CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton
City Clerk

Date 13 Nov 89

From Robert K. Patterson
Construction Engineer

Reference

Subject Zoning Petitions 13 November 1989

As of this writing, properties certified to be owned by protesters only total 8.7% of the area of the City. Therefore, this Office is unable to certify holdings equal to or in excess of 20% of properties City wide.

c: William Sommers, Commissioner of Public Works

11,262,465 9 FS. Harvard 4.

Massave Management Group

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

November 9, 1989

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 PM 3:06
CAMBRIDGE, MA.

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

Re: Development Control Petition Filed by Philip Dowds (June 1989)

Dear Mr. Connarton:

I, as Trustee of Massave Realty Trust and president of S E A Consultants Inc. of 485 Massachusetts Avenue, and owner of that and other Cambridge properties, oppose the above-referenced petition filed by Philip Dowds, et al. The petition proposes to add a new Section 11.40, "Development Control Program," to the Cambridge Zoning Ordinance. This petition will prohibit, for a period of up to two and a half years, the issuance of all building permits, special permits, and variances for new construction with a floor area ratio of 2.0 or more, new construction exceeding forty-five feet in height, additions exceeding the height of the existing structure and additions to structures where the aggregate gross floor area ratio exceeds 2.0.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. I own real estate which will be affected by the proposed change and now file such a protest.

The Dowds petition unnecessarily restricts development and will place a substantial burden on a significant number of land owners throughout Cambridge. This petition fails to acknowledge or utilize many of the successful policies and programs implemented by the City in development areas subject to special study and rezoning, including Harvard Square. Finally, this petition will severely impact the City's ability to provide a suitable environment for sustaining and promoting economic growth and place excessive tax burden on current land owners.

Very truly yours,

MASSAVE REALTY TRUST

Arnold B. Goldstein, Trustee

(Owner of Lots 24,87, 119; Map 91)

$1.20 petition

PETITION OF R. Philip Dowds, et al
Article 11 - " Development Control Program

Petition filed with the City Clerk June 8, 1989

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

18 days June
31 days July
16 days Aug.
65 days = August 16, 1989

In City Council June 12, 1989

Referred to the Planning Board for report June 12, 1989

Planning Board Hearing August 1, 1989

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be November 14, 1989.)

15 days Aug
30 days Sept
31 days Oct.
14 day Nov.
90 days = Nov. 14, 1989

City Council hearing published Chronicle on July 27, 1989
and Aug. 3, 1989

Hearing before the Ordinance Committee August 16, 1989 at 5 p.m.

Reported to the City Council Sept. 11, 1989 - tabled pending rep. from P.B

Passed to a second reading on October 30, 1989

published in Chronicle on November 2, 1989

Planning Board report received on Oct. 23, 1989

Ready for ordination on November 13, 1989

Passed to be ordained on

published in on

COMPLETION DATE November 14, 1989

11/14/89 No action taken -
Placed on file due to expiration of time limit

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk **Date** November 13, 1989

From Kevin T. McDevitt KM
Principal Assessor **Reference**

Subject

In reply to your memos dated November 13, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protests to the following petitions:

Susan Yanow, et al

Webb Nichols, et al

Philip Dowds, et al

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 PM 2:21
CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 13, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON JEC
CITY CLERK

SUBJECT: WRITTEN PROTEST TO PHILIP DOWDS, ET AL.

Enclosed you will find two copies of the written protest to the petition of Philip Dowds.

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

Please note that this petition will expire on November 13, 1989 so it is of the utmost importance that your earliest attention be given to this matter.

Your kind attention in this matter will be greatly appreciated.

WILSON-CAMBRIDGE REALTY TRUST

November 9, 1989

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

RE: Development Control Petition filed by Philip Dowds (June 8, 1989.

We the undersigned Cambridge land owners oppose the above-reference petition filed by Philip Dowds et al. The petition proposed to add a new Section 11.40, "Development Control Program", to the Cambridge Zoning Ordinance. This petition will prohibit, for a period of up to two and a half years, the issuance of all building permits, special permits, and variances for new construction with a floor area ratio of 2.0 or more, new construction exceeding forty-five feet in height, of the existing structure and additions to structures where the aggregate gross floor area ratio exceeds 2.0.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

The Dowds petition unnecessarily restricts development and will place a substantial burden on a significant number of land owners throughout Cambridge. This petition fails to acknowledge or utilize many of the successful policies and programs implemented by the City in development areas subject to special study and rezoning, including Harvard Square. Finally, this petition will severely impact the city's ability to provide a suitable environment for sustaining and promoting economic growth and place an excessive tax burden on current land owners.

ONE KENDALL SQUARE · BUILDING 700 E · CAMBRIDGE, MASSACHUSETTS 02139-1562 · TELEPHONE (617) 621-2950

Wilson-Cambridge Realty Trust is the owner of 5 buildings on 10.27 acres of land on Smith Place and Mooney Street in the quadrangle area of Alewife with a total assessment of over 9 million dollars.

Again, we strongly oppose this proposed amendment to the Cambridge Zoning Ordinance.

WILSON-CAMBRIDGE REALTY TRUST

Albert O. Wilson, Jr., Trustee

Donald B. Wilson, ~~Jr.~~, Trustee

Comm. From Albert O. Wilson, Jr. and Donald B. Wilson, Trustees, Wilson-Cambridge Realty Trust, in opposition to the Zoning petition filed by Philip Dowds, et al.

In City Council,

November 13, 1989

Referred to the petition

Putnam
Furniture Leasing Company, Inc.



November 9, 1989

EXECUTIVE OFFICES
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358

11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251

929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383

1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360

7 Jansen Court
W. Hartford, Conn. 06114
203-953-4015

23 Daniel St.
Milford, Conn. 06460
203-877-2791

Mr. Joseph E. Connarton, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Development Control Petition Filed by Philip Dowds (June 8, 1989)

Dear Mr. Connarton:

The undersigned, as a Cambridge land owner, opposes the above-referenced petition, filed by Philip Dowds, et al. The petition proposes to add a new Section 11.40, "Development Control Program," to the Cambridge Zoning Ordinance. This petition will prohibit, for a period of up to two and a half years, the issuance of all building permits, special permits, and variances for new construction with a floor area ratio of 2.0 or more, new construction exceeding forty-five feet in height, additions exceeding the height of the existing structure, and additions to structures where the aggregate gross floor ratio exceeds 2.0.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinace can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (seven councillors) would be necessary to enact the proposed change to the ordinance. The undersigned individual owns real estate which will be affected by the proposed change and now files such a protest.

The Dowds petition unnecessarily restricts development and will place a substantial burden on a significant number of land owners throughout Camabridge. This petition fails to acknowledge or utilize many of the successful policies and programs implemented by the City in development areas subject to special study and rezoning, including Harvard Square. Finally, this petition will severely impact the City's ability to provide

Member of
ARNET
AMERICAN RENTAL NETWORK

Putnam
Furniture Leasing Company, Inc.

a suitable environment for sustaining and promoting economic growth and place an excessive tax burden on current land owners.

I am listing herewith various properties which I own within the City of Cambridge:

614-620 Massachusetts Avenue
552-556 Massachusetts Avenue
1045-51 Massachusetts Avenue
4-6 Trowbridge Street
815-819 Somerville Avenue

Sincerely,

Carl F. Barron

CFB/jfp.1372

Comm. from Carl F. Barron, Putnam Furniture Leasing Company, Inc., in opposition to the Zoning petition filed by Philip Dowds, et al.

In City Council,

November 13, 1989

Referred to the petition

November 1989

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

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 AM 10: 55
CAMBRIDGE MA.

RE: Development Control Petition Filed By Philp Dowds (June 8, 1989)

Dear Mr. Connarton:

We the undersigned Cambridge land owners oppose the above-referenced petition filed by Philip Dowds et al. The petition proposes to add a new Section 11.40, Development Control Program," to the Cambridge Zoning Ordinance. This petition will prohibit, for a period of up to two and a half years, the issuance of all building permits, special permits, and variances for new construction with a floor area ratio of 2.0 or more, new construction exceeding forty-five feet in height, additions exceeding the height of the existing structure and additions to structures where the aggregate gross floor area ratio exceeds 2.0.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

The Dowds petition unnecessarily restricts development and will place a substantial burden on a significant number of land owners throughout Cambridge. This petition fails to acknowledge or utilize many of the successful policies and programs implemented by the City in development areas subject to special study and rezoning, including Harvard Square. Finally, this petition will severely impact the City's ability to provide a suitable environment for sustaining and promoting economic growth and place an excessive tax burden on current land owners.

613-627 Realty Trust
631-641 Massachusetts Ave. Realty Trust
32 Rear Essex Street

15.

Comm. from 613-627 Realty Trust, et al, in opposition to the Zoning petition filed by Philip Dowds, et al.

In City Council,

November 13, 1989

Referred to the petition

THE BEAL COMPANIES

Consulting Development Appraisals Brokerage
177 Milk Street, Boston, Massachusetts 02109-3410
617 451-2100 Telecopier 617 451-1801

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 AM 10:22
CAMBRIDGE MA.

November 10, 1989

Cambridge City Council
City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Attn: Mr. Joseph E. Connarton
City Clerk

Dear Councillors:

I am writing to express the objections of The Beal Companies to the so-called Dowds Amendment to the Zoning Ordinances. I expressed objection to this amendment in a letter dated August 11, 1989, and I reconfirm objection in this letter.

The proposed amendment before you is out of line with the City's Comprehensive Zoning, it contravenes the intent of the East Cambridge IPOD and undermines the work of the East Cambridge Rezoning Advisory Committee.

