



City of Cambridge

9.

IN CITY COUNCIL

May 19, 1997

COUNCILLOR TRIANTAFILLOU
VICE MAYOR BORN
COUNCILLOR DAVIS
COUNCILLOR DUEHAY
COUNCILLOR REEVES

ORDERED: That the City Manager be and hereby is requested to draft an appropriate zoning petition to respond to the court's decision in *Danehy v. City of Cambridge*.

CHARTER RIGHT WAS EXERCISED BY COUNCILLOR SULLIVAN.

Cambridge Department of Public Works

147 Hampshire Street
Cambridge MA 02139
Tel: (617) 349 - 4800
Fax: (617) 349 - 4868

FAX TRANSMISSION COVER SHEET

Date: October 27, 1997
To: Margaret Drury
Subject: Northern Massachusetts Avenue Zoning Petition
Sender: Martha Bavaro, Administrative Assistant to City Engineer
Fax #:

YOU SHOULD RECEIVE 4 PAGE(S) [Number of pages including this page].
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL: 349-4826 (Martha Bavaro)

NOTES:

Attached, please find a memo, map & description regarding the above mentioned protest.

The map indicates area as described in the description attached. The hatched area is the area owned by Rjstorante Marino, Inc. representing 58% of petitioned area.

10/27/97 16:31
10/27/97 17:01

617 349 4307
8

CITY MANAGER

MANAGER

002
002/004

CAMBRIDGE
DEPARTMENT
OF PUBLIC
**THE
WORKS**

Ralph E. Dunphy
Commissioner

147 Hampshire Street
Cambridge, MA 02139
617-349-4800
TDD 617-349-4805

To: Margaret Drury
City Clerk

From: Ann Daughaday *AD*
City Engineer

Date: October 27, 1997

Re: Northern Massachusetts Avenue Zoning Petition

My staff has tallied the petition area and the area of land owned by the protesters. The results are as follows:

Total Petition Area	17,400 ft ²
Area Owned by Protesters Certified by Assessor's Office	10,040 ft ²
Percent of Land Owned by Certified Protesters	58%

Please let me know if you need any additional information.

Enc:



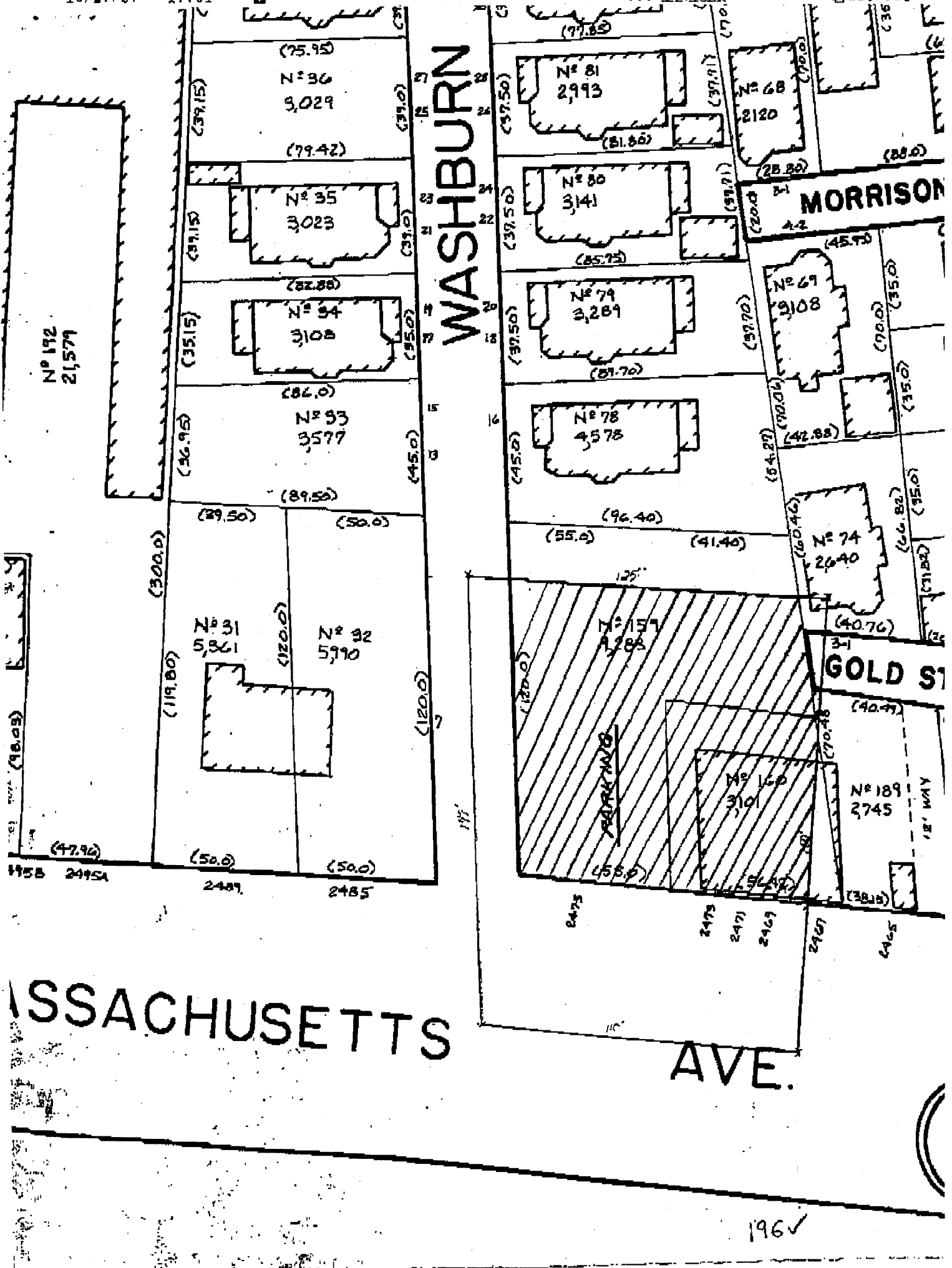
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10/27/97

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8617 349 4307

CITY MANAGER

003
003/004





CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

November 12, 1997

To the Honorable, the City Council:

SUBJECT: Planning Board recommendation on the Petition of the City Council to rezone the existing Business C-1 district on Massachusetts Avenue to a Business A-2 district designation.

Recommendation. The Planning Board recommends adoption of the petition as filed.

