southeastern lot lines of lots 39, 40 and 41, as shown on Assessors' Plat #227, and its extension and a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension;

Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension 482 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension and the centerline of Bond Street;

Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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Beginning at a point said point being the intersection of the centerline of Concord Avenue and the centerline of Madison Street;

Thence running northeasterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the southwestern lot line of lot 45 as shown on Assessors' Plat #227;

Thence running southeasterly along the southwestern lot line of lot 45 as shown on Assessors' Plat #227, 99 feet more or less to a point said point being the intersection of the southwestern lot line of lot 45 and the southeastern lot line of lot 45 as shown on Assessors' Plat #227;

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Thence running southeasterly along a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension 482 feet more or less to a point said point being the intersection of a line 100 feet distant from and parallel to the southwestern streetline of Garden Street and its extension and the centerline of Bond Street;

Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1973 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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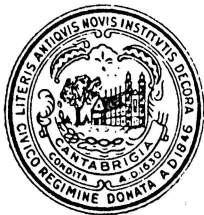
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In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

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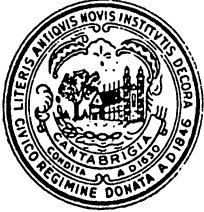
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In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Eight

AN ORDINANCE

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In City Council February 27, 1978.

Passed to a second reading as amended at the City Council meeting of February 27, 1978 and on or after March 13, 1978 the question may be on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

PETITION WITH PROPOSED PLANNING BOARD AMENDMENTS

Cambridge, February 15, 1978

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

The undersigned respectfully pray

that the zoning map accompanying the text of the Zoning Ordinance of the City of Cambridge be amended as follows:

By striking out the designation Residence C-2 and substituting in place thereof the designation Residence C-1 insofar as it relates to the following designated areas of land;

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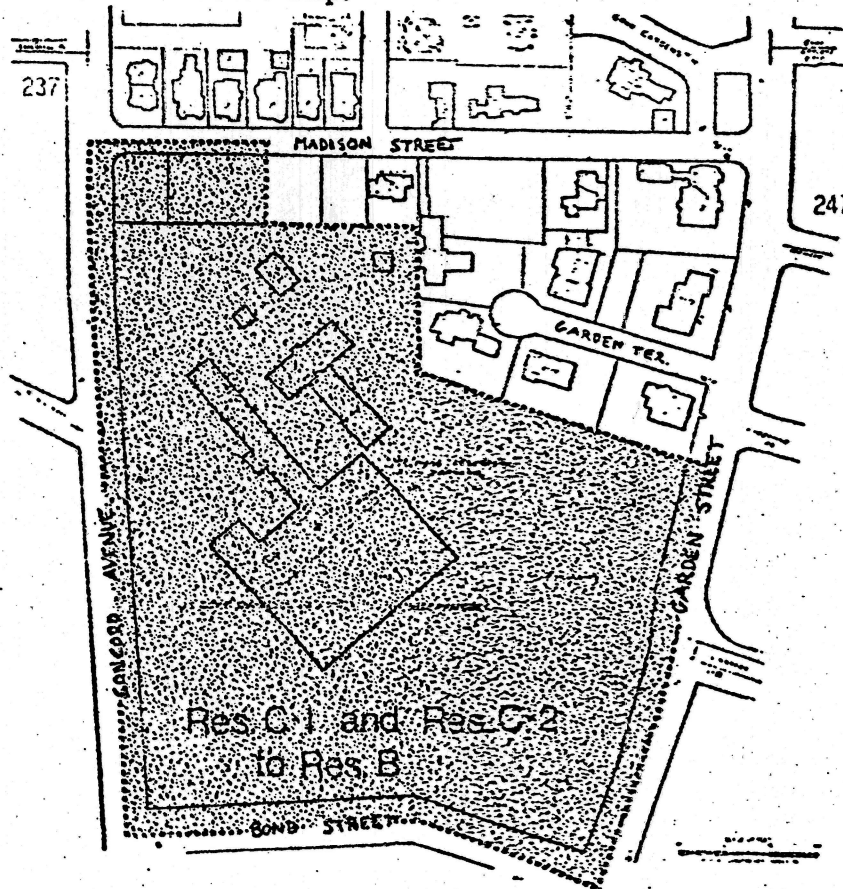
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Thence running southwesterly along the centerline of Bond Street 410 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Concord Avenue;

Thence running northeasterly along the centerline of Concord Avenue 769 feet more or less to the point of origin and which comprises an area of 376,826 square feet more or less.

ZONING AMENDMENT HEARING NOTICE

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, January 17, 1978 at 8:00 p.m. in the City Council Chamber, City Hall, Cambridge, Mass. on a petition by Mrs. John Vincent et al to amend the map accompanying the text of the Zoning Ordinance of the City of Cambridge by striking out the designations Residence C-2 and Residence C-1 and substituting in their place the designation Residence B for the areas shown on the attached map.