As a property owner within the East Cambridge Interim Planning Overlay District (IPOD), The Beal Companies has been engaged in the comprehensive planning and zoning process convened in April by the City Council and the Community Development Department leading to a proposal for a permanent rezoning of this area. We have participated in the regular meetings of IPOD property owners and nearby residents convened as the East Cambridge Rezoning Advisory Committee (ECRAC). Our charge has been to define the specific characteristics of zoning that should apply to this area based on careful study and analysis of the conditions and context.

I want to point out that the issues which are subject to this proposed amendment--height, density, parking, traffic, protection of residential neighborhoods--are not being neglected in Cambridge. They are central to our efforts in the East Cambridge rezoning study process, as they have been in other areas of the City where comprehensive rezoning efforts have been successful in the past few years.

It is for these reasons that The Beal Companies cannot support the amendment before you, and therefore, must register its opposition.

Yours truly,

Robert L. Beal

0130T-2

18.

Comm. from Robert L. Beal in opposition to the Philip Dowds Zoning petition.

In City Council,

November 13, 1989

Referred to the petition

CAMBRIDGE FAMILY YMCA

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OFFICE OF CITY CLERK
1989 NOV 13 PM 12:36
CAMBRIDGE MA.

November 10, 1989

Mr. Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Development Control Petition Filed By Philip Dowds (June 8, 1989)

Dear Mr. Connarton:

The Cambridge Family YMCA has embarked on a visionary development program to respond to community demand for services. The YMCA will be constructing a new 40,000sf SRO housing facility, a new daycare facility and improved recreation/athletic space on property it owns in Central Square. This development program is severely impacted by the Development Control Petition filed by Philip Dowds.

As Cambridge land owners the YMCA opposes the above-referenced petition filed by Philip Dowds et al. The petition proposes to add a new Section 11.40," Development Control Program," to the Cambridge Zoning Ordinance. This petition will prohibit, for a period of up to two and a half years, the issuance of all building permits, special permits and variances for new construction with a floor area ratio of 2.0 or more, new construction exceeding forty-five feet in height, additions exceeding the height of the existing structure and additions to structures where the aggregate gross floor area ratio exceeds 2.0.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now file such a protest.

The Dowds' petition unnecessarily restricts development and will place a substantial burden on a significant number of land owners throughout Cambridge. This petition fails to acknowledge or utilize many of the successful policies and programs implemented by the City in development areas subject to special study and rezoning, including Harvard Square. Finally, this petition will severely impact the City's ability to provide a suitable environment for sustaining and promoting economic growth and place an excessive tax burden on current land owners.

Sincerely,

Brenda J. Ellis

Brenda J. Ellis
President

Property Reference:

Parcel	119	Plan 89	25,407sf
	119	46	4,000sf
	119	47	5,000sf

Comm. received from Brenda J. Ellis, President, Cambridge Family Y, in opposition to the Zoning petition filed by Philip Dowds, et al.

In City Council,

November 13, 1989

Referred to the petition



PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **R. Philip Dowds,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27;Aug.3



PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **R. Philip Dowds,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27;Aug.3

CITY OF CAMBRIDGE

RECEIVED
OFFICE OF CITY CLERK
1989 NOV -9 PM 4:52
CAMBRIDGE MA.

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk **Date** November 9, 1989

From Sally Powers, Director of Assessment **Reference**

Subject

In reply to your memos dated November 7, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the following petitions:

Susan Yanow, et al

Philip Dowds, et al

Webb Nichols, et al

OFFICE OF THE CITY CLERK

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

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 7, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON JEC
CITY CLERK

SUBJECT: WRITTEN PROTEST TO PHILIP DOWDS, ET AL.

Enclosed you will find two copies of the written protest to the petition of Philip Dowds.

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

Please note that this petition will expire on November 13, 1989 so it is of the utmost importance that your earliest attention be given to this matter.

Your kind attention in this matter will be greatly appreciated.

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV -6 PM 4:24
CAMBRIDGE MA.

October 31, 1989

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

RE: Development Control Petition Filed By Philp Dowds (June 8, 1989)

Dear Mr. Connarton:

Harvard University opposes the above-referenced petition filed by Philp Dowds et al. The petition proposes to add a new Section 11.40, Development Control Program," to the Cambridge Zoning Ordinance. This petition will prohibit, for a period of up to two and a half years, the issuance of all building permits, special permits, and variances for new construction with a floor area ratio of 2.0 or more, new construction exceeding forty-five feet in height, additions exceeding the height of the existing structure and additions to structures where the aggregate gross floor area ratio exceeds 2.0.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. Harvard owns real estate which will be affected by the proposed change and now files such a protest.

The Dowds petition unnecessarily restricts development and will place a substantial burden on a significant number of land owners throughout Cambridge. This petition fails to acknowledge or utilize many of the successful policies and programs implemented by the City in development areas subject to special study and rezoning, including Harvard Square. Finally, this petition will severely impact the City's ability to provide a suitable environment for sustaining and promoting economic growth and place an excessive tax burden on current land owners.

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: Sally Zeckhauser
Sally Zeckhauser

By: Sheldon G. Tandler
Sheldon G. Tandler

Attachment: List of property owned by Harvard

HARVARD PROPERTY IN CAMBRIDGE

Address	Area	Assesors Map Number	Lot
HOLYOKE ST	10,741		
239 CONCORD AVE	38,458		
4 FARRAR	31,386	146A	110
12 HOLDEN	29,897	146A	129
45 MEMORIAL DRIVE	0	59	
973 MEMORIAL DRIVE	0	63	
880 MEMORIAL DR	34,044	130	1
381 WESTERN	2,641	130	3
29 ELMER	1,275	130	60
27 ELMER	1,275	130	61
132 BANKS	1,800	130	84
28 FLAGG	1,800	130	85
22 FLAGG	3,600	130	86
89 PUTNAM	4,010	130	92
387 WESTERN	6,420	130	103
403 WESTERN	7,670	130	104
32 HINGHAM	7,080	130	105
28 HINGHAM	6,420	130	106
204 BANKS	2,730	130	109
200 BANKS	3,625	130	113
890 MEMORIAL DR	18,102	130	116
890 MEMORIAL DR	18,102	130	116.5
203 BANKS	7,707	130	131
111 PUTNAM	257,503	130	144
11 FLAGG	4,000	131	43
24 COWPERTHWAITE	72,913	131	65
25 FLAGG	2,350	131	67
COWPERTHWAITE ST	24,734	131	68
8 COWPERTHWAITE	105,726	131	70
24 MT. AUBURN	4,218	132	6
13 ATHENS	4,797	132	8
25 ATHENS	6,000	132	10
27 ATHENS	6,750	132	11
4 ATHENS TER.	3,750	132	14
20 MT. AUBURN	4,887	132	19
35 BANKS	3,708	132	24
37 BANKS	6,230	132	25
39 BANKS	4,406	132	26
5 GRANT ST	4,200	132	28
7 GRANT ST	4,000	132	29
9 GRANT ST	4,000	132	30
13 GRANT ST	4,000	132	31
17 GRANT ST	3,993	132	33
24 DEWOLFE ST	3,798	132	38
22 DEWOLFE ST	9,500	132	39
12 DEWOLF ST	10,529	132	40
10 DEWOLF ST	9,068	132	41
23 PUTNAM	4,880	132	51
30 BANKS	5,640	132	65
12 GRANT ST	4,000	132	74
10 GRANT ST	4,000	132	75
8 GRANT ST	2,000	132	76
6 GRANT ST	2,000	132	77
4 GRANT ST	5,000	132	78
13 COWPERTHWAITE	5,583	132	81
13 COWPERTHWAITE	3,370	132	82
13 COWPERTHWAITE	4,000	132	83
13 COWPERTHWAITE	4,000	132	84

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

Address	Area	Assesors Map Number	Lot
13 COWPERTHWAITE	4,000	132	85
15 COWPERTHWAITE	4,000	132	86
13 COWPERTHWAITE	4,000	132	87
10 MT. AUBURN	7,759	132	97
33 PUTNAM	2,600	132	106
39 PUTNAM	4,556	132	107
15 GRANT ST	3,200	132	109
43 BANKS	2,794	132	112
49 BANKS	2,130	132	113
4 DEWOLF ST	12,197	132	119
6 MT. AUBURN	4,493	132	122
29 GRANT ST	971	132	126
4a MT. AUBURN	11,400	132	128
2 ATHENS TER.	1,867	132	133
3 ATHENS TER.	1,300	132	134
8 MT. AUBURN	9,947	132	135
39 COWPERTHWAITE	69,100	132	137
2 MT. AUBURN	14,870	132	138
42 DEWOLFE ST	884	132	158
9 BOW	6,355	133	3
13 BOW	11,552	133	4
13 BOW	7,967	133	5
31 BOW	11,707	133	6
31 BOW	3,210	133	7
22 PLYMPTON	4,616	133	8
1256 MASS. AVE	9,347	133	53
12 PLYMPTON	507	133	54
12 PLYMPTON	524	133	56
1201 MASS. AVE	30,902	134	1
48 TROWBRIDGE	8,986	135	43
50 TROWBRIDGE	9,000	135	44
14 QUINCY	11,060	136	2
20 QUINCY	22,387	136	3
24 QUINCY	22,379	136	4
8 PRESCOTT	7,492	136	9
16 PRESCOTT	6,300	136	11
18 PRESCOTT	6,300	136	12
20 PRESCOTT	14,853	136	13
17 WARE	6,522	136	18
15 WARE	6,330	136	19
7 WARE	8,700	136	20
397 HARVARD ST	8,700	136	21
22 PRESCOTT	8,395	136	22
472 BROADWAY	6,802	136	23
10 QUINCY	50,826	136	26
11 PRESCOTT	7,700	136	27
19 WARE	12,491	136	29
12 PRESCOTT	15,060	136	34
28 QUINCY	70,572	136	36
11 WARE	30,949	136	37
4 PRESCOTT	16,990	136	39
471 BROADWAY	55,734	137	
1750 CAMBRIDGE	4,420	137	3
1746 CAMBRIDGE	4,183	137	4
94 PRESCOTT	4,997	137	17
96 PRESCOTT	3,201	137	27
81 PRESCOTT	9,039	137	35
85 PRESCOTT	9,141	137	36
1730 CAMBRIDGE	28,130	137	41