Findings

1. There is nothing about the current development of the lots affected by this petition that would suggest the appropriateness of a zoning designation different from that which prevails along Massachusetts Avenue from just north of Porter Square to within two blocks of the Arlington town line, i.e. a Business A-2 zoning designation, extending for a distance of nearly one mile of uniform business zoning, with the exception of this single Business C-1 zone.
2. This is the only Business C-1 zone designated on the zoning map and encompasses little more than 12,000 square feet of land area. The district abuts a Business A-2 district on all sides, up and down and across Massachusetts Avenue, with the exception of the Residence B zone to the northeast.
3. The principal lot within the current Business C-1 district is developed to commercial use (restaurant); it is a one story building at about 15 feet in height generally with some higher elements, but in any case less than 35 feet; and the gross floor area, at about 10,000 square feet, is well below the circa 16,000 square feet that would be permitted in the proposed Business A-2 district if the entire lot on which it sits were zoned Business A-2. The site is developed in a manner consistent with, and within the dimensional limits imposed by, the Business A-2 district.
4. The development on the affected lots has not changed substantially in character since 1991 when most of the larger area formerly zoned Business C-1, of which the Business C-1 zone currently the subject of this rezoning petition was a part, was rezoned to a Business A-2 district. In 1991, as now, it has been the view of the Planning Board that this area is appropriately zoned Business A-2, a zoning designation consistent with the pattern of development now present on the lots affected by this petition, consistent with the City's objectives with regard to development all along Massachusetts Avenue in

North Cambridge, and consistent with the current zoning designation for most of Massachusetts Avenue in North Cambridge.

5. The Planning Board has favored rezoning this area to Business A-2, as proposed in the current petition, since 1991 when the entire original Business C-1 district, created on the Zoning Map in 1986 (Lavery Petition), was proposed to be rezoned to Business A-2 in two companion zoning petitions (Herman, et al and Sheketoff, et al). There has been nothing in the intervening years, in terms of new development changing the character of the area, altered public policy with regard to the planning objectives for this section of Massachusetts Avenue, or any other new information, to suggest the Business A-2 designation, as proposed, is not appropriate.

6. The designation of Trolley Square, that general area at the intersection of Massachusetts Avenue and Cameron Avenue, as a Business C-1 district in 1986, rather than the Business A-2 district applied to Massachusetts Avenue beyond Trolley Square, was a compromise with property owners in the affected area by the city/resident/property owner Zoning Committee created to develop a rezoning proposal for all of Massachusetts Avenue from the Cambridge Common north; the Committee recommendation was ultimately adopted by the City Council as the Lavery Petition. The compromises reached that resulted in the creation of the Business C-1 district and its application to the Trolley Square area on the Zoning Map were acceptable to the Planning Board; nevertheless, the Board at that time did consider the Business A-2 district the better planning choice for the Trolley Square area.

7. A number of building proposals were advanced in the Trolley Square Business C-1 district after its adoption in 1986: at 2441, 2440, 2465, and 2456 Massachusetts Avenues. With the exception of the apartment building at 2456 Massachusetts Avenue, no construction resulted from the special permits granted by the Planning Board and required by the zoning regulations. Each project was residential in use and proposed to make use of the full development potential authorized in the Business C-1 district. The proposals illustrated both to the Planning Board and the neighboring community the extent to which the character of Trolley Square would be transformed should all lots in the Business C-1 district be developed to the full potential allowed under the applicable zoning regulations.

8. The Trolley Square area has been differently, and more densely, zoned from the rest of Massachusetts Avenue since at least 1943. In 1943, that different designation could be justified because a commuter rail line crossed Massachusetts Avenue at that location with the logical implication that somewhat more development might be accommodated there. With the abandonment of that rail line, the planning rationale for treating Trolley Square differently from the rest of Massachusetts Avenue disappeared as well. The persistence of the higher zoning designation into the 1980's was more an accident of history and inertia than planning choice. More recently with a changed, and more active, development climate, the city has chosen, progressively through two zoning changes in 1986 and 1991, to bring the zoning in Trolley Square up to date to reflect a changed

physical environment and different policy objectives. This proposed rezoning would complete that task.

9. A number of policy and planning documents have been published or completed that have relevance to the Board's recommendation on this petition.

a. **Toward a Sustainable Future: Cambridge Growth Policy Document.** This policy document, published in 1993, sets forth seventy land use policies for Cambridge on a wide range of functional areas. Policies relevant to this recommendation suggest that development patterns already clearly established should be reinforced, that expansion of commercial districts is not encouraged, that the present character of commercial areas be strengthened rather than changed, and that the highest density of development be encouraged where there is the most available public transit. In combination, such policies support this proposed change.

b. **North Cambridge Neighborhood Study.** A study undertaken jointly by the North Cambridge community and the Community Development Department; published in 1990 from work undertaken in 1988 and early 1989. The report states strong objections to the Business C-1 district and recommends its elimination. Concerns for the amount of traffic along the Massachusetts Avenue corridor, and the additional traffic new development would generate, were strongly expressed.

c. **DJK Associates Traffic Study, 1989.** Undertaken in response to the concerns expressed in the neighborhood with regard to the traffic consequences of additional development along the Massachusetts Avenue corridor in North Cambridge. Significant additional commercial development in Trolley Square was anticipated to result in reduced functioning of important intersections and the need for physical modifications of roadways if the level of service is to be maintained at acceptable levels.

Respectfully Submitted for the Planning Board,

A handwritten signature in cursive script that reads "Paul Dietrich". The signature is written in dark ink and includes a stylized flourish at the end.

Paul Dietrich, Chairman



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



17.

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

November 17, 1997

To The Honorable, The City Council:

Please find attached for your consideration, a Planning Board recommendation on the Petition of the City Council to rezone the existing Business C-1 district on Massachusetts Avenue to a Business A-2 district designation.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #17

**Relative to a Planning Board recommendation
on the Petition of the City Council to
rezone the existing Business C-1 district
on Massachusetts Avenue to a Business A-2
district designation.**