Residence C-2 is a high density designation which has a height limit of eighty five (85) feet, a permitted floor area ratio (building area to lot area) of 1.75 and a permitted density of seventy-two (72) units per acre. Residence C-1 is a moderate density designation with a height limit of thirty-five (35) feet, a permitted floor area ratio of .75 and a permitted density of thirty-six (36) units per acre. Residence B is a low density designation with a height limit of thirty-five (35) feet, a permitted floor area ratio of .5 and a permitted density of eighteen (18) units per acre. Residence C-2, Residence C-1 and Residence B designations allow only residential and institutional uses.

This is a notice for a rehearing of the petition previously heard by the Planning Board. Under the new state Zoning Act, the City Council must take final action on a rezoning petition within 90 days of the date of the Planning Board's public hearing on that petition. Due to a misunderstanding of the new state law, the City Council failed to act on this petition within the time limit. Readvertisement and rehearing of the petition by the Planning Board is required to reinstitute the rezoning process.

The public hearing is the first step in the process by which the Planning Board arrives at a recommendation on the proposed amendment. The Planning Board will eventually submit its recommendation to the City Council which may then adopt or reject the amendment.

You are receiving this notice because the property you own or live in is located in or near the affected area. The Planning Board urges all interested citizens to attend this hearing and present their views.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, February 15, 1978 at 6:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Mrs. John C. Vincent, et al to amend the Zoning Ordinances of the City of Cambridge by striking out the designations Residence C-1 and Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat #337. Even number 66 Garden Street, odd numbers 47 through 63 Concord Avenue, and even numbers 2 through 10 Madison Street and which includes all or parts of lots numbered 43, 44, and 90 as shown on Assessors' Plat #227;

and which is bounded and described as follows:-

Beginning at a point said point being the intersection of the centerline of Garden Street and the northwestern lot line of lot 90 as shown on Assessors' Plat #227 and its extension;

Thence running southwesterly along a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and its extension 330 feet more or less to a point said point being the intersection of a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and the northeastern lot line of lot 90 as shown on Assessors' Plat #227;

Thence running northwesterly along the northeastern lot line of lot 90 as shown on Assessors' Plat #227 155 feet more or less to a point said point being the intersection of the northeastern lot line of lot 90 as shown on Assessors' Plat #227 and a northwestern lot line of lot 90 as shown on Assessors' Plat #227;

Thence running southwesterly along a northwestern lot line of lot 90 as shown on Assessors' Plat #227 165 feet more or less to a point said point being the intersection of a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and the northeastern lot line of lot 44 as shown on Assessors' Plat #227;

Thence running northwesterly along the northeastern lot line of lot 44 as shown on Assessors' Plat #227 102 feet more or less to a point said point being the intersection of the northeastern lot line of lot 44 as shown on Assessors' Plat #227 and the centerline of Madison Street;

Thence running southwesterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the centerline of Concord Avenue;

Thence running southeasterly along the centerline of Concord Avenue 770 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Bond Street;

City of Cambridge

- 2 -

Thence running northeasterly along the centerline of Bond Street 540 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Garden Street;

Thence running northwesterly along the centerline of Garden Street 480 feet more or less to the point or origin and which comprises an area of 435,821 square feet more or less.

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

By order of the City Council,

Paul E. Healy,
City Clerk.

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held on Wednesday, December 14, 1977 at 7:00 P. M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on the petition of Mrs. John C. Vincent, et al to amend the Zoning Ordinances of the City of Cambridge by striking out the designations Residence C-1 and Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat #337. Even number 66 Garden Street, odd numbers 47 through 63 Concord Avenue, and even numbers 2 through 10 Madison Street and which includes all or parts of lots numbered 43, 44, and 90 as shown on Assessors' Plat #227;

and which is bounded and described as follows:-

Beginning at a point said point being the intersection of the centerline of Garden Street and the northwestern lot line of lot 90 as shown on Assessors' Plat #227 and its extension;

Thence running southwesterly along a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and its extension 330 feet more or less to a point said point being the intersection of a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and the northeastern lot line of lot 90 as shown on Assessors' Plat #227;

Thence running northwesterly along the northeastern lot line of lot 90 as shown on Assessors' Plat #227 155 feet more or less to a point said point being the intersection of the northeastern lot line of lot 90 as shown on Assessors' Plat #227 and a northwestern lot line of lot 90 as shown on Assessors' Plat #227;

Thence running southwesterly along a northwestern lot line of lot 90 as shown on Assessors' Plat #227 165 feet more or less to a point said point being the intersection of a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and the northeastern lot line of lot 44 as shown on Assessors' Plat #227;

Thence running northwesterly along the northeastern lot line of lot 44 as shown on Assessors' Plat #227 102 feet more or less to a point said point being the intersection of the northeastern lot line of lot 44 as shown on Assessors' Plat #227 and the centerline of Madison Street;

Thence running southwesterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the centerline of Concord Avenue;

Thence running southeasterly along the centerline of Concord Avenue 770 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Bond Street;

City of Cambridge

- 2 -

Thence running northeasterly along the centerline of Bond Street 540 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Garden Street;

Thence running northwesterly along the centerline of Garden Street 480 feet more or less to the point of origin and which comprises an area of 435,821 square feet more or less.

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

For the Committee,

David Clem,
Chairman.