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

Address	Area	Assesors Map Number	Lot
40 QUINCY	20,488	137	42
18 SUMNER	16,546	142	18
32 IRVING	22,075	142	45
38 KIRKLAND	19,000	143	4
17 KIRKLAND	5,907	143	5
15 SUMNER	3,218	143	6
11 SUMNER	3,218	143	7
9 SUMNER	4,500	143	8
3 KIRKLAND	5,700	143	10
1737 CAMBRIDGE	20,180	143	11
34 KIRKLAND	17,378	143	13
7 KIRKLAND	5,385	143	15
3 SUMNER	4,459	143	16
14 KIRKLAND	140,097	143	17
42 QUINCY	79,701	143	20
17 KIRKLAND	28,953	144	1
20 OXFORD	18,550	144	6
21 KIRKLAND	48,875	144	8
38 OXFORD	18,000	144	10
8 FRISBIE	6,450	144	14
36 OXFORD	23,377	144	15
9 FRISBIE	14,820	144	16
FRISBIE	4,080	144	17
24 OXFORD	262,428	144	18
10 FRISBIE	6,525	144	19
13 DIVINITY	16,695	144	20
12 OXFORD	57,987	144	21
25 KIRKLAND	27,502	144	22
6 FRISBIE	8,498	144	23
2 DIVINITY	24,700	145	2
3 DIVINITY	18,000	145	3
27 KIRKLAND	32,560	145	19
33 KIRKLAND	24,320	145	21
37 KIRKLAND	12,708	145	30
14 DIVINITY	10,000	145	33
43 KIRKLAND	23,341	145	36
6 KIRKLAND PL	11,803	145	37
9 KIRKLAND PL	14,674	145	38
29 FRANCIS	209,921	145	41
10 DIVINITY	229,309	145	44
16 FARRAR	8,027	146	125
13 BRYANT	18,291	147	24
80 MUSEUM	10,745	147	30
9 BRYANT	16,602	147	35
134 IRVING	222,732	147	41
50 FRANCIS	7,100	147	46
54 FRANCIS	23,119	147	47
64 FRANCIS	9,870	147	50
125 IRVING	19,800	147	54
60 FRANCIS	7,786	147	55
56 FRANCIS	6,780	147	56
129 IRVING	8,873	147	57
127 IRVING	8,239	147	58
136 IRVING	7,773	147	60
17 BRYANT ST	3,045	147	62
48 OXFORD	177,213	148	2
84 WENDELL	6,543	149	23
97 HAMMOND	6,157	149	29
90 HAMMOND	4,805	149	31

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

Address	Area	Assesors Map Number	Lot
10 HOWLAND	4,900	149	33
74 HAMMOND	9,137	149	38
87 HAMMOND	6,876	149	41
94 HAMMOND	6,398	149	42
100 HAMMOND	2,964	149	87
28 GORAM	5,053	149	101
64 OXFORD	5,685	149	106
3 HAMMOND	3,281	149	107
20 GARFIELD	6,600	155	2
32 GARFIELD	6,600	155	4
36 GARFIELD	6,600	155	5
44 GARFIELD	7,700	155	6
54 GARFIELD	7,150	155	7
23 SACRAMENTO COURT	2,057	155	20
13 SACRAMENTO STREE	16,786	155	26
7 SACRAMENTO STREE	24,761	155	30
1705 MASS. AVE	21,528	155	33
21 SACRAMENTO COURT	2,436	155	40
17 SACRAMENTO COURT	3,836	155	41
3 SACRAMENTO STREE	9,506	155	43
22 SACRAMENTO STREE	5,000	156	7
24 SACRAMENTO STREE	11,287	156	8
26 SACRAMENTO STREE	5,075	156	58
20 SACRAMENTO STREE	20,000	156	67
23 WENDELL	2,928	156	93
27 WENDELL	3,462	156	94
25 WENDELL	3,570	156	95
10 MELLEN	5,310	157	3
12 MELLEN	5,274	157	4
14 MELLEN	7,056	157	5
18 MELLEN	7,080	157	6
20 MELLEN	5,310	157	7
27 EVERETT	13,712	157	19
23 EVERETT	13,500	157	20
1607 MASS. AVE	8,430	157	26
1603 MASS. AVE	4,349	157	28
39 OXFORD	223,155	157	30
1587 MASS. AVE	10,916	157	33
1599 MASS. AVE	3,685	157	35
1601 MASS. AVE	2,531	157	36
8 EVERETT	8,354	157	38
1593 MASS. AVE	10,093	157	47
1591 MASS. AVE	3,087	157	48
8 MELLEN	4,149	157	49
15 EVERETT	26,994	157	51
1581 MASS. AVE	11,970	157	57
1579 MASS. AVE	1,030	157	58
15 OXFORD	25,400	158	3
9 OXFORD	13,272	158	4
5 OXFORD	28,438	158	5
7 OXFORD	59,350	158	6
1557 MASS. AVE	19,865	158	11
1563 MASS. AVE	15,771	158	12
1571 MASS. AVE	3,513	158	14
1569 MASS. AVE	13,837	158	15
19 OXFORD	11,440	158	19
1575 MASS. AVE	42,530	158	21
1521 MASS. AVE	10,067	158	23
1571 MASS. AVE	31,355	158	24

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

Address	Area	Assesors Map Number	Lot
1529 MASS. AVE	656,309	158	26
MASS. AVE	981,136	159	1
1350 MASS. AVE	74,913	160	14
1328 MASS. AVE	2,029	160	23
1304 MASS. AVE	9,116	160	27
63 MT. AUBURN	14,347	160	30
RIDGELY COURT	2,863	160	36
16 HOLYOKE	6,997	160	37
12 HOLYOKE	9,356	160	38
5 LINDEN	5,970	160	54
47 BOW	47,036	160	60
HOLYOKE ST	10,452	161	
HOLYOKE ST	10,452	161	
28 HOLYOKE	3,640	161	1
1 HOLYOKE PL	6,239	161	3
9 HOLYOKE PL	7,410	161	4
103 PLYMPTON	4,421	161	57
107 PLYMPTON	4,129	161	58
8 MILL ST.	38,970	161	73
30 HOLYOKE PL	115,932	161	76
32 MILL ST.	49,000	161	77
56 MT. AUBURN	13,208	161	81
61 PLYMPTON	2,617	161	83
48 DEWOLFE ST	95,637	161	85
MILL ST.	15,536	161	87
MILL ST.	8,150	161	89
RIVERVIEW	8,549	161	90
92 MT. AUBURN	2,335	162	5
51 DUNSTER	4,138	162	7
78 MT. AUBURN	4,000	162	11
41 WINTHROP	2,270	162	14
98 WINTHROP	3,405	162	18
69 DUNSTER	7,165	162	32
60 JFK	3,552	162	35
67 WINTHROP	2,489	162	47
65 WINTHROP	2,709	162	48
52 DUNSTER	6,075	162	49
45 WINTHROP	2,530	162	50
19 SOUTH	1,590	162	51
21 SOUTH	2,040	162	52
17 SOUTH	4,387	162	53
39 HOLYOKE	35,778	162	61
31 HOLYOKE	5,091	162	63
90 MT. AUBURN	3,212	162	68
20 SOUTH	5,702	163	11
72 JFK	210,271	163	39
100 JFK	110,120	163	40
2 SOUTH	4,029	163	41
9 ELIOT	93,384	164	5
9A ELIOT	31,811	164	6
29 ELIOT ST	1,460	164	9
110 MT. AUBURN	17,578	165	34
122 MT. AUBURN	3,550	165	38
120 MT. AUBURN	4,010	165	39
120 MT. AUBURN	3,591	165	40
122 MT. AUBURN	3,769	165	41
122 MT. AUBURN	3,830	165	42
124 MT. AUBURN	65,338	165	53
140 MT. AUBURN	5,203	166	24

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

Address	Area	Assesors Map Number	Lot
134 MT. AUBURN	3,312	166	35
2 NUTTING	2,760	166	73
64 BRATTLE ST	24,541	167	11
3 HILLIARD	6,125	167	12
5 HILLIARD	4,368	167	13
8 STORY	4,500	168	55
12 STORY	3,500	168	56
6 STORY	7,382	168	60
11 FARWELL PL	2,062	169	22A
21 CHURCH	1,536	169	8
35 CHURCH	8,743	169	10
41 CHURCH	6,526	169	11
53 CHURCH	16,505	169	12
51 BRATTLE ST	14,951	169	14
12 FARWELL	2,386	169	16
13 FARWELL PL	1,909	169	22
55 BRATTLE ST	11,605	169	23
59 BRATTLE ST	8,200	169	24
63 BRATTLE ST	6,340	169	25
6 APPIAN WAY	7,480	169	26
8 APPIAN WAY	3,995	169	27
14 APPIAN WAY	5,655	169	30
18 APPIAN WAY	5,512	169	31
3 GARDEN	2,600	169	69
22 APPIAN WAY	4,385	169	70
32 CHURCH	5,072	169	82
12 APPIAN WAY	5,117	169	87
15 FARWELL	3,797	169	92
9 APPIAN WAY	28,140	170	35
29 GARDEN	27,816	172	60
2 FERNALD	175,375	208	2
81 GARDEN	34,275	208	3
87 GARDEN	5,795	208	4
29 ROBINSON	5,141	208	7
27 ROBINSON	3,468	208	8
15 ROBINSON	5,015	208	12
34 WALKER	7,878	214	13
50 GARDEN	9,530	215	22
20 GARDEN	8,529	216	35
2 MADISON ST	3,796	227	43
10 MADISON ST	8,792	227	44
12 MADISON ST	4,825	227	45
16 MADISON ST	4,828	227	46
20 MADISON ST	4,811	227	76
66 GARDEN	376,198	227	90
33 ELMWOOD	113,300	246	9
60 MOONEY ST	299,871	267	3271
TOTAL	11,262,468		

September 28, 1989

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors

In reply to your memo dated September 26, 1989, please be advised that we have, this day, forwarded to the Engineering Dept. the written protest to the following petitions:

Webb Nichols

Debra McManus

Susan Yanow

R. Philip Dowds

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 26, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON JEC
CITY CLERK

SUBJECT: WRITTEN PROTEST TO WEBB NICHOLS, DEBRA MCMANUS, SUSAN YANOW AND R. PHILIP DOWDS ZONING PETITIONS.

