



**PUBLIC NOTICE  
RELATIVE TO ZONING.  
CITY OF CAMBRIDGE  
MASSACHUSETTS  
Office Of The City Clerk**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, November 2, 1988 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to extend the effective date of the existing section 3.13 Central Square Temporary Moratorium on **Fast Order Food and Automobile Oriented Fast Order Food Establishment** until **December 31, 1988.**

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

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

For the Committee  
Councillor William H. Walsh  
Chairman

(C)Oct.13,20



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PETITION OF Planning Board  
Fast Food restaurant in Central Square

Petition filed with the City Clerk September 22, 1988

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

4 days Sept.  
31 days Oct.  
30 days Nov.  
65 days = November 30, 1988

In City Council September 26, 1988

Referred to the Planning Board for report September 26, 1988

Planning Board Hearing \_\_\_\_\_

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be January 31, 1989.)

28 days November  
31 days December  
31 days Jan.  
90 days = January 31, 1989

City Council hearing published Chronicle on October 13, 1988  
and October 20, 1988

Hearing before the Ordinance Committee November 2, 1988

Reported to the City Council November 7, 1988 - Gableby by C. Suelley

Passed to a second reading on January 9, 1989

published in Chronicle on January 12, 1989

Planning Board report received on \_\_\_\_\_

Ready for ordination on \_\_\_\_\_

Passed to be ordained on \_\_\_\_\_

published in \_\_\_\_\_ on \_\_\_\_\_

COMPLETION DATE January 31, 1989

1/9/89 Placed on file due to  
filing of Central Square Quezley  
Petition

# City of Cambridge

In City Council November 7, 1988

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At this time, the City Clerk read into the record a memorandum from Michael Rosenberg, Assistant City Manager for Community Development, urging the Committee's favorable consideration on this petition to extend the moratorium until December 31st, 1988.

Speaking in favor of the petition was Robert Heroux, 901 Mass. Avenue, representing the Chamber of Commerce.

Councillor Duehay moved to refer the petition to the full City Council with a favorable recommendation.

The hearing was adjourned at 6:17 p.m.

For the Committee,

Councillor William H. Walsh  
Chairman.

4. *Calendar #16*

Comm. from Joseph E. Connarton, City Clerk,  
transmitting the report of Councillor William  
H. Walsh, Chairman, Committee on Ordinances  
with a favorable recommendation Re: Planning  
Board petition to extend the Central Sq.  
Moratorium on Fast Food Establishments until  
December 31, 1988.

In City Council,

November 7, 1988

*Tabled by  
Councillor Dwyer*

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*101*

RECEIVED BY  
OFFICE OF CITY CLERK

1988 OCT -5 PM 3: 30

CAMBRIDGE MA.

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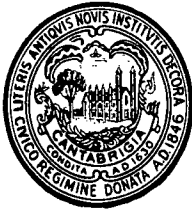
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For the Committee,

Councillor William H. Walsh  
Chairman.



498-9034

RECEIVED BY  
OFFICE OF CITY CLERK  
CITY OF CAMBRIDGE  
COMMUNITY DEVELOPMENT DEPARTMENT  
1988 OCT 32 AM 12:31  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139  
CAMBRIDGE MA.

MEMORANDUM

To: William Walsh, Chairman  
Committee on Ordinances

From: Michael H. <sup>mark</sup>Rosenberg  
Assistant City Manager  
for Community Development

Re: Petition of the Planning Board to extend  
the Central Square Moratorium on Fast Order  
Food and Automobile Oriented Fast Order  
Establishments

Date: October 27, 1988

This petition would extend the existing moratorium for three months until December 31, 1988. We have been working with the Planning Board and the Central Square Economic Development Subcommittee on a zoning petition which would include a cap on fast food establishments within the Central Square business district. A few remaining issues need further discussion by the Planning Board before their zoning petition is filed. We anticipate that a petition will be filed with the City Council before the expiration of the moratorium, as extended.

Thank you for your consideration of the petition to extend the fast food moratorium in Central Square.

MAH/CDW/gb



614 Massachusetts Ave.  
Cambridge, MA 02139

September 22, 1988

TO: Honorable Members of Cambridge City Council

RE: Fast Food Moratorium

Our association would greatly appreciate your favorable consideration in extending the Fast Food Moratorium, which expires on September 31, 1988, to December 31, 1988. This request is made because of existing discussions and planning that require additional time. Since we consider the problem to be a major one, your extension of time would be very helpful, in all probability, in finding a solution.