In City Council November 17, 1997

*Referred to
the Petition*

CITY OF CAMBRIDGE

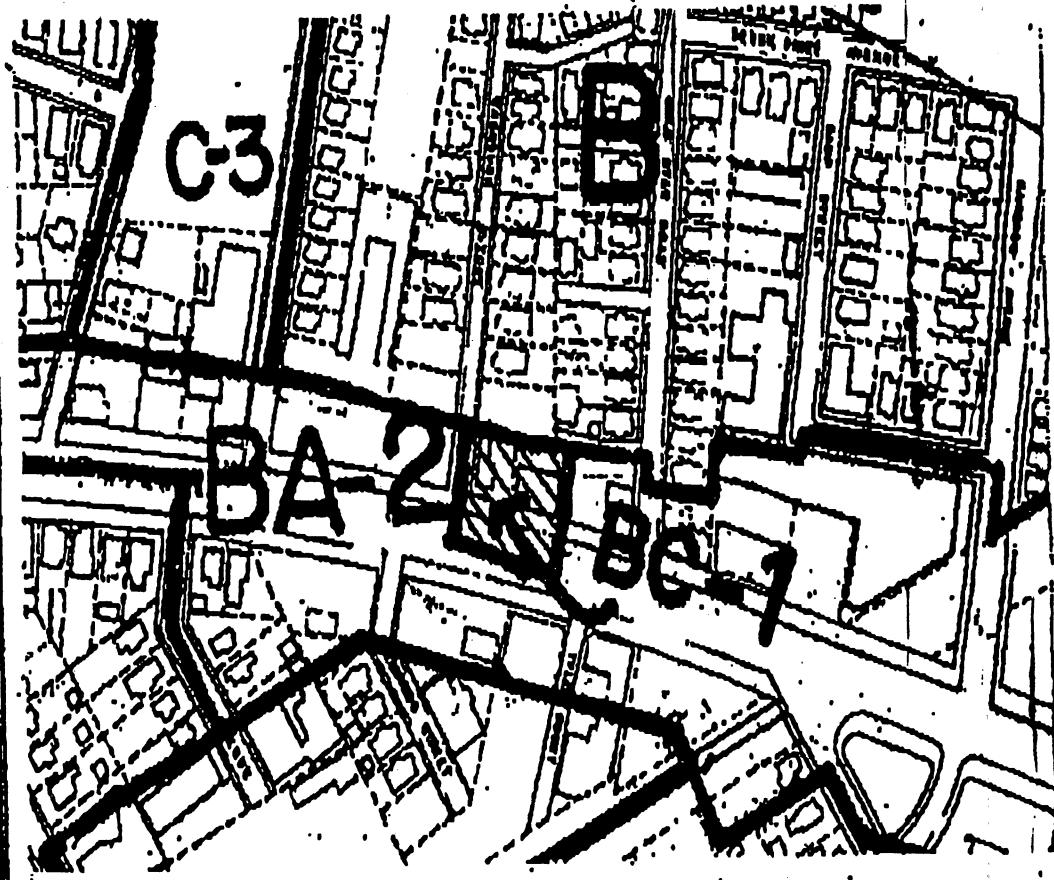


PLANNING BOARD NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 7, 1997, at 9:00 p.m., in the Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition from the City Council, to amend the Zoning Map of the City of Cambridge by rezoning from Business C-1 to Business A-2 an area of land as shown on the accompanying map. The Floor Area Ratio would change from 3.0 to 1.75 (of which 1.0 can be nonresidential), the height would decrease from 50 feet to 45 feet, and the amount of lot area required for each dwelling unit would increase from 450 square feet to 600 square feet.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber at 349-4857 or Liza Paden at 349-4647.

Shaded area to be rezoned from Business C-1 to Business A-2 (9/97)





CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307



12.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

August 4, 1997

To The Honorable, The City Council:

In response to the City Council Calendar Item No. 13, adopted June 16, 1997, please find enclosed the City's Draft Zoning Petition to respond to the court's decision in the case of Danehy v. City of Cambridge.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #12

Relative to Calendar Item Number
Thirteen, dated June 16, 1997,
regarding the City's Draft Zoning
Petition to respond to the court's
decision in the case of Danehy v.
City of Cambridge.

8-14-97
COPIES
sent
me

In City Council August 4, 1997

Vote to Initiate
Petition 9-0-0.
Referred to Planning
Board and Ordinance
Committee for Hearing
and Report.

(Danehy)

PETITION OF

Northern Massachusetts
Avenue

Petition filed with the City Clerk August 4, 1997

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

27 days August

30 days September

8 days October

65 days = October 8, 1997

In City Council August 4, 1997

Referred to the Planning Board for report August 4, 1997

Planning Board Hearing October 7, 1997

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be January 5, 1998.)

24 days October

30 days November

31 days December

5 days January

90 days = Jan. 5, 1998

City Council hearing published Chronicle on Sept. 11, 1997
and Sept. 18, 1997

Hearing before the Ordinance Committee October 7, 1997

Reported to the City Council October 27, 1997

Passed to a second reading on October 27, 1997

published in Chronicle on October 30, 1997

Planning Board report received on November 17, 1997

Ready for ordination on November 10, 1997

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE

December 22, 1997 no action taken due to expiration of time limit and next regular City Council meeting scheduled for January 12, 1998,
Petition filed by owner of 5876 of affected land

BUSINESS NOTES

Bank offers free home-buying class

Cambridgeport Bank will present a home-buying seminar on Thursday, Sept. 18, 6-7:30 pm, in its Central Square branch, located at 689 Mass. Ave. Admission is free and open to the public.

The seminar will cover such issues as selecting a property and location that is best for the buyer, the legal aspects of purchasing a home, home repair and appraisal, and matching a mortgage to fit a buyer's needs. First-time buyer programs will be discussed, along with many of Cambridgeport's mortgage programs.

Space is limited. For more information and/or reservations, call Michelle Collins at 332-9900, ext. 6816.

Concorde Group moving out of city

The Concorde Group, a high-tech firm, is re-locating its headquarters from 229 Binney St. in East Cambridge to Cedar Hill Business Park in Marlborough, where it has leased 28,100 square feet of office and research and development space, according to realtors Cushman and Wakefield.

Founded in 1991, the Concorde Group specializes in the software, hardware and support services essential to developing and implementing technology strategy for growing Unix environments. With 11 offices nationwide, the company has 50 employees and annual revenues of \$20 million.

Selbert Perkins snags new clients

Selbert Perkins Design Collaborative has added three new clients — Berkeley College of Music, UMass Medical Center and Keene Advertising — as well as continuing relationships with DFS Advisors and Fidelity Investments.

For Berkeley College of Music, SPD will be designing a comprehensive sign identity program that will upgrade, enhance and unify the college's existing sign structure.

UMass Medical is working with SPD to design its surgical report

cards. The process, involving chroma press technology, allows each of the report cards to be customized — during the printing process — pulling detailed information from each surgeon's performance record and printing it directly on the document.

SPD is collaborating with Keene Advertising to enhance its company image and build brand equity by creating a corporate capabilities brochure, innovative web site and multimedia presentation materials that, together, will communicate a consistent, unified corporate personality.

SPD is also continuing its relationships with Fidelity Investments, designing the General Motors 1997 401(k) enrollment kit and presentation materials, and DFS Advisors on its corporate brochure, buy sheets and agreement kit.

Neva gets Connected

Neva Group Inc. of Cambridge has been appointed the public relations agency for the Framingham-based Connected Corporation, a provider of on-line data backup and real-time recovery solutions.

Connected is the leader in delivering automated, on-line data backup and real-time recovery solutions, which provide best industry practices while reducing the total cost of support for desktop and mobile PCs. A privately-held company, Connected was founded in 1995.

Neva Group Inc. is a global public relations and marketing consultancy specializing in emerging high technology and medical technology companies. It has offices in Cambridge and London.

MCET wins \$1 million federal grant

The Massachusetts Corporation for Educational Telecommunications has been selected by the U.S. Department of Education as a recipient of the Star Schools grant for reading and literacy.

Beginning this year with initial funding of over \$1 million, the Star Schools grant will increase annually for five years, with total funding valued at \$9.5 million. This award will mark the fourth consecutive time MCET has been recognized for its award-winning educational programs.

Through this Star Schools grant, MCET will partner with UMass Boston, Roxbury Community College, Fitchburg State College and the Educational Development Center to implement "Transitions Through Telecommunications."