Enclosed you will find two copies of the written protest to the petitions named above.

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

Your kind attention in this matter will be greatly appreciated.

GOODWIN, PROCTER & HOAR
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
COUNSELLORS AT LAW

SEP 22 PM 3:13
CAMBRIDGE MA.

September 22, 1989

Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Pending Zoning Proposals

Dear Mr. Connarton:

On August 16, 1989 the Committee on Ordinances held hearings to discuss four zoning petitions, which if enacted would affect the land use controls of the Industry B Zoning District.

The first hearing was on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The second hearing was on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial Districts. The third hearing was on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio 2.0 and limit the maximum height of all buildings to 45 feet. The fourth hearing was on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures.

It has been the position of the Industry B Landowners Group (which consists of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro and Concorde Associates) that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past.

EXCHANGE PLACE • BOSTON, MASSACHUSETTS 02109-2881
TELEPHONE (617) 570-1000 • TELECOPIER (617) 523-1231 • TELEX 94-0640 • CABLE•GOODPROCT, BOSTON

22 SEP 22 PM 3:13
CAMBRIDGE MA.

By letter dated August 15, 1989 to the Ordinance Committee which was delivered to the Committee at the August 16, 1989 hearing, the Landowners Group registered its opposition to each of the above mentioned petitions. I understand that the City Council records indicate that an objection had been received with respect to only one of the zoning ordinance proposals. As you will note from reviewing my letter, the Landowners Group registered its opposition to all four of the rezoning petitions. Would you please correct the City Council's records to reflect this registered opposition. Thank you for this consideration.

Very truly yours,

Joseph W. Haley
for the Industry B Landowners Group

XP-4611p

RECEIVED BY
OFFICE OF CITY CLERK
1989 AUG 25 PM 4:35
CAMBRIDGE MA.

August 25, 1989

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors

In reply to your memo dated August 22, 1989, please be advised that we have, this day, forwarded to the Engineering Dept. the written protest filed by Philip Dowds, et al.

C. C. 106

City of Cambridge

August 22, 1989

TO: Sally Powers
Director, Board of Assessors

FROM: Joseph E. Connarton
City Clerk

SUBJECT: Written protest - Philip Dowds, et al.

Enclosed you will find two copies of the written protest to the petition filed by Philip Dowds, et al.

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

Your kind attentin in this matter will be greatly appreciated.

GOODWIN, PROCTER & HOAR
(A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS)
COUNSELLORS AT LAW
EXCHANGE PLACE
BOSTON, MASSACHUSETTS 02109-2881

TELEPHONE (617) 570-1000
TELECOPIER (617) 523-1231
TELEX 94-0640
CABLE-GOODPROCT, BOSTON

570-1440

August 15, 1989

Ordinance Committee
Cambridge City Council
c/o Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue - Room 103
Cambridge, MA 02139

Re: Industry B Landowners Group - Pending Zoning Proposals

Dear Councilors:

The Industry B Zoning District has been the subject of two recent Interim Planning Overlay District petitions. Pursuant to an agreement between the Planning Board and the Industry B Landowners Group (consisting of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro, and Concorde Associates), the area is now subject to a voluntary building moratorium. The Industry B landowners group are currently in the midst of comprehensive land use studies pursuant to a process which will lead to the permanent rezoning of the area.

Pursuant to the agreement with the Planning Board, the Landowners Group has engaged Vannasse Hangen Brustlin who are conducting a comprehensive transportation study of the area, the details of which have been discussed with Cambridge Community Development. The results of the study will be made available to Cambridge Community Development, the Planning Board and the City Council. The Industry B Landowners Group met last week with Cambridge Community Development to discuss urban design criteria and other land use issues which will form the basis of a proposal for new dimensional characteristics for the area. It is anticipated that the Group will provide a status report on the studies to the Planning Board at its next meeting. This process is consistent with the resolution regarding the Industry B District near Kendall Square adopted by the City Council on June 26, 1989.

The Ordinance Committee will be considering at its August 16th meeting four zoning petitions which, if enacted, would affect the land use controls of the Industry B District.

The first hearing is on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The major focus of this amendment is based on the assumption that the "customary motivation" for seeking approvals is to gain economic value or profitability. Most of the land owners in the Industry B area are institutional users of property who are interested in expanding their facilities to meet growth requirements of their respective activities. Therefore, providing the financial information required by the proposed amendment would not be pertinent to the Zoning Board or Planning Board's consideration of the proposal. The Planning Board voiced its opinion that the non-financial information required by the proposed amendment was normally forthcoming during the existing zoning approval process without the necessity of enacting the proposed.

The second hearing is on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new section 5.40 - Transition Requirements with regard to Office, Business, or Industrial districts. Although the concept of protecting the city's residential neighborhood is a worthwhile goal and will be included in any rezoning proposal for the Industry B district, the proposed amendment as written is objectionable because it affects existing buildings in the Industry B zone and it does not differentiate between the C-3 zone, (which is more institutional than residential in nature) from other residential zones.

The third hearing is on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio to 2.0 and limit the maximum height of all buildings to 45 feet. The Development Control Program affects all properties in the City of Cambridge including those areas which have been recently rezoned and therefore the subject of extensive impact studies and review by Cambridge Community Development, the Planning Board and the City Council. Imposing a two year moritorium on virtually all building in the city will have a destabilizing effect and send the wrong message to those landowners who have cooperated in conducting these extensive studies.

The fourth hearing is on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures. The Industry B Landowners Group believes that there are other provisions of the Cambridge Zoning Ordinance which protect the dimensional characteristics of parking garages. Furthermore, discouraging off-street parking will tend to increase the pressure for on-street parking.

It has been the position of the Industry B Landowners Group that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past with respect to other rezoning petitions which have been under consideration while the Industry B rezoning discussions have been in progress. The Industry B Landowners Group has demonstrated its commitment to conduct impact studies by agreeing to the current rezoning process. The Group remains committed to working with the Cambridge Planning Board, Cambridge Community Development and various other city agencies to enact a rezoning for the Industry B area which will take into consideration the specific circumstances relating to and surrounding the Industry B area. The Group recognizes that this process has been successful to achieve pragmatic zoning amendments in other areas of Cambridge in recent history and believes that it will be successful in this area as well.

It is for these reasons that the Group feels that it cannot support the four rezoning petitions before the Ordinance Committee mentioned above and therefore must register its opposition to them as they affect the Industry B Zoning District and other zoning districts which have been the subject of recent rezonings by the City of Cambridge. The Group therefore urges the Ordinance Committee to render a negative recommendation to the City Council with respect to these four petitions.

Very truly yours,

Joseph W. Haley
for the Industry B Landowners Group

JWH/vm
cc: Mr. Michael Rosenberg

XP-4431/p

COMEnergy

RECEIVED BY
OFFICE OF CITY CLERK
1989 AUG 17 AM 11:19
CAMBRIDGE MA.

Commonwealth Energy System
One Main Street
Post Office Box 9150
Cambridge, Massachusetts 02142-9150
Telephone (617) 225-4000

August 14, 1989

Mr. Joseph R. Connarton
City Clerk
City Hall
City of Cambridge
795 Massachusetts Avenue
Cambridge, Ma. 02139

Dear Mr. Connarton:

The Cambridge land owners listed below oppose the changes to the Cambridge Zoning Ordinance as proposed by the Dowds Petition creating a new Section 11.40 - Development Control Program which would limit the maximum Floor Area Ratio to 2.0 for the entire City.

As such, we do hereby respectfully file a written protest pursuant. to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councillors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councillors) would be necessary for the ordinance to be enacted. As land owners of real estate which will be affected by the proposed changes, we now so file such a protest.

We oppose the proposed amendment to the Cambridge Zoning Ordinance because it does not serve the best interests of the City of Cambridge or the people who live and work here. We believe that the current regulation is sufficient and that the proposed regulation will only decrease the value of our property. Please refer to Schedule A attached for a detailed listing of our land holdings adversely impacted by the proposed zoning petition.

Please place this written protest into the official records of the City.