RECEIVED BY
OFFICE OF Cambridge

June 23 1977

To the Honorable, the City Council of the
City of Cambridge:
JUN 24 11 01 AM '77
CAMBRIDGE, MASS.

The undersigned respectfully pray

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

by striking out the designations Residence C-1 and Residence C-2 and substituting in place thereof the designation Residence B insofar as it relates to the following designated areas of land:

Premises of the following parcels as designated on Assessors' Plat #227. Even number 66 Garden Street, Odd numbers 47 through 63 Concord Avenue, and Even numbers 2 through 10 Madison Street and which includes all or parts of lots numbered 43, 44, and 90 as shown on Assessors' Plat #227;

and which is bounded and described as follows.

Beginning at a point said point being the intersection of the centerline of Garden Street and the northwestern lot line of lot 90 as shown on Assessors' Plat #227 and its extension;

Thence running southwesterly along a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and its extension 330 feet more or less to a point said point being the intersection of a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and the northeastern lot line of lot 90 as shown on Assessors' Plat #227;

Thence running northwesterly along the northeastern lot line of lot 90 as shown on Assessors' Plat #227 155 feet more or less to a point said point being the intersection of the northeastern lot line of lot 90 as shown on Assessors' Plat #227 and a northwestern lot line of lot 90 as shown on Assessors' Plat #227;

Thence running southwesterly along a northwestern lot line of lot 90 as shown on Assessors' Plat #227 165 feet more or less to a point said point being the intersection of a northwestern lot line of lot 90 as shown on Assessors' Plat #227 and the northeastern lot line of lot 44 as shown on Assessors' Plat #227;

Thence running northwesterly along the northeastern lot line of lot 44 as shown on Assessors' Plat #227 102 feet more or less to a point said point being the intersection of the northeastern lot line of lot 44 as shown on Assessors' Plat #227 and the centerline of Madison Street;

PETITION

of

for

No.

.....19:

In City Council,

19:

Referred to the Committee on

Attest:

City Clerk.

Thence running southwesterly along the centerline of Madison Street 195 feet more or less to a point said point being the intersection of the centerline of Madison Street and the centerline of Concord Avenue;

Thence running southeasterly along the centerline of Concord Avenue 770 feet more or less to a point said point being the intersection of the centerline of Concord Avenue and the centerline of Bond Street;

Thence running northeasterly along the centerline of Bond Street 540 feet more or less to a point said point being the intersection of the centerline of Bond Street and the centerline of Garden Street;

Thence running northwesterly along the centerline of Garden Street 480 feet more or less to the point or origin and which comprises an area of 435,821 square feet more or less.

Mrs John C. Vincent (Elizabeth T) 7-4 6 Garden Terrace

~~Agatha Long~~ 14 ~~Amherst~~ 7-4
April Gray 7-9 Madison St. Camb 7-4

~~Amherst~~ 11 Madison St. Camb. 7-4

John H. Roseman 6 Holly Ave Cambridge ^{WARD 4} _{PER 4}

Marthy M. Passi 147 Concord Ave. 7-4

Bronica Van Holthe 14 Gray Gardens West

James M. Long 9 Whittier St. Camb. 02146

Gay M. Bernhard 5 Holly Ave., Camb. 7-4

Hiram J. McLendon

9 1/2 Madison St. Camb. Mass 7-4

Dorothy H. Albert 13 Gray Gardens E. 876-1003



A

2

C

F

C

C

HARVARD OBSERVATORY
C-2 BOND

B

C-2
CRABIE CR.

2

CUTLER AVE.

GRAY GARDENS EAST

ROBINSON B

GRAY MEMORIAL

ST.

DRIVE

FERNALD

CINNANEAN

RAYMOND

ST.

GRAY GARDENS WEST

HOLLY AVE.

ANDREON

ST. PETER CHURCH

CONCORD

ST.

HEALEY

ST.

ST.

PARKER

BUCKINGHAM

BUCKINGHAM

CRABIE

ST.

ST.

Property Owners Who Signed the Observatory Hill Down-Zoning Petition

Mrs. John C. Vincent (Elizabeth)	6 Garden Terrace
Top. Sawyer	14 Avon Place
April Gray	7-9 Madison Street
Rose Sperry	11 Madison Street
John H. Riseman	6 Holly Ave.
Dorothy Rossi	147 Concord Ave.
Veronica vonMoltke	14 Gray Gardens West
Douglas M. Lange	9 Whittier Street
Jerry Bernhard	5 Holly Ave.
Hiram McLendon	9 $\frac{1}{2}$ Madison Street
Dorothy H. Albert	13 Gray Gardens East

0-31A

Petition of Mrs. John C. Vincent, et al, to amend the Zoning Ordinance by striking out the designations Res. C-1 and Res. C-2 and substituting in place thereof the designation Res. B in the area bounded by Garden St., Concord Ave., Madison St. and Bond St.

copy sent to Planning
12-30-77 co

Copy sent to Building
9/15/77 dl

In City Council,

June 27, 1977

6/27/77 Report
to Planning Board
for Hearing and
Report

Chapter for

Enclosed with

Forwarding letter

Copies sent to David
Vukery 6/29/77 (co)