Sincerely,



Carl F. Barron

CFB/lw  
3094b

# ridge Chronicle

THURSDAY, OCTOBER 13, 1988 50 CENTS

## NORTH POINT

Continued from page 1

development at North Point. Last spring, property owners set out to create their own rezoning proposal after negotiations with city planners broke down. Their revised petition recently won endorsements from the East Cambridge community and Cambridge Planning Department.

The current zoning for North Point — the "no-man's land" of railroad yards, old warehouses and the city's garbage transfer station — allows unlimited height and a four FAR (floor area ratio). This means that the size of a project can be four times larger than the lot on which it is built.

The landowners' new petition would create a base zone with a one FAR, representing a 75 percent reduction in development rights, and a height limit of 50 feet.

Each project would fall within the Planned Unit Development process. This means that each project would

would also include traffic controls. Developers could build up to 3,000 parking spaces at North Point, but that figure could be reduced if the planning board rules over time that the traffic capacity in the area has been exceeded. The city's own petition calls for a limit of 1,800 parking spaces.

"The city and property owners have also agreed on a pedestrian crosswalk connecting Monsignor O'Brien Highway to East Way, one of two roads at North Point. A pedestrian bridge leading to the proposed MBTA Green Line station at Lechmere will offer another alternative for reaching North Point.

The landowners' petition also features the city's new linkage policy, which would require developers needing special permits for commercial projects in excess of 30,000 square feet to pay \$2 per square foot above that level. Also, the petition includes an inclusionary zoning plan that would require developers of residential projects to set aside 15 percent of the units for

low- to moderate-income residents.

The landowners' petition also provides significant zoning bonuses for residential construction.

"The result is a structure of checks and balances and failsafe points where the city is protected against development," said Dean Stroutly, president of Congress Group, a Cambridge developer. "And it provides the developers with enough incentive to move ahead and create a whole new environment out there."

Congress Group owns the Federal Distillers, Inc. property in the heart of North Point and, if the rezoning petition is approved, it plans to knock down the liquor warehouse and put up a pair of office buildings. The two buildings would flank Industrial Way, rise 10 and 12 stories, and offer 438,000 square feet of office space.

Unihab Inc., which has the rights to buy a parcel of land along the Charles River, is exploring whether to build office space or condominiums on the site.

Asked about the landowners' revised petition, City Councillor David

Sullivan said, "My sense is that it's heading in the right direction. I think the Guilford petition has made a lot of progress regarding the city's concerns. Whether the landowners have made enough, I don't know yet. I want to wait and see what they've come up with."

The city's petition, on the other hand, covers 20 more acres in North Point that are not included in the North Point petition.

Anyone interested in donating at that time should contact David Paskind at NCC, 876-6068, for an appointment.

LEGAL NOTICE  
ATTN: DONNA LOPEZ  
CITY CLERK'S OFFICE  
CITY HALL, 796 MASS AVENUE  
CAMBRIDGE, MA 02138  
OCT 13



**SWING YOUR PARTNER** — Karen Heiman swirls around the dance floor at the Mt. Auburn Post VFW's weekly square and contra dance session last Thursday. Her partner is Lon Hocker. (Staff photo by Carolyn Hine)

## Teachers get 19 percent hike over three years

By LAURA BECK  
Chronicle staff

Most teachers in the Cambridge public schools will receive a 19 percent pay boost over the next three years according to terms of a tentative three-year contract worked out this week by the school committee and the Cambridge Teachers Association.

The 829-member CTA is expected to ratify the contract Monday. A majority vote from the CTA is needed before the contracts become official.

Retrospective to Sept. 1, 1988, school employees will receive a 4 percent salary increase across the board and teachers with at least 11 years experience will get an additional 2 percent salary increase for the current year. This 2 percent increase is based on the veteran teachers' educational degrees and additional academic credits.