The name "Commonwealth Energy System" means the trustees for the time being (as trustees but not individually) under a Declaration of Trust dated December 31, 1926, as amended, which is hereby referred to, and a copy of which has been filed with the Secretary of The Commonwealth of Massachusetts. Any agreement, obligation or liability made, entered into or incurred by or on behalf of said System binds only the trust estate, and no shareholder, director, trustee, officer or agent assumes, or shall be held to, any liability by reason thereof.

Sincerely,

COMMONWEALTH ENERGY SYSTEM

Paul Casey
Manager of Real Estate

Cambridge Electric Light Company
Commonwealth Gas Company
COM/Energy Research Park Realty
Darvel Realty Trust

Enclosure

SCHEDULE A

COMMONWEALTH ENERGY SYSTEM

Cambridge Land Holdings Impacted
by the
Proposed Zoning Petition

Address	Owner	Square Ft.
364 Third St.	COM/Energy Research Park	397,530
One Main St.	Darvel Realty Trust	68,520
101 Main Street	Darvel Realty Trust	84,784
12 Charles St.	Cambridge Electric Light Co.	3,500
273 First St.	Cambridge Electric Light Co.	168,000
364R Third St.	Cambridge Electric Light Co.	84,784
27 Potter Park	Cambridge Electric Light Co.	4,200
209 Otis St.	Cambridge Electric Light Co.	13,899
179-185 Broadway	Cambridge Electric Light Co	11,853
187-189 Broadway	Cambridge Electric Light Co.	4,840
315 Vassar St.	Cambridge Electric Light Co.	9,100
1 Waverly St.	Cambridge Electric Light Co.	1,029
126 Amory St.	Cambridge Electric Light Co.	9,131
188-190 Hampshire	Cambridge Electric Light Co.	3,620
259 Prospect St.	Cambridge Electric Light Co.	32,575
330 River St.	Cambridge Electric Light Co.	38,919
379 Putnam Ave	Cambridge Electric Light Co.	91,543

219 Putnam Ave	Cambridge Electric Light Co.	14,717
24 Blackstone St.	Cambridge Electric Light Co.	109,944
45 Blackstone St.	Cambridge Electric Light Co.	29,271
8 Mellen St.	Cambridge Electric Light Co.	2,930
7 Edmunds St.	Cambridge Electric Light Co.	3,377
4 King St.	Cambridge Electric Light Co.	3,788
52 Walden St.	Cambridge Electric Light Co.	2,191
23 Healey	Cambridge Electric Light Co.	5,223
54R-56 Aberdeen	Cambridge Electric Light Co.	2,249
50 Wheeler St.	Cambridge Electric Light Co.	36,173
43 Smith Pl.	Cambridge Electric Light Co.	7,500
503 Concord Ave	Cambridge Electric Light Co.	26,500
112 Sherman St.	Cambridge Electric Light Co.	10,000
199R Concord Turn.	Cambridge Electric Light Co.	3,200
1 Warren F. Roberts	Cambridge Electric Light Co.	7,232
14 Cameron Ave	Commonwealth Gas Co.	2,107
31 Potter St.	Commonwealth Gas Co.	142,460
43 Brookford St.	Commonwealth Gas Co.	7,796
330 Third St.	Commonwealth Gas Co.	13,855

OFFICE OF THE CITY CLERK

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

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 28, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, August 16, 1989 at 5:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by R. Philip Dowds, et al to amend the text of the Zoning Ordinances of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 5:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by R. Philip Dowds, et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee,

Councillor William H. Walsh,
Chairman.

SCHOOL NOTEBOOK

Volunteers needed

Volunteers are being sought by the School's Multicultural and Peace Education Committees from the school faculty to assist in curriculum and development programs for Black History Week, National Women's Day, Haitian Culture Week, and the publication of "Peace News, Peace Views." More information is available by calling Assistant Superintendent Sandra Spooner at 498-9228.

Education Forum

Jane Sapp, of the Center For Social Issues at the U. of Mass. and of Springfield Community College, will be the guest speaker at the November 8, Childhood Community Forum set for 6 PM at the Harrington School. Topic is, "How Cultural Styles Influence Behavior Toward People From Different Backgrounds."

Presidential exhibit

An exhibition of material detailing Presidential histories, including displays of letters, portraits, and documents dating from George Washington to George Bush was presented to Graham and Parks School students by Boston University as part of the BU sesquicentennial celebration last week. The exhibit was transported to the school in an elaborately-decorated double decker bus and discussion of the presidents was led by expert Michael Madden of BU.

Giving thanks

Cambridge school students will live up to the meaning of Thanksgiving by donating food and items of clothing to the homeless and hungry during "Feeding the Hungry and Housing the Homeless Week," November 12 through the 24. The program is sponsored by the Cambridge Food Pantry in conjunction with the Cambridge Schools.

Chemistry set

Developing good chemistry between school and community and students and science is the goal of the Cambridge Rindge and Latin science department during "Chemistry Day," November 3. Dr. Angela Johnson, Science Teacher-in-Charge said that parents and students are invited to an exhibit in Room A203 throughout the day to view fissions and fusions and all the things that make chem lab so interesting.

Oh, Kaye!

Kaye Monagle, a secretary in the schools for over 19 years and personal secretary to the CRLS principal for close to a decade, announced her retirement recently and was honored last Friday by colleagues and city officials. Among her tributes was a Special Congressional Resolution issued by Rep. Joseph Kennedy and presented by School Committeeman James Rafferty. Mayor Vellucci presented her with a key to the City and dubbed her "Supervisor II Emeritus". City Councillor Sheila Russell read a resolution from the City Council and a host of gifts, including a "most valuable secretary" sweatshirt, were presented by Principal Edward Sarasin. Assistant Principal Diane Tabor said, "She is a smart and competent woman who carried a lot of responsibility. We will miss her." And Pilot School Dean, Ray Shurtleff said, "Kaye was an effective office manager who had her finger on the pulse of a myriad of tasks."

Education Week

Cambridge Schools are gearing up for American Education Week, November 12 through 17, when parents and other community members will be invited into the City's classrooms to view first-hand young people at work.

Bahamian story program set at library

Nationally-known Bahamian storyteller and musician Derek Burrows will present two programs at the Cambridge Public Library Main Library on Saturday, November 11. These two performances will teach children about the culture and folklore of Burrow's native Bahamas.

"Island Dreams," the concert, will be presented at 10 am. In this imaginative performance Burrows combines music, folktales, poetry and personal stories to tell about life in his native island. The traditions come alive through the tales of B'Rabby, the rhythm of the Goombay drum,

The "Island Dreams" concert is open to school-age children and their families. This workshop will begin at 11 am on November 11. Registration is required for Tell Your Story.

For more information about these programs or to register for the workshop, call the Cambridge Public Library Children's and Young Adult Services Department, 498-9080.



OPEN FOR BUSINESS — At the recent grand opening of the Porter Square Arcade, Irving Busny, president of the Slater Company, developer for the project, presents a check to the North Cambridge Little League. From the left are Busny, Charles Keefe, league vice president, and Little Leaguers John Alicandro, Angelo Hernandez, Joey Kelly and Joey McMaster.

CABLE CORNER

CCTV adds programs

Beginning in November Cambridge Community Television will be on the cable every day of the week for a total of 65 hours per week of programming. There will be many new programs this month.

Channel 19 on Tuesdays at 9 pm, will air CCTV member George Mokray's new series "Harvest at New Alchemy." The seven part series beginning on October 30 will feature the 20th anniversary of the New Alchemy Institute focusing on the environment, agriculture, and aquaculture. On Thursdays at 6:30 pm, "Videospace" a five part anthology of independent film and video productions, will begin on November 8.

On Channel 54 "Horizon," a weekly magazine format program in Armenian and English produced by the Armenian National Committee will premiere on Wednesday November 1 at 7 pm. With the addition of "Horizon" channel 54 has programming in Italian, Greek, Creole, Portuguese, French, Arabic, and programs in English about the Boston Jewish Community and South Africa.

For a copy of CCTV's monthly program schedule contact Nancy Buzby at 225-2500.

Women in comedy video to be aired

"Women In Comedy", a new video featuring the performances of local comediennes, will premiere on November 8 and 15, 9 pm on Cambridge Community Television, channel 19.

The comics presenting their art are: Susan McGinnis, Betsy Salkind, and Nanci Munro. The video gives us both outrageously funny performances from local clubs as well as frank discussions among thw women regarding the ups and downs of their profession.

The sixty-minute program is produced by Cambridge Women In Cable and director Alyse Tartell. Women in the Cambridge community are encouraged to join and learn video production. Call 498-9014 for more information.

STREET WORK

The Cambridge Department of Public Works will be working on the follwing street and sidewalks during the week of November 5. Any questions can be referred to the Department of Public Works at 498-9051.

Binney St. from railroad tracks to Medeiros Ave. - sidewalk and roadway reconstruction.

Cambridge Common - Installation of special lighting.

Chestnut St. from Sidney St. to Waverly St. - new sidewalk; grind & overlay street.

East Cambridge, Mid Cambridge, & Central Square Areas - permanent trench repair.

Florence St. - remove & reset curb; new sidewalk.

Henry St. from Sidney St. to Waverly St. - new sidewalk; grind & overlay street.

Sherman St. -salt shed area: drainage & surfacing.

Thorndike St. - new sidewalk from 1st to 2nd Street and from 3rd to 4th Street.

Western Ave.; Auburn St.; Pleasant St. Intersection - sidewalk & roadway beautification.

Williams St. from Magazine to River St. - roadway & sidewalk reconstruction.

ON CABLE

The following is a program schedule for Cambridge Community Television Channels 19, 54 and 55 on Continental Cablevision in Cambridge.