Headquartered in Cambridge, MCET was established by the state Legislature in 1982 to provide telecommunication services to students, teachers, administrators and schools in Massachusetts and across the nation. MCET is a quasi-public agency that provides a steady anchor for the education community in this ever-changing world of ideas, technology and learning.

Physician Care joins Lahey group

Physician Care Inc., a 12-physician medical practice with offices in Lexington, Arlington, Cambridge and Waltham, has affiliated with Lahey Hitchock by joining the clinic's Affiliated Medical Practices.

Lahey Hitchock's AMP is a community group medical association formed in response to requests from non-Lahey Hitchock physicians for hospital admission privileges and access to the clinic's managed care programs. Ninety-five non-Lahey Hitchock physicians are members of this group.

O'Neill takes new Polaroid post

Polaroid Corporation has named William J. O'Neill, Jr. as executive vice president and president of corporate business development, a new position focusing on alliances and partnerships, effective Sept. 1.

Previously, O'Neill was executive vice president and chief financial officer. In his new role, he will have responsibility for strategic alliances, partnerships and new business opportunities, in addition to overseeing all of the company's non-photographic businesses.

"Bill's charge is to create new businesses by tapping resources within the company, forming alliances and partnerships with others, licensing technology and making acquisitions," said Gary T. DiCamillo, chairman and chief executive officer.

O'Neill, 55, joined Polaroid in 1969. In addition to serving as chief financial officer, he has held a variety of operating positions, including group vice president, consumer photography, and group vice president, worldwide marketing and sales.

DiCamillo says a search has begun for a new chief financial officer. During this period, O'Neill will continue to have that responsibility. In his new role, he will retain responsibility for investor relations and corporate communications.

Restaurant benefit to aid homeless

The Friends of the Cambridge Public Library and Solutions at Work, a homeless advocacy group, will be the beneficiaries of a grand opening celebration for Fire and Ice, an "improvisational grill" in Harvard Square.

The benefit will be held on Tuesday, Sept. 22, from 5-8:30 pm at Fire and Ice, located at 50 Church St. in the Atrium Building.

Tickets are \$35 for an individual, \$25 for each additional guest, and \$100 for a benefactor. Benefactors are invited to attend the pre-ent cocktail reception from 5-6 pm, featuring celebrity grillers.

For tickets, call Fruit Communications at 864-9920 or send checks, payable to "Solutions at Work/Fire and Ice Benefit," to 186 Hampshire St., Cambridge, 02139. Include your name and telephone number for confirmation.

Human Resources Council to meet

The Human Resources Council will meet at the Royal Sonesta Hotel Wednesday, Sept. 17, at 5:30 pm, with the program "From Human Resources to Chief Operating Officer... How Did it Happen, What Does it Mean?" by James C. Curvey, chief operating officer of Fidelity Investments.

The cost is \$45 for members of the council and \$55 for non-members. The council, a nonprofit organization serving the Boston business community, is comprised of approximately 200 corporate human resource professionals and those that serve the personnel community in a third-party capacity.

Hojo's owner Sage given lifetime achievement award

Prominent Boston-area hotel and restaurant owner Robert Sage, president of Sage Hotels, recently was honored with a Lifetime Management Achievement Award by Howard Johnson Hotels and Inns.

Sage also received achievement awards from the Greater Boston Convention and Visitors Bureau, which Sage founded in 1978, and American Express, with which he has had a longtime affiliation. The ceremonies took place at Sage's flagship Howard Johnson Hotel on Memorial Drive.

The Howard Johnson award was conferred by Stephen Phillips, president of New Jersey-based corporation. Phillips says Sage, who owns three Howard Johnson hotels in Boston and Cambridge, "exemplifies the very best traditions and principles" of the Howard Johnson Company.

"His values and business ethics are very well respected in the industry and his professional management techniques have been used as a standard," Phillips said. "Bob Sage's hotels encompass some of the most-valued properties in our franchise, and I look forward to continuing to work with him."

The GBCV award was presented by Sage's successor as president of the organization, Patrick Moscaritolo, Michael Mancuso, American Express director of establishment services, Boston district, presented that organization's recognition of Sage's services.

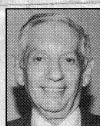
Sage also accepted proclamations from Cambridge Mayor Sheila Doyle Russell and state Rep. Timothy Toomey, who is also a city councilor.

Moscaritolo, who served as master of ceremonies, hailed Sage as an innovator whose efforts have led to the vitality enjoyed today by the area's tourism and hospitality industry. He noted that it was Sage who built the first new hotel in Boston in more than 30 years when he opened the Fenway Motor Hotel in 1959.

Mayor Russell's two-page proclamation recognized Sage's contributions over the years in helping Cambridge to maintain a vital and attractive business climate.

"His values and business ethics are very well respected in the industry and his professional management techniques have been used as a standard!"

Stephen Phillips



Bob Sage

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ALTERNATE RENTALS LICENSE LEGAL NOTICE CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

#184 Lots #74, 189, 160, 159; inclusive of 250' x 100' Massachusetts Avenue and 1-3 Gold Star Road Place.

the City of Cambridge. The City of Cambridge reserves the right to reject any or all bids if it is in the public interest to do so.

FIRE & ICE LICENSE LEGAL NOTICE CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 132A, as amended, that Helmand Boston, Inc. d/b/a The Helmand, Shahwali Karzai, Manager, holder of an All Alcoholic Beverages as a Restaurant license at 143 First Street has applied for a change of manager to Mohammad Anwar Hamidi.

ary lines, location and quantity of vehicular parking, the presence of accessory activities such as loading facilities, waste storage facilities, mechanical service equipment, landscaped green spaces, etc.

A hearing on this application will be held on Tuesday evening, September 23, 1997 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Second Floor, Hearing Room, Cambridge, MA 02139.

All persons interested in this matter may appear at this time and be heard. For the Committee, Councilor Francis H. Duguay, Chair

Attention is called to the following programs and ordinances of the City of Cambridge: 1. Supplemental Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program;

The corrected description of the premise is: Two dining rooms, lounge, patio and kitchen including two bars all on lower level and recreation/water area located on first floor at 50 Church Street, Cambridge, consisting of approximately 7,620 square feet. Egress located through stairs in front lobby, elevator in dining room and kitchen.

A hearing on this application will be held on Tuesday evening, September 23, 1997 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Second Floor, Hearing Room, Cambridge, MA 02139.

All persons interested in this matter may appear at this time and be heard. For the Committee, Councilor Francis H. Duguay, Chair

BEANTOWNE LICENSE LEGAL NOTICE CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 136, as amended, that T. J. Harrnett Beverage Co., Inc. d/b/a Buy-Rite Liquors, Edward J. Boyle, Jr., Manager, has applied to transfer its All Alcoholic Beverages as a Package Store license at 2440 Massachusetts Avenue to Modern Continental Enterprises, Inc., Robert L. Shepard, manager, at 2450 Massachusetts Avenue (formerly known as 2440 Massachusetts Avenue).