For example, a teacher with a bachelor's degree and five years experience will now make \$26,900, up from the last year's salary of \$24,712. A teacher with a master's degree plus 30 academic credits and 11 years experience

**The city always sets money aside to use for contract settlements. Hopefully there will be money for the school contract.**

Robert Healy  
City manager

will now make \$39,211 compared to last year's salary of \$36,741, according to School Department Spokesman Albert Giroux.

The second year proposal calls for a 5 percent across the board salary increase in September 1989 with 1 additional percent for teachers with at least 11 years experience.

Please see CONTRACT, page 9

## Rindge Tech continues day classes for adults

The Rindge Technical Vocational Program at Cambridge Rindge and Latin School broke precedent two years ago and offered adults the opportunity to attend classes with teens during the regular school day.

"The concept of mixing adults and teens in day-time classes was considered for years an educational taboo. This was based on theories ranging from 'maturity dissonance' to 'attitude polarization' and a number of other negative concepts perceived by educational authorities," said Rindge Tech Director Karen Prentice.

"The initial program was a pilot study to evaluate its potential. Its success prompted expansion of the program last fall and is the reason for its reintroduction this school year," she said.

She explained that adults are offered free instruction in areas including: auto-body, auto mechanics, carpentry, computer technology, culinary arts, graphic arts, drafting, electrical, machine, sheet metal and welding in scheduled classes during the regular school day. "In addition, we provide job placement services without charge to those who complete the one to one and a half year course," Prentice said.

School Committee Occupational Education Subcommittee chairman Fred Fantini recalled that two decades ago the school department offered courses to adults in a day

time setting but separate from teen students.

"During the '60s courses were offered to adults in medical stenography. However, adults and students did not attend classes together," he said. "To my knowledge, this program marks the first time the school department has offered courses bringing adults and students together in the same classes during the regular school day."

Interim schools' Superintendent Mary Lou McGrath said that the venture is a new opportunity for the community. "It is an occasion to open the doors of public schools to adults in a way that will further benefit the community and individuals beyond high school age who are seeking to develop new skills," McGrath said.

McGrath explained that the traditional Evening Adult Education Program will continue to offer courses for those who prefer to attend that program from October to March. "The day-time adult courses are more than a supplement to the evening program," she said, "since they offer a full-time, five-day-a-week schedule, as opposed to the evening school offering of two nights a week."

Adults interested in the program can call 498-9280. She said that applicants should have a high school degree or GED. Some courses offer community college credit in addition to skill training.

## Give.

### BIG REWARD FOR CATCHING DOGS

Catch New England's hottest greyhounds at Wonderland Park and register to win a hot, new Toyota Corolla FX from now until November 5th.

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RACING SPORTS BAR RESTAURANTS

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Reservations & Information 284-1394

\*No purchase necessary. Entry forms available at entrance gate before the first race this 11:58 am and at Jaffarian's Volvo & Toyota, 312 River St., Haverhill, until 11:48 am. Winner will be announced Saturday, Nov. 5th.

## LaRonga Bakery

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Russer Wunderbar.....99c lb.	Italian Platter.....\$2.75 per person
German Bologna.....99c lb.	American Platter.....\$2.75 per person
Land O'Lakes White American Cheese.....\$1.99 lb.	
Brand Smithfield Ham.....\$1.99 lb.	
Try our subs! At least twice as much meat than anywhere else!	LaRonga Party Platters include: *Potato salad *2 rolls per person *Macaroni salad *Free veggie tray for orders of 25 and up!

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- Feeds 4 to 6 people
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(OUTSIDE MASS. CALL: 508-291-0950)

**COM/Electric**

\*Based on current rate, plus average savings of previous customers.

## Cops set to appear at review board tonight

By LAURA BECK  
Chronicle staff

The weight of the Cambridge Police Review and Advisory Board's subpoena powers will be tested Thursday night, when five police officers are scheduled to face two public hearings.

Thursday's hearings will mark the first test of the subpoena since the Middlesex Superior Court upheld the civilian review board's subpoena powers last month.

Police ignored several subpoenas to appear at hearings in the past, prior to the court ruling.

"We don't like issuing the subpoenas," said William Golon, executive director of the CRB board. "But the chances of an officer showing up to a hearing is very small."

The CRB was established four years ago to investigate public charges about police misconduct and brutality. A city ordinance gave the CRB the power to issue subpoenas requiring police officers to appear during case investigations or at public hearings, but this has been virtually ignored by many police officers in the past, according to Golon.