THURSDAY, NOVEMBER 2

5:00 - 19) **Lord's Family Ministries**
54) **Bonjour**
55) **Choke Or Go Broke**
5:30 - 54) **South Africa Now**
6:00 - 19) **Rai Tele-Italia**
55) **Cambridge Viewpoint**
6:30 - 19) **Critical Condition**
55) **Medium Rare**
7:00 - 19) **Auto Pilot**
55) **Blues Views**
7:30 - 19) **CCTV Capsules**
8:00 - 19) **Certified!!**
54) **Portuguese Entertainment Network**
9:00 - 19) **Practice of Akido**

FRIDAY, NOVEMBER 3

6:00 - 54) **Rai Tele-Italia**
8:00 - 54) **Consigno**

SATURDAY, NOVEMBER 4

4:00 - 54) **Rai Tele-Italia**

SUNDAY, NOVEMBER 5

7:00 - 19) **School Committee Candidates Forum**
55) **James Greene;** City Council Candidate
7:20 - 55) **Prop 1-2-3:** Interview with John Myers
7:30 55) **Rena Leib:** City Council Candidate
8:00 - 19) **Proposition 1-2-3 Forum**
55) **Larry Weinstein:** City Council Candidate
9:00 - 19) **Small Property Owners Association**
55) **The New Independents: P. Sheinfeld, A. Bell, R. Heroux, A. LaRosa, J. Downing:** Candidates for City Council

MONDAY, NOVEMBER 6

5:00 - 19) **Stone Soup Poets**
54) **Moments With God**
55) **DSA Socialist Forum**
6:00 - 54) **Rai Tele-Italia**
7:00 - 19) **Pride Time**
55) **Healthfully Yours**
7:30 - 19) **CCTV Capsules**
8:00 19) **Continuum**
54) **Portuguese Entertainment Network**
55) **The Way To Wisdom**
8:30 - 19) **Between Takes**
9:00 - 19) **Cambridge Independents**
54) **Il Mundo**

TUESDAY, NOVEMBER 7

5:00 - 19) **Generations**
55) **Cambridge Time**
5:30 - 19) **Health Research Series**
54) **Dateline CJP**
6:00 - 19) **South Africa Now**
54) **Rai Tele-Italia**
6:30 - 19) **Three Six Thursdays & A New York**
7:00 - 19) **CEOC Fight Back**
7:30 - 19) **Animal Rights**
8:00 - 19) **Captured Live**
54) **Telekryol**
8:30 - 19) **Son Of Goldilocks in Harvard Square**
9:00 - 19) **Harvest At New Alchemy**

WEDNESDAY, NOVEMBER 8

5:00 - 19) **Bhagwan Shree Rajneesh**
54) **Grecian Melodies**
5:30 - 19) **Mexican Mask Magic**
6:00 - 54) **Rai Tele-Italia**
6:30 - 55) **New Age Review**
7:00 - 19) **Alternative Views**
54) **Horizon**
55) **Moments With God**
8:00 - 19) **Live Cablecast TBA**
54) **Portuguese Entertainment Newtork**
55) **Dead Air Live**

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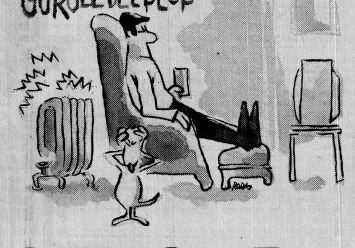
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CHANNEL 3
PROGRAM SCHEDULE FOR CHANNEL 3
"YOUR NEIGHBORHOOD NETWORK
Thursday, November 2
6:30pm Bridge to Writer
7:00pm Picture of Health
7:30pm Cambridge: Inside-Out
8:30pm The Facts About Prop 1-2-3.
Friday, November 3
7:00pm Video Rhythms
8:00pm Your Mother's on The Roof
9:10pm How the Camb. Voting System Works
Sunday, November 5 - Election Issues
12noon City Council Debate (2.5hr)
2:30pm How Camb. Voting System Works
2:50pm School Committee Debate
3:50pm Camb. Inside-Out: Prop 1-2-3
4:50pm Camb. Inside-Out: City Council Candidates Review
5:50pm Camb. Inside-Out: School Committee Candidates
6:50pm How Camb. Voting System Works
Monday, November 6
5:00pm How Cambridge Voting System Works
5:10pm School Committee Debate
6:10pm Cambridge Inside Out Prop 1-2-3
7:10pm How Cambridge Voting System Works
7:20pm Cambridge Inside Out
8:20pm City Council Debate
11:00 Cambridge Inside Out: City Council Candidate Review
Tuesday, November 7
5:00pm How the Camb. Voting System Works
5:10pm School Committee Debate
6:10pm Cambridge: Inside-Out: Prop 1-2-3
7:10pm How the Camb. Voting System Works
7:20pm Camb. Inside-Out: Election Special-School Committee
8:20pm City Council Debate (2.5 hrs.)
11:00pm Camb. Inside-Out: City Council Candidates Review
Wednesday, November 8
6:00pm LIVE! Election 89: The Count
7:30pm TBA
8:00pm Election 89: The Count
Thursday, November 9
6:00pm LIVE! Election 89: The Count Pt. 2
7:30pm TBA
8:00pm Election 89: The Count Pt. 2
CHECK CHANNEL 3 FOR MORNING PROGRAM SCHEDULE

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FIRST PUBLICATION No. 2464.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-nine
AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge"
Be it ordained by the City Council of the City of Cambridge as follows:

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Section 5.40, Transition Requirements, a new subsection 5.43 as follows:-

"5.43 Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of, and above, the bulk control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:-
John E. Flynn
Deputy City Clerk.

(C)Nov.2

FIRST PUBLICATION NO. 2462
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Nine
AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."
Be it ordained by the City Council of the City of Cambridge as follows:

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 **Development Control Program**
11.410 **General Purpose**

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 **Interim Building Restrictions, Exemptions and Incentives**

11.421 **Interim Restriction.** Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

(b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 **Exemption.** Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 **Housing and Affordable Housing Incentive.** Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 **Community Development Department Duties**

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 **Research and Strategy Development**

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including speculative prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal revenue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential; and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 **Development Management Issues** In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed competitive applicants, giving priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 **Duration of Restrictions**

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) The Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 **Effect of Existing Building and Zoning Codes**

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 **Effect of Subdivision or Joining of Parcels**

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 **Definitions**

For the purpose of this Section:

"Affordable Housing" shall have the meanings specified by Section 11.202.

"Ordinance" means the Zoning Ordinance of the City of Cambridge.

"Parcel" means a lot or group of contiguous lots having common and identical ownership throughout.

"Section" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:
John E. Flynn,
Deputy City Clerk

(C)Nov.2

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
(Seal) Case. No. 138183

To **Charlotte Forsythe** as she is Trustee of Hemlock Road Realty Trust and **William F. Jeffrey, Jr.** as he is Trustee of Hemlock Road Realty Trust and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Guaranty-First Trust Company claiming to be the holder of a mortgage covering real property in Cambridge, being Unit 1, 11 Hemlock Drive given by Charlotte Forsythe and William F. Jeffrey, Jr. as they are Trustees of Hemlock Road Realty Trust to Plaintiff dated May 19, 1987 and recorded with Middlesex South District Registry of Deeds in Book 18143, Page 21, has filed with said court a complaint for authority to foreclose said mortgage in the manner following; by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 11th day of December 1989, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this 26th day of October 1989.

Charles W. Trombly, Jr.
Recorder

(C)Nov.2

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, November 16, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Disposable Blades
I.V. Catheters
Drafting & Art Supplies
Recording & Transcription Services
See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)Nov.2,9

NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Nathaniel A. Rookard** and **Barbara P. Rookard** f/k/a **Barbara McNeil** to **The Resource Financial Group, Inc.,** dated February 24, 1989, and registered with Middlesex County (Southern District) Registry district of the Land Court as Document No. 794277 on Certificate of Title No. 183005, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 o'clock P.M. on the 29th day of November, 1989, on the mortgaged premises in Cambridge, Middlesex County, Massachusetts, known as and numbered 374 Concord Avenue, all and singular the premises described in said mortgage.

To wit:

The land in Cambridge, Middlesex County, Massachusetts, more particularly described as follows:

Northeasterly: by Concord Avenue, forty-five feet;

Southeasterly: by Lot 26 as shown on plan hereinafter mentioned, one hundred feet;

Southwesterly: by land now or formerly of **Mary E. Nolan,** forty-five feet; and

Northwesterly: by land now or formerly of the **City of Cambridge** one hundred feet.

Said parcel is shown as Lot 27 on said plan.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified, and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 184, Page 517, with Certificate 28903.

The above described land is subject to an Order for constructing sidewalk &c. on Concord Avenue, Document 128158.

Subject to a first mortgage to Workingman's Cooperative Bank in the original principal amount of $125,000.00 dated May 6, 1987 and registered with Middlesex County (Southern District) Registry of the Land Court as Document No. 744347 on Certificate of Title No. 183003.

Terms of sale: $10,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale. The balance of the purchase price shall be paid in or within thirty (30) days thereafter, to be deposited in escrow with Stanley S. Freedman, Esq., 175 Derby Street, Suite #42, Hingham, MA 02043. the attorney for said mortgagee, pending approval of said sale by the Land Court. The deed shall be transferred within ten (10) days from the date of approval of said sale by the Land Court, said approval being the only condition of the escrow. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at the auction sale.

Said sale shall be subject to and with the benefit of all rights, covenants, easements, conditions, restrictions, unpaid taxes, tax titles, water bills, municipal liens, assessments, rights of tenants and parties in possession and existing encumbrances of record created prior to the mortgage, if any.

Other terms to be announced at sale.