Copies of the above are bound in the bid documents and are fully integral portions of the conditions of the contract with which each contractor and sub-contractor must comply.

A hearing on this application will be held on Tuesday evening, September 23, 1997 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Second Floor, Hearing Room, Cambridge, MA 02139.

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 Tuesday, October 7, 1997 at 5:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinance in Section 4.30 - Table of Use Regulations, line 12, Hotel and motel, by deleting the current notation "Yes 7" in column four and substituting in place thereof the following:

Whereas, Cambridge Redevelopment Authority desires to modify, as hereinafter set forth, certain provisions of the urban renewal plan known as the "Urban Renewal Plan, Kendall Square Urban Renewal Area, Project No. Mass. R-107", as heretofore amended:

A hearing on this application will be held on Tuesday evening, September 23, 1997 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Second Floor, Hearing Room, Cambridge, MA 02139.

The Officers and Directors are: Lelio Marino, President and Director; Kenneth Anderson, Treasurer and Director; Robert Shepard, Clerk and Director.

The description of the premise is: Convenience store with partition area for retail.

Article 14.000 of the Zoning Ordinance of the City of Cambridge is hereby amended by changing the reference in Section 14.32.2(4)(b) to Cumulative GFA (cumulative gross floor area) in the "Hotel/Motel" intensity of development classification from "250,000 square feet" to "440,000 square feet".

Res C, C-1, 2, 2A, 2B, 3, 3A 1. Transient accommodations 7 2. Hotel or motel SP

Now, therefore, said Plan is hereby further modified as follows: 1. Section 402 (a) of the Plan is hereby amended by changing the reference in the third paragraph to read: "(b) Hotel/Motel; Cumulative GFA = 440,000 S.F."

BROUGHAM GUARDIANSHIP LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT MIDDLESEX, SS DIVISION DOCKET NO. 96P 0295 GC GUARDIANSHIP WITH SURETIES NOTICE

TO PATRICIA TRAYERS BROUGHAM OF CAMBRIDGE, in said county and heirs apparent or presumptive: A petition has been presented in the Massachusetts Probate Court, in which said PATRICIA TRAYERS BROUGHAM is unable to manage or communicate informed decisions due to physical incapacity or illness and praying that ALLAN W. FLEMING OAKLAND IN THE STATE OF CALIFORNIA AND THOMAS TRAYERS OF SALEM IN THE STATE OF NEW HAMPSHIRE - or some other suitable person - be appointed her guardian.

The City of Cambridge is seeking proposals from qualified vendors to provide hardware, software, and services for a Police Records Management and Imaging System to be used by the Cambridge Police Department. The System will also offer interface to existing CAD and Mobile Computer Systems as well as an interface to CUIS.

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows: Article 14.000 of the Zoning Ordinance of the City of Cambridge is hereby amended by changing the reference in Section 14.32.2(4)(b) to Cumulative GFA (cumulative gross floor area) in the "Hotel/Motel" intensity of development classification from "250,000 square feet" to "440,000 square feet".

(a) Hotels and motels shall be prohibited in Residence C or Residence C-1 districts; (b) Hotels and motels shall be permitted as of right in Residence C-2A districts and in Residence C-2, 2A, 2B, and 3 districts where at least fifty (50) percent of the area of the lot upon which the hotel or motel is located and the point of entry from a street for all vehicular access to the hotel or motel, is located within the Harvard Square Overlay District or the Massachusetts Avenue Overlay District.

The Officers and Directors of Hydan Industries are: Jack Barry, President, Treasurer, Clerk, and Director.

IF YOU DESIRE TO OBJECT to the allowance of said petition, you or your attorney must file a written appearance in said court at Cambridge, on or before OCTOBER 03, 1997.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the SECOND day of SEPTEMBER in the year of our Lord one thousand nine hundred and ninety SEVEN.

The City will conduct a mandatory Bidders Conference on September 17 at 9:30 AM in the Police Academy, fourth floor at 5 Western Avenue. The approximately 2-hour conference will be followed immediately by an optional tour of the two major facilities important to the Project (Police Academy and new Emergency Communications 911 Center).

Notice is hereby given that Greenhouse Coffee Shop and Restaurant, Inc., Joseph J. Nini, Manager, holder of a Common Victualer license at 3 Brattle Street has applied for an increase in capacity from 49 to 56 seats and a change of premise description.

(c) Hotels or motels shall be permitted by special permit from the Board of Zoning Appeals (BZA) in Residence 2, 2A, 2B, and 3 districts, where paragraph (b) above does not apply. In granting such special permit the BZA shall find that the proposed location and its surrounding neighborhood is predominantly industrial or commercial in use, and specifically not a low density residential area. The Board shall further find that the physical development of the site for hotel use will be similar to, and compatible with, the existing (or potential) site development pattern on surrounding sites for other uses permitted in the applicable zoning district or districts; and that the operation of the hotel or motel with regard to delivery of goods, the kind and volume of vehicular trips to and from the site, and the numbers of people visiting the site on foot, among other factors, is compatible with the use of adjacent properties for uses permitted in the applicable zoning district or districts. In making these findings the Board shall take into account the following, among other considerations:

The description of the premise is: First floor dining room and kitchen with basement for storage. Front exit on Mass. Ave. with rear exit from kitchen to rear parking lot.

Business C-1 Hearing LEGAL NOTICE CITY OF CAMBRIDGE 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 Tuesday, October 7, 1997 at 5:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning map of the City of Cambridge by striking the existing designation Business C-1 and substituting in place thereof the designation Business A-2 for an area described below:

Two (2) separate sealed envelopes, one (1) containing an original non-price technical proposal marked "Proposal Police RMS and IMAGING Procurement (Non-Price)" and (6) copies, and one (1) containing two (2) copies of the price proposal marked "Price Proposal Police RMS and IMAGING Procurement" must be delivered and addressed to: Gail Cohen, Purchasing Agent, City of Cambridge, 3rd Floor, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, MA 02139, Thursday, October 9, 1997.

A hearing on this application will be held on Tuesday evening, September 23, 1997 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Second Floor, Hearing Room, Cambridge, MA 02139.

1. The scale of buildings in the immediate neighborhood; 2. The extent of non-residential development in the neighborhood, including the size of buildings, the specific uses, the kind and number of vehicular trips generated by those uses; 3. The density of residential uses on adjacent lots and within the immediate neighborhood; 4. The details of the operation of the proposed hotel or motel use including the kinds and number of vehicle trips to the site, including service trips; 5. The extent of access to arterial streets that customarily accommodate or provide direct service to non-residential uses;

A hearing on this application will be held on Tuesday evening, September 23, 1997 at six o'clock in the Michael J. Lombardi Municipal Building, 831 Massachusetts Avenue, Second Floor, Hearing Room, Cambridge, MA 02139.

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwestern extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the centerline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southeasterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue, Room 303, Cambridge, MA 02139 until 2:30 PM, October 2, 1997 at which time all bids will be publicly opened and read aloud.