Three patrol officers, Roger Folger, John Callinan and Louis Neal, as well as Lt. Thomas Benson, are scheduled for Thursday night's

hearing. The CRB board's subpoena powers will be tested Thursday night, when five police officers are scheduled to face two public hearings.

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Please see REVIEW, page 9

## Council votes on North Point Monday

By JAY WEAVER  
Staff writer

It has taken more than two years, but city planners, residents and property owners have finally found a common ground for the future of North Point.

It is now up to the Cambridge City Council to decide the fate of the landowners' rezoning petition for the 94-acre industrial district north of Monsignor O'Brien Highway. The council meeting is set for Monday, at

5 pm, in the Sullivan Chamber at City Hall.

It represents the last opportunity the city council will have to vote on the so-called Guilford petition, named after the major property owner at North Point, Guilford Transportation Co. If the council takes no action, the petition will automatically die. But considering how the landowners have amended their petition to reflect development restrictions in the city's own rezoning plan, the odds for its success are promising.

"This petition clearly incorporates the key points of the city's petition," said Michael Rosenberg, assistant city manager for community development. "Though it approaches the problem of development a little differently, it does the job we're looking for. I see it as an acceptable alternative to our petition."

This outlook represents a dramatic shift in the city's attitude toward the landowners. For the past two years, there has been a moratorium on

**This petition clearly incorporates the key points of the city's petition.... I see it as an acceptable alternative.**

Michael Rosenberg  
CDD director

Please see NORTH POINT, page 12

## Brattle street neighbors battle primary school

By JOHN PERRY  
Chronicle staff

Brattle street neighbors will regroup tonight in their effort to force the closing of a private kindergarten and primary day school serving mainly minority students.

Although the large Colonial revival house at 113 Brattle St. has housed a school for almost 50 years, opponents are using a highly technical reading of the city's zoning ordinance to block the new institution from operating on the site.

Commonwealth Day School's (CDS) 40 young students have clearly settled into the building, 225 Cambridge residents, however, have signed a petition and launched a campaign to force the school off Brattle street.

David Barrett, who lives across the street from the school, called CDS "an institution looking for a home,



RESIDENTS of the Brattle street area near the former New Preparatory School are fighting a special permit application which would enable the building to be used as a school for children from low- and moderate-income families. (Staff photo by Carolyn Hine)

Please see SCHOOL, page 8

## Schochet denied crucial UDAG funds

By JAY WEAVER  
Staff writer

For almost two years, inertia and graffiti have enveloped the buildings wrapped around the corner of Mass. Avenue and Essex street.

What was supposed to have been the site of a lively commercial and residential development that would give Central Square an economic lift has remained its same scruffy self.

In recent weeks, almost all of the critical permits for the mixed-use project have been approved; however, a federal grant that is considered the linchpin for development of the corner site has been turned down for the second time.

The federal government last week rejected the application for a \$2.2 million urban development action grant (UDAG) for the project. A spokesman for the U.S. Department of Housing and Urban Development (HUD) said the developer,

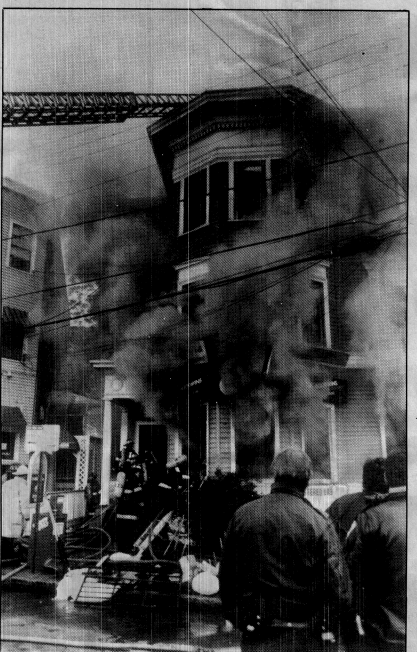
Schochet Associates, failed to provide enough details in the application about private financing for the \$14 million project.

The project's inability to qualify for the UDAG funds could hold up progress on the development of the corner site. Furthermore, without the UDAG and the low-interest loan it would yield, Schochet Associates could end up building fewer affordable apartments than it promised in an agreement with the city.