Resource Northeast, Inc.,
Present holder of said mortgage.
By: Stanley S. Freedman, Esq.
175 Derby Street, Suite #42
Hingham, MA 02043
(617) 740-1906
Attorney to the Mortgagee

(C)Oct.19,26,Nov.2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 88P4744E

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Ruth D. Sanderson** (late) of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st and final account of **BayBank Harvard Trust Company** as Executor (the fiduciary) of said estate of the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 30th day of November, 1989, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 24th day of October, 1989.

Thomas J. Larkin
Register

(C)Nov.2

MORTGAGEE'S NOTICE OF
SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Subhash Agrawal** to **Emile N. DuPont,** dated May 14, 1987 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 18122, Page 518, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 a.m. on the 16th day of November, A.D. 1989, at the mortgage premises, **Unit 104, of The 285 Harvard Street Condominium,** 285 Harvard Street, Cambridge, Massachusetts, as described below, all and singular the premises described in said mortgage.

To wit:

The Unit ("Unit") known as Unit #104 of The 285 Harvard Street Condominium, located at 285 Harvard Street Cambridge, Middlesex County, Massachusetts, a condominium established pursuant to the Massachusetts General Laws, Chapter 183A, by Master Deed dated December 28, 1977, and recorded with Middlesex South District Registry of Deeds in Book 13365, Page 495, as amended, (hereinafter referred to as "Master Deed"), which Unit is shown on the floor plans filed with said Master Deed. Said Unit is conveyed together with the undivided 4.41 percent interest in the common areas and facilities appurtenant thereto and all other rights appurtenant to said Unit.

For Mortgagor's Title, see Deed of **E. Charlene Reese,** said Deed being dated March 26, 1987, and recorded with Middlesex South District Registry of Deeds in Book 18006, Page 352.

Said premises will be sold subject to and with the benefit of all easements set forth in said Master Deed, condominium common area charges, a prior mortgage from Subhash C. Agrawal to **Cambridge Portuguese Credit Union** dated March 30, 1987 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 18006, Page 355, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record created prior to the mortgage.

Terms of Sale: A certified check in the amount of $4,000.00 will be required to be paid by the purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashier's Check or Bank Treasurer's Check in or within 30 days thereafter, at the Offices of Quentin J. Greeley, Esquire, Katz, Ranger & Greeley, 75 Federal Street, Boston, Massachusetts 02110, (617) 482-0200, to be deposited in escrow with mortgagee's said attorney, pending approval of said sale by the Land Court.

Land Court Case Number 131583. Other terms, if any, to be announced at the sale.

Emile N. DuPont
Present Holder of said Mortgage

(C)Oct.19,26,Nov.2

FIRST PUBLICATION NO. 2463.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-nine
AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."
Be it ordained by the City Council of the City of Cambridge as follows:

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended in Article 10.000 entitled Appeals, Variances, and Special Permits as follows: -

A. Renumber **Section 10.50: Repetitive Petitions to 10.60.**

B. Delete **Subsections 10.471 and 10.472,** and renumber subsequent subsections accordingly.

C. Insert following the existing **Section 11.40 a new Section 11.50: Required Documentation,** reading as follows:

"10.50 Required Project Documentation

10.51 **Threshold Criteria.** Any applicant for a special permit or variance for a construction or development project which (a) includes more than three dwelling units, or (b) proposes the construction of more than 5,000 new square feet of gross floor area, or (c) proposes construction in excess of 35 feet of height, shall provide a Project Documentation Report as further described herein.

10.52 **Procedures:**

(a) Timing: Submit required documentation with the application for special permit or variance.

(b) Format: Submit required documentation in an 8½x11 inch Report or binder. Reduce oversized drawings, maps and plans to 11x17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.

(c) Number of Copies: Provide nine (9) copies of the Project Documentation Report — 2 for public record copies, and the remainder for distribution to members of the permit- or variance-granting Board. Additionally, submit one (1) set of full-size drawings, maps and plans, and of color photographs.

(d) Changes and Resubmissions: Any changes in the applicant's proposal following submittal of the application, except for changes negotiated at the public hearing, shall require resubmittal of the application and the Project Documentation Report.

10.53 **Documentation Required.**

(a) Existing conditions documents:

(1) A certified survey of the project parcel at a scale of 1 in = 20 ft. or 40 ft., including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, existing grades (topographic contours at 2 ft. intervals), and edges of structures within 100 feet on other lots immediately abutting, or facing across streets and ways.

(2) Photographs of the project parcel and its surroundings.

(3) For both the project parcel, and for immediately abutting or facing lots, information specifying existing zoning classification, existing land uses (including number of dwelling units), approximate building heights and FAR's.

(b) Project proposal documents:

(1) Site plan of the proposed project at a scale of 1 in = 20 ft. or 40 ft., showing retained and proposed structures, walks, driveways, drives, curb cuts and parking/loading areas; proposed grading and site drainage; required usable open space; trees, shrubs and other landscape elements; and treatments of the parcel edges (fences, screens, etc.).

(2) Floor plans of all major levels, including sub-grade parking, if any.

(3) Schematic elevations (front, side, and rear) of project structures, indicating position and height of structures on adjacent lots within 100 ft.

(4) Quantitative information regarding gross floor areas allocated to the various uses or components of the proposed project; total FAR; on-site parking and loading counts; number, floor area(s), and bedroom counts for dwelling units; and areas of usable open space allocated to units, and/or assigned to common areas.

(c) Project impact documents:

(1) Shadow impact studies showing shadows cast on the ground plane by project structures at 9 am, noon, and 3 pm for the summer solstice, the winter solstice, and the vernal/autumnal equinox.

(2) Traffic impact study prepared by a registered transportation engineer describing the capacities, volumes and levels of service, and average queue lengths at adjacent streets and key intersections both as currently existing, and as resulting from development as proposed.

(3) The scope of the traffic impact study shall be established by negotiations between the applicant and the Community Development Department. Either or both impact studies may be waived by unanimous consent of the Board upon receipt of the written recommendation of the Assistant City Manager for Community Development, stating that the small scale or specific location of the project will result in no impacts worth study.

(d) Project legal and financial information, including: site acquisition terms and arrangements, with explanations of any residual leases, easements, or other encumbrances; development costs, including itemized construction costs, professional fees, and other hard and soft costs of the project; anticipated finance arrangements, including anticipated mortgages, interest rates, payment schedules, and equity participation; anticipated annual management and operating costs of the completed project; anticipated project income, including sales or rental rates or prices for the various components of the project; and anticipated return on investment."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:-
John E. Flynn
Deputy City Clerk.

(C)Nov.2

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The Board of Zoning Appeal will hold a public meeting on Thursday, November 16, 1989 in Room 200, City Hall, Cambridge, Massachusetts, the following cases will be heard:

7:00 P.M. Case No. 5974

41-43 Locke Street, David Kearns & Donna Southwell - Residence B Zone - Variance: To construct dormer. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (e) (Nonconforming Structure).

7:15 P.M. Case No. 5975

7 Riedesel Avenue, Joseph R. Moore & Annette LaMond - Residence A-1 Zone - Special Permit: To alter existing nonconforming garage by reframing with gable roof, addition of dormer and addition of storage loft & stairway. Art. 8.000, Sec. 8.22 (c) (Alteration of an existing nonconforming structure). Art. 4.000, Sec. 4.21 (Accessory Structure).

7:30 P.M. Case No. 5976

87 Howard Street, Jacqueline Berthet & Brad Bellows - Residence C Zone - Variance: To increase pitch of roof and add bay to the rear of building. Art. 8.000, Sec. 8.22 (e) (Nonconforming Structure). Art. 5.000, Sec. 5.242 (Projecting bay window).

7:45 P.M. Case No. 5977

12 Lee Street, Cora B. Abel, Trustee - Office 3 Zone - Special Permit: Amendment to Special Permit already granted. Changes in roof line. Art. 8.000, Sec. 8.22 (e) (Nonconforming Structure).

8:00 P.M. Case No. 5978

3 Belmont Court, Donna L. Harris - Residence B Zone - Variance: To construct 2nd story deck and stairway to replace existing stairway. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. Case No. 5979

13 Walker Street, Robert & Virginia Swain - Residence B Zone - Variance: To construct a mudroom in the rear of the dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. Case No. 5980

180 Mass Ave., Paradise Cafe, Inc. - Industry B Zone - Special Permit: To increase capacity without sufficient parking. Art. 6.000, Sec. 6.35 (Reduction of Parking).

(C)Nov.2,9

COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPARTMENT
OF THE TRIAL COURT
(Seal) Case No. 136623

To **Irwin Harris; Construction Planning and Management, Inc;** and **CPM Consultants, Inc.;** and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Realty Funding Corp.; claiming to be the holder of a mortgage covering real property in Cambridge, Unit 3, numbered 42½ Roberts Road, given by Irwin Harris to plaintiff, dated December 11, 1987, recorded with Middlesex County (Southern District) Registry of Deeds, Book 18762, page 22, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the fourth day of December 1989, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this eleventh day of October 1989.

Charles W. Trombly, Jr.
Recorder

(C)Nov.2

CITY OF CAMBRIDGE
DEPARTMENT OF
TRAFFIC & PARKING

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

REGULATION NO. 89-29

Regulation No. 86-1 Schedule 10 **"Parking Time Limited On Certain Sides Of Certain Streets"** is hereby amended by adding the following:

Donnell Street, east side, 28'N of Concord Avenue to 96'N of Concord Avenue, 30 min., 9AM-6PM, Except Saturday & Sunday.

And is further amended by changing the following:

Mass. Ave., south side, Vassar Street to 500'E of Vassar Street From: 2 Hrs. 8AM-6PM, Except Sunday To: 1 Hr. 8AM-6PM, Except Sunday.