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 150 feet;

1.06 Said area includes all or parts of the following parcels of land: 2.01 Premises shown on Assessor's Plat

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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All bids shall be accompanied by a bid deposit in the form of a certified cashier's or treasurer's check (NO CASH) in the amount of one hundred percent (100%) of the contract sum. Bonds shall be obtained from a surety licensed to do business in the Commonwealth of Massachusetts and the form shall be satisfactory to

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty ninth day of August in the year of our Lord one thousand nine hundred ninety SEVEN.

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To place your legal notice call 1-800-624-7355.



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:
That the Zoning Ordinance of the City of Cambridge
is hereby amended as follows:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

(2)

Passed to a second reading at the City Council Meeting held on October 27, 1997 and on or after November 10, 1997 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury, City Clerk

City of Cambridge

The Ordinance Committee held a public hearing on October 7, 1997, beginning at 7:02 p.m. in the Sullivan Chamber for the purpose of considering a proposed amendment to the zoning map to substitute a Business A-2 designation for the existing Business C-1 designation in the area bounded by Massachusetts Avenue, Washburn Avenue, Gold Star Road and Gold Star Place.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Michael A. Sullivan, Councillor Katherine Triantafillou, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Land Use and Zoning, Community Development Department and Nancy Glowa, First Assistant City Solicitor.

Councillor Duehay convened the hearing and explained the purpose of the hearing and the procedures. He noted that this petition is proposed by the Planning Board.

Councillor Triantafillou stated that she was leaving the hearing to attend a neighborhood meeting but that she wants to go on record in favor of this proposal.

Councillor Duehay then requested that Mr. Barber discuss the petition. Mr. Barber stated that the petition would rezone three lots that are currently zoned C-1, a remnant inadvertently left out of the rezoning of the northern Massachusetts Avenue area in 1991. It would rezone the lots to Business A-2, which is the designation from the Cambridge Common to the Arlington line. Mr. Barber stated that the effects would include a reduction of the floor area ratio (FAR) to 1.75, a slight increase in the required area per dwelling unit, and a reduction of allowable height from 60 to 45 feet.

Councillor Duehay then requested that Attorney Glowa describe the legal circumstances. Ms. Glowa stated that the area was inadvertently left out of the Trolley Square rezoning in 1991. A subsequent petition to rezone these three lots to conform to the rest of the Trolley Square zoning failed of adoption. A suit was brought by another property owner alleging spot zoning as to his property and this property. The judge's ruling was that the differential zoning of these three lots may be improper spot zoning. The judge has now explicitly provided the City Council with an opportunity to cure this anomaly before she finally decides the spot zoning issue.

Vice Mayor Born asked about the consequences of not enacting this petition. Ms. Glowa stated that the Law Department's view is that the judge was stating that if this parcel is left out, the entire Trolley Square rezoning is at risk of invalidation.

Vice Mayor Born stated that given these circumstances, she favors adoption.

Councillor Davis stated that she would agree.

Councillor Duehay then invited testimony in favor of this petition.

Mr. Joe Joseph, 20 Columbus Avenue, stated that he does not understand what the opposition to this petition could possibly be. Residents and small business people are very concerned about the possibility of over-building.

Mr. Michael Brandon, 27 Seven Pines Avenue, spoke in support of this petition. He asked if the present petition is identical to the Sheketoff petition, which was the earlier petition to correct the inadvertent omission. Ms. Glowa stated that the language is identical.

Mr. Brandon asked which parcels on Gold Star Court and Road are included. Mr. Barber stated that he would need to review the map to identify exactly which parcels are included, but the petition is identical to the Sheketoff petition.

Mr. Brandon stated that further expansions of Ristorante Marino are not appropriate for its residential setting.

Councillor Duehay then invited testimony in opposition to the petition.

Mr. David Connelly, Esquire, stated that he is the Attorney for Ristorante Marino, which owns the entire property which is the subject of this petition and has filed formal written protest under M.G.L. Ch. 40A.

Mr. Connelly stated that there have been no appropriate planning and zoning studies. There has been no comprehensive zoning. There have been no changes that justify passing this now when it was rejected by the City council in the Sheketoff petition in 1991.

Attorney Connelly said that it is not appropriate for a judge to push this. IT constitutes spot zoning as to Ristorante Marino.

Mr. Ron Palermo, 600 Memorial Drive, stated his opposition to the petition.

Ms. Glowa stated that the court order made it clear that it felt that these parcels should have been part of the Trolley Square rezoning and without their inclusion, there could be a declaration that the entire Trolley Square rezoning is invalid.

It was agreed without objection that the petition would be referred back to the full City Council without any recommendation.

Councillor Duehay thanked those present for their attendance and the hearing was adjourned at 7:20 p.m.

For the Committee,

Francis H. Duehay
Councillor Francis H. Duehay
Chair

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREAS in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

To City Councillors:

- Anthony Galluccio
- Henrietta Davis
- Katherine Triantafillou
- Kathy Born .
- Kenneth Reeves
- Sheila Russell
- Timothy Toomey
- Frank Duehay
- Michael Sullivan

RE: Trolley Square Zoning

November 23, 1997

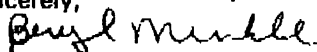
I am writing to urge the City Council to vote to bring Ristorante Marino into conformity with the zoning rules established in 1991. I am very concerned about the impact that a reversion to former zoning, BC-1, would have on our neighborhood.

As a resident of North Cambridge and abutter to the restaurant and numerous other of Marino's properties on Mass. Ave., I resent the implications of the exemption of his property. Is Modern Continental above the law? Does money speak louder than justice in Cambridge? Are the interests of self-serving developers shaping the future of our City?

Mr. Shepherd, vice president of Modern Continental is quoted as saying: "This company is probably the only landlord in that whole area that takes care of their properties...we're the majority landowner in the area..." (Boston Globe, 11/23/97).

Mr. Shepherd has made a serious mistake. As a long-time homeowner on Gold Star Road, I take pride in our neighborhood properties. We, the residents of North Cambridge, comprise the majority of landowners in the area. We expect fair-play and integrity when it comes to the needs of residents and commercial development. We expect the City Council to uphold its previous decision to downzone to a lower-density business district.

Sincerely,



Beryl Minkie
21 Gold Star Road
Cambridge, 02140

29

Consent Communication #29

Communication was received from Beryl Minkle, urging the City Council to vote for the Northern Massachusetts Avenue Zoning Petition.

In City Council December 15, 1997

*Referred to the
Petition*

City of Cambridge

9.
Calendar #13

~~May 19, 1997~~
June 16, 1997

COUNCILLOR TRIANTAFILLOU
VICE MAYOR BORN
COUNCILLOR DAVIS
COUNCILLOR DUEHAY
COUNCILLOR REEVES

ORDERED: That the City Manager be and hereby is requested to draft an appropriate zoning petition to respond to the court's decision in Danehy v. City of Cambridge.