"The UDAG was a critical juncture; it would have made the project happen now," said Joseph Kellogg, the city's director of economic development. "But I feel confident the project will move forward."

Jack Flynn, the HUD spokesperson, said the city's UDAG application on behalf of Schochet Associates will be reconsidered next September. "There has to be an unequivocal

Please see SCHOCHET, page 9



**FOUR-ALARM BLAZE** — Cambridge firefighters responded to a four-alarm fire at Elliott and Winthrop streets at 7:09 Wednesday morning. The fire damaged two buildings, 16-18 Elliott St. and 98 Winthrop St. The Elliott street building, a four-story commercial and residential structure which houses the Ta Chien and Roka restaurants, sustained the greater damage. Residents were evacuated. The Winthrop street building includes the Henry IV restaurant. The fire department is conducting an investigation into the source of the blaze. (Staff photo by Cheryl Miller)

**ON THE INSIDE**

The Almanac.....13	Letters.....5
Business.....12a	Movies.....12a
Crime beat.....5	PollTalks.....4
Deaths.....13	Restaurants.....3a
Editorial.....4	What's happening.....13

**Talking to the animals**  
A day in the life of a 'dog catcher'

See page 2A in The Weekender



## PUBLIC NOTICE

RELATIVE TO ZONING.

**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on ~~Wednesday, November 2, 1988 at 6:00 P.M.~~ in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to extend the effective date of the existing section 3.13 Central Square Temporary Moratorium on Fast Order Food and Automobile Oriented Fast Order Food Establishment until ~~December 31, 1988.~~

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

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

For the Committee,

Councillor William H. Walsh  
Chairman.



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

October 11, 1988

To Whom It May Concern:

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Your attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton  
City Clerk

JEC/dl

Enc. (1)

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CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT

ROBERT W. HEALY

City Manager

RICHARD C. ROSSI  
Deputy City Manager

September 26, 1988

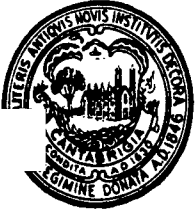
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Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.



**CITY OF CAMBRIDGE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

22 September 1988

MEMORANDUM

TO: Robert W. Healy  
City Manager

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

RE: Central Square  
Temporary Fast Food Moratorium

I am writing to request that the issue of an extension of the Central Square Fast Food Moratorium be placed on the next City Council agenda for their consideration and action.

As you know, the moratorium presently expires on September 30, 1988. It was anticipated that prior to that date a proposed rezoning of Central Square would be submitted to Council, said rezoning to address the issue of fast food restaurants in the Square. We have in fact prepared a zoning proposal which received the endorsement of the Planning Board, however has met with substantial opposition from several interested parties.

As a result of this opposition, Community Development staff have been meeting with these parties and are in the process of discussing possible changes to the zoning proposal which would address their concerns about the proposal. We fully expect these discussions to be successful resulting in a better zoning petition. However, these discussions will not be completed by September 30, 1988.

Since the intent of the initial Fast Food Moratorium was to provide a period in which a zoning proposal could be drafted, and we are not yet ready to submit such a proposal, I respectfully request and recommend that the existing moratorium as described in the attached documents be extended until December 31, 1988 and that such extension be placed before the Council for their referral to the appropriate bodies for public hearing.

MHR/jk

Amend the text of the Zoning Ordinance as follows:

In the existing Section 3.13 - Central Square Temporary  
Moratorium on Fast Order Food and Automobile Oriented Fast  
Order Food Establishments, delete the phrase " September 30, 1988"  
in the fourth paragraph and substitute therefor the phrase  
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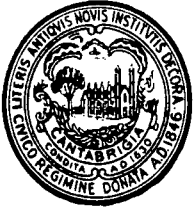
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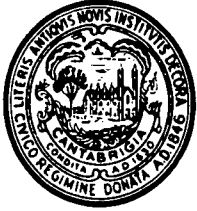
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1/9/89- Placed on file  
due to filing of  
the Central Square  
Avelay. Petition

In City Council,

September 26, 1988

Referred to the Ordinance  
Committee and Planning  
Board

copy sent to Leo Barber, Pl. Board  
9/28/88. Copy to Councilor Walsh,  
Ordinance Comm. Chair 9/30/88 ak