In City Council June 16, 1997
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk



City of Cambridge

9.
Calendar #3

IN CITY COUNCIL

~~May 19, 1997~~
June 2, 1997

COUNCILLOR TRIANTAFILLOU
VICE MAYOR BORN
COUNCILLOR DAVIS
COUNCILLOR DUEHAY
COUNCILLOR REEVES

ORDERED: That the City Manager be and hereby is requested to draft an appropriate zoning petition to respond to the court's decision in *Danehy v. City of Cambridge*.

TABLED ON THE MOTION OF COUNCILLOR SULLIVAN.

City of Cambridge

- 2 -

Tuesday, October 7, 1997

4:30 P.M.

The Ordinance Committee will hold a public hearing on a petition of the Planning Board to amend the Zoning Ordinances by deleting Section 5.22.3 in its entirety. (Sullivan Chamber)

5:00 P.M.

The Ordinance Committee will conduct a public hearing on a petition of the Planning Board to amend the Zoning Ordinances in Section 4.30 - Table of Use Regulations, line i.2. Hotel or motel, by deleting the current notation. (Sullivan Chamber)

5:30 P.M.

The Ordinance Committee will conduct a public hearing on a petition of the Planning Board to amend the Zoning Ordinances by creating a new Section 11.500 Mid Massachusetts Avenue Overlay District. (Sullivan Chamber)

6:00 P.M.

The Ordinance Committee will conduct a public hearing on a petition of the Planning Board to amend the Zoning Map by striking the existing designation Business C-1 and substituting in place the designation Business A-2 in the area bounded by Massachusetts Avenue, Washburn Avenue, Gold Star Road and Gold Star Place. (Sullivan Chamber)

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

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1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

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NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

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1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475
Massachusetts Avenue and 1-3 Gold Star Road Place.

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

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Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

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NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

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WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

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2.01 Premises shown on Assessor's Plat #184

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WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

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2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

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WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

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Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREAS in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

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2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

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1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

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1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

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1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

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2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREASE in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

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Cambridge Department of Public Works

147 Hampshire Street
Cambridge MA 02139
Tel: (617) 349 - 4800
Fax: (617) 349 - 4868

FAX TRANSMISSION COVER SHEET

Date: October 27, 1997
To: Margaret Drury
Subject: Northern Massachusetts Avenue Zoning Petition
Sender: Martha Bavaro, Administrative Assistant to City Engineer
Fax #:

YOU SHOULD RECEIVE 4 PAGE(S) [Number of pages including this page].
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL: 349-4826 (Martha Bavaro)

NOTES:

Attached, please find a memo, map & description regarding the above mentioned protest.

The map indicates area as described in the description attached. The hatched area is the area owned by Ristorante Marino, Inc. representing 58% of petitioned area.



Ralph E. Dunphy
Commissioner

147 Hampshire Street
Cambridge, MA 02139
617-349-4800
TDD 617-349-4805

To: Margaret Drury
City Clerk

From: Ann Daughaday
City Engineer *AD*

Date: October 27, 1997

Re: Northern Massachusetts Avenue Zoning Petition

My staff has tallied the petition area and the area of land owned by the protesters. The results are as follows:

Total Petition Area	17,400 ft ²
Area Owned by Protesters Certified by Assessor's Office	10,040 ft ²
Percent of Land Owned by Certified Protesters	58%

Please let me know if you need any additional information.

Enc:



NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

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MODERN CONTINENTAL COMPANIES, INC.

600 Memorial Drive • Cambridge, MA 02139 • Phone (617)864-6300 • Fax (617)864-8766

**RISTORANTE MARINO, INC.
2465-2475 Massachusetts Avenue
Cambridge, Massachusetts 02140**

October 2, 1997

RECEIVED BY
OFFICE OF CITY CLERK

OCT -3 AM 8:49

CAMBRIDGE MA.

BY HAND DELIVERY

97
Cambridge City Clerk
Office of the City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts

**RE: Rezoning petition concerning property located at 2465-2475
Massachusetts Avenue, Cambridge, Massachusetts**

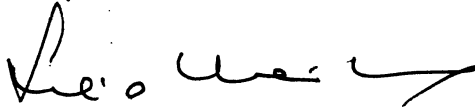
Dear City Clerk:

Please be advised that Ristorante Marino, Inc. ("Ristorante Marino") is the owner of the property located 2465-2475 Massachusetts Avenue in Cambridge, more fully shown as Block 184, Lots 159, 160, and 189 on the City of Cambridge Assessors Maps (the "Property"), being the entire area that is the subject of a rezoning petition to be addressed at a public hearing before the Cambridge Planning Board on October 7, 1997 and before the Ordinance Committee of the City Council (the "Proposed Rezoning"). A copy of the notice for this public hearing before the Planning Board is attached hereto as Exhibit A. The Proposed Rezoning would change the zoning classification of the Property from Business C-1 to Business A-2, thereby reducing the allowed Floor Area Ratio from 3.0 to 1.75 and decreasing the allowed height from 50 feet to 45 feet.

The purpose of this letter is to provide written notice in accordance with the requirements of Massachusetts General Law Chapter 40A, Section 5, that Ristorante Marino, as the sole owner of land that would be affected by this zoning change, is opposed to the Proposed Rezoning because the Proposed Rezoning will serve no legitimate city planning purpose, is not based on any comprehensive studies or plans, and will unsettle established and reasonable expectations that Ristorante Marino has

had about how the Property may be used and reconstructed. The resulting non-conformities will adversely affect the ability to operate the restaurant on the Property.

Very truly yours,



Lelio Marino
President

cc: Cambridge City Council,
c/o City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139
Via Hand Delivery

Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, Massachusetts 02139
Via Hand Delivery

#165518v2

CITY OF CAMBRIDGE



PLANNING BOARD NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 7, 1987, at 9:00 p.m., in the Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition from the City Council, to amend the Zoning Map of the City of Cambridge by rezoning from Business C-1 to Business A-2 an area of land as shown on the accompanying map. The Floor Area Ratio would change from 3.0 to 1.75 (of which 1.0 can be nonresidential), the height would decrease from 50 feet to 45 feet, and the amount of lot area required for each dwelling unit would increase from 450 square feet to 600 square feet.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber at 349-4657 or Liza Paden at 349-4647.

Shaded area to be rezoned from Business C-1 to Business A-2 (9/87)



179 8022 88

5

5

5-3

5-3

Consent Communication #5

**Written protest has been received from
Ristorante Marino, Inc., 2465-2475
Massachusetts Avenue, regarding the
Northern Massachusetts Avenue Zoning
Petition.**

In City Council October 20, 1997

*Referred to
the Petition*



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: SALLY POWERS, DIRECTOR
ASSESSOR'S OFFICE**

**FROM: ^{DMD}
D. MARGARET DRURY, CITY CLERK**

DATE: October 8, 1997

**RE: WRITTEN PROTEST TO THE NORTHERN MASSACHUSETTS
AVENUE ZONING PETITION**

Attached you will find two copies of written protests filed regarding the Northern Massachusetts Avenue Zoning Petition to amend the Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.



MODERN CONTINENTAL COMPANIES, INC.

600 Memorial Drive • Cambridge, MA 02139 • Phone (617)864-6300 • Fax (617)864-8766

**RISTORANTE MARINO, INC.
2465-2475 Massachusetts Avenue
Cambridge, Massachusetts 02140**

October 2, 1997

RECEIVED BY
OFFICE OF CITY CLERK

OCT -3 AM 8:49

CAMBRIDGE MA.

BY HAND DELIVERY

97
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Office of the City Clerk
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts

**RE: Rezoning petition concerning property located at 2465-2475
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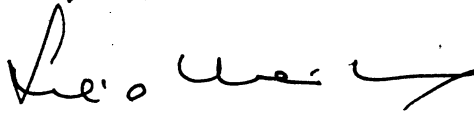
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cc: **Cambridge City Council,
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57 Inman Street
Cambridge, Massachusetts 02139
Via Hand Delivery**

CITY OF CAMBRIDGE

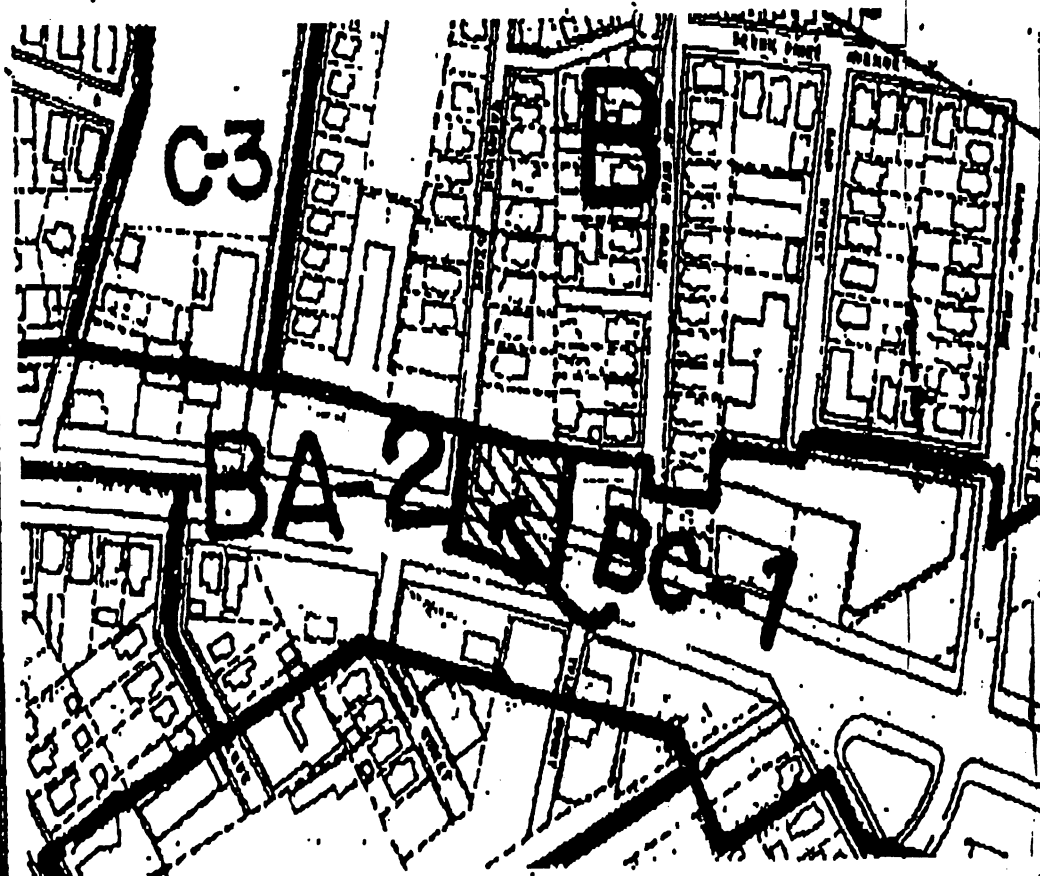


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Shaded area to be rezoned from Business C-1 to Business A-2 (9/87)



City of Cambridge

MASSACHUSETTS

In City Council 11/24/97, 199

C. Duehay

Motion to table Cal # 36

	YEA	NAY	ABSENT	PRESENT
V.M. Kathleen L. Born	✓			
Ms. Henrietta Davis	✓			
Mr. Francis H. Duehay	✓			
Mr. Anthony Galluccio		✓		
Mr. Kenneth E. Reeves	✓			
Mr. Michael A. Sullivan		✓		
Mr. Timothy J. Toomey, Jr.		✓		
Ms. Katherine Triantafillou	✓			
Mayor Sheila T. Russell		✓		

5 4 0

NORTHERN MASSACHUSETTS AVENUE ZONING PETITION

WHEREAS a certain portion of northern Massachusetts Avenue is presently zoned Business C-1; and

WHEREAS in June, 1991, a petition to change this portion and other portions of northern Massachusetts Avenue did not include the existing Business C-1 zone in the description of affected properties;

NOW THEREFORE, the undersigned respectfully petitions the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance and Map by doing the following:

Amend the Zoning Map of the City of Cambridge by striking the existing designation Business C-1 and substituting therefore the designation Business A-2 for an area described below:

1.01 An area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the southwesterly extension of the centerline of Washburn Avenue;

1.02 Thence proceeding in a northeasterly direction along the centerline of Washburn Avenue to a point 100 feet distant from the northeasterly sideline of Massachusetts Avenue, for a distance of approximately 125 feet;

1.03 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from, and parallel to, the northeasterly sideline of Massachusetts Avenue for a distance of approximately 120 feet to a point 100 feet distant from the northwesterly sideline of Gold Star Road;

1.04 Thence turning and proceeding in a southwesterly direction along a line perpendicular to the northeasterly sideline of Massachusetts Avenue and crossing that sideline at a point 120 feet from the northwesterly sideline of Gold Star Road and continuing to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 150 feet;

1.05 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the point of origin, a distance of approximately 125 feet.

2.00 Said area includes all or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #184

Lots #74, 189, 160, 159; inclusive of 2465-2475 Massachusetts Avenue and 1-3 Gold Star Road Place.

Committee Report #3

0-19 vol 27

A report from Councillor Francis H. Duehay, Chair of the Ordinance Committee, for a meeting held on October 7, 1997 for the purpose of considering a proposed amendment to the Zoning Map to substitute a Business A-2 designation for the existing Business C-1 designation in the area bounded by Massachusetts Avenue, Washburn Avenue, Cold Star Road and Gold Star Place.

December 22, 1997

no action taken

Placed on file due to expiration of time limit and next regular City Council meeting scheduled for January 12, 1998.

In City Council October 27, 1997

Report accepted and passed to second reading on motion of Councillor Duehay,

November 24, 1997

Tabled on motion of Councillor Duehay.

5-4-0