This regulation shall take effect October 31, 1989.

PROMULGATED
DATE
Oct. 11, 1989

George Teso
Traffic Director

(C)Oct.19,26,Nov.2

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of a power of sale contained in a certain mortgage deed given by **Dorothy M. Murphy** and **Joseph B. Murphy** to **Capitol Bank and Trust Company,** a Massachusetts banking institution, doing business in Boston, Suffolk County, Massachusetts, dated April 15, 1983 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 14974, Page 035, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at public auction, on the mortgaged premises, on Tuesday, the 5th day of December, 1989, at 10:00 o'clock in the forenoon, all and singular the premises conveyed by said mortgage deed, sale to be held on the premises located at 51 Cedar Street, Cambridge, Massachusetts namely:

A certain parcel of land with the buildings thereon situated in Cambridge and being shown as Lot 5 on a plan entitled "Plan of land in Cambridge, belonging to Francis D. Kidder and Samuel G. Reed, known as the Fronting Park," surveyed by George W. Butterfield, dated April 23, 1855, recorded with Middlesex South District Deeds, Plan Book 6, Plan 37, being bounded and described as follows:

Easterly by Cedar Street, fifty (50) feet,

Southerly by Lot 6 on said plan, one hundred eighty-three and one-half (183-½') feet,

Westerly by Lot 25 of said plan, fifty (50) feet,

Northerly by Lot 4 on said plan, one hundred eighty-three and one half (183-½') feet;

Containing 9175 square feet of land.

Said parcel is also shown as Lot B on a plan entitled "Plan of subdivision of land in Cambridge," dated June 6, 1942, by Edward Smith, C.E., duly recorded with said Deeds.

Subject to prior mortgage to North Cambridge Cooperative Bank, dated December 13, 1972, recorded with said Deeds, Book 12361, Page 721.

Terms of Sale:

Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any there are. A deposit of two thousand five hundred and no/100 ($2,500.00) dollars in cash, certified check or bank check will be required to be paid by the purchaser at the time and place of sale, with the balance of the purchase price to be paid within thirty (30) days thereafter.

Other terms to be announced at the sale.

DATED: October 20, 1989

Capitol Bank and Trust Company
Present Holder of the Mortgage
By its Attorneys,
BARRON & STADFELD, P.C.
Joseph G. Butler, Esq.
18 Tremont Street
Boston, Massachusetts 02108
(723-9800)

(C)Oct.26,Nov.2,9

Health visits offered for homebound elders

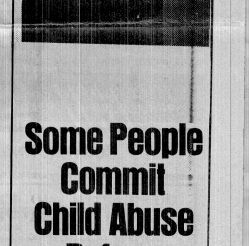
The Cambridge Hospital Department of Geriatrics and the Cambridge Visiting Nursing Association have launched a new medical service in the Cambridge/Somerville area entitled "House Calls." The goal of the service is to provide primary medical and nursing care to homebound older people using an interdisciplinary team approach.

The program components include medical evaluations at home by physicians from TCH, nursing visits from the Cambridge VNA and coordinated home care services provided by Somerville Cambridge Elder Services.

Dr. Alan Abrans, medical director of geriatric programs at TCH, explains how the program works: "A nurse at the Cambridge VNA coordinates the House Calls program. She manages telephone referrals, triages patients, schedules physician home visits and coordinates weekly team meetings. The nurse is involved in the overall care plan for all the House Call patients. Each patient is assigned a House Call primary care physician."

Medical home visits are provided by physicians from TCH Department of Medicine, as is under the medical supervision of Drs. Susan Hardt and Melanie Brunt.

House calls has the capacity to serve over 100 older people and to provide over 65 physician home visits each month. In addition to English, House Calls Physicians speak Portuguese, Spanish, French and Haitian/Creole. For more information on House Calls, contact the Geriatric Department at The Cambridge Hospital at 498-1558.



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COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
(Seal) Case. No. 138296

To **Roosevelt Harley; Lois C. Harley** and to all persons entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

The Boston Five Cents Savings Bank FSB claiming to be the holder of a mortgage covering real property in Cambridge, Massachusetts, known as and numbered 62 Mt. Pleasant Street given by Roosevelt Harley and Lois C. Harley to The Boston Five Cents Savings Bank FSB dated June 7, 1984, recorded at Middlesex County (So. District) Registry of Deeds, Book 15615, Page 243 has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the eighteenth day of December 1989, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this 31st day of October 1989.

Charles W. Trombly, Jr.
Recorder

(C)Nov.2



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CAMBRIDGE, MASSACHUSETTS
NOTICE OF
SPECIAL MEETING OF CORPORATORS

The Special Meeting of the Corporators of the **Cambridgeport Savings Bank** will be held at the Royal Sonesta Hotel, 5 Cambridge Parkway, Cambridge on November 15, 1989 at 5:30 p.m. for the purpose of considering and acting upon such matters as may properly come before the meeting.

Robert N. Cann, Clerk

(C)Nov.2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 387557

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Richard B. Hobart** (late) of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 10th thru 12th final accounts of **Bay Bank Harvard Trust Company** as Trustee (the fiduciary) under the will of said deceased for the benefit of **Janet E. Hobart** and others have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 27th day of November, 1989, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 19th day of October, 1989.

Thomas J. Larkin
Register

(C)Nov.2

NOTICE OF NON-DISCRIMINATORY POLICY AS TO STUDENTS

The **Women's Job Counseling Center** admits students of any race, color, national or ethnic origin to all rights, privileges, programs and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national or ethnic origin in the admissions policies, scholarship and loan programs.
(C)Nov.2

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
(Seal) **Case No. 137977**

To **Harvey D. Carter; Gertrude C. Carter; Herbert M. Lobsenz; Louise C. Riemer, Sarah Murre** and **Curtis Rudbart,** as they are Trustees of **140-144 Pearl Street Condominium Trust** and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Foster Mortgage Corporation, a duly existing corporation having a usual place of business in Fort Worth in the State of Texas; claiming to be the holder of a mortgage covering real property in Cambridge, Middlesex County, Massachusetts known as 140 Pearl Street, Unit 2, in the 140-144 Pearl Street Condominium given by Harvey D. Carter, Gertrude C. Carter and Herbert M. Lobsenz to Northeastern Mortgage Company, Inc. dated October 24, 1986, recorded with Middlesex South Registry of Deeds, Book 17518, Page 542 and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 4th day of December 1989, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this 19th day of October 1989.

Charles W. Trombly, Jr.
Recorder

(C)Nov.2

OFFICE OF THE SCHOOL COMMITTEE
456 Broadway
Cambridge, MA 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Camabridge, MA 02141, until Thursday, November 9, 1989 at 11:00 A.M. at which time they will be publicly opened and read for:

School Bus Insurance
Evaluation Services for Chapter 636
Evaluation Services for Dropout Prevention Program
Hard Disk Drives

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, November 26, 1989.

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

Mary Lou McGrath
Superintendent of Schools

(C)Oct.26,Nov.2

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303. City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, November 9, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

(WAP & HEART WAP) Residential Heat System Services on Oil, Gas, Electric & Wood
Clean and Tune-ups
Burner Repairs/Replacement
Efficiency Modifications
Retrofits
System Replacements

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)Oct.19,26,Nov.2

COMMONWEALTH OF MASSACHUSETTS
Middlesex,ss. **Probate Court**
No. 89D 3388 D1

Summons By Publication
DAPHINE H. BECKFORD Plaintiff
vs.
Denzie G. Beckford Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Daphine H. Beckford, seeking a Divorce.

You are required to serve upon Dane M. Shulman, Esq., plaintiff's attorney, whose address is 1596 Blue Hill Avenue, Mattapan, MA 02126 your answer on or before December 11, 1989. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

September 26, 1989

Marie A. Gardin
Acting Register of Probate

(C)Oct.19,26,Nov.2

LEGAL NOTICE
U-HAUL COMPANY
SELF-STORAGE FACILITY SALE

Self-Storage Facility Operator's Sale for nonpayment of storage charges pursuant to the Power of Sale contained in M.G.L., Chapter 105-A, Section 4, general charges and for the satisfaction of the Facility Operator's Lien, the following property will be sold at public auction at 9:00 A.M. Wednesday, November 15, 1989 on premises of Central Square Moving and Storage Center, 844 Main Street, Cambridge, MA 02139. All household furniture, trunks, books, tools, appliances, clothes, antiques, collectibles, bric-a-brac, office equipment, 22 ft. wooden sailboat with historical value, miscellany held for the accounts of: **Rms. #126 & 204, Maggie Broughton; Rm. #382, Millicent Daly; Rm. #278, Karen Featherson; Rm. #368, Rebecca Jadarola; Rm. #222, Donna White; Rm. #123, Philip Koen; Rm. #296, Joan Scivoletti; Rm. #312, Lloyd Demetries; Rm. #361, Michael Austin; Rm. #V54, Michael Austin.** Sale per order of U-Haul Company of Boston, Inc. President: Michael Grehl. Terms: Cash or Good Check. William F. Moon & Co., auctioneers, No. Attle., MA. 02760. Mass. State Lic. #151.

(C)Oct.26,Nov.2

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock a.m. Thursday, November 9, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Medical Record Folders
Latex Antigen Test Kits
Printing of Annual Report
Lease/Purchase of Ultrasound Unit
Fire Alarm Pedestals

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)Oct.26,Nov.2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D2313-D1

Summons by Publication
Maria T. O'Connor Plaintiff
vs.
Lawrence F. O'Connor Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Maria T. O'Connor, seeking Divorce

You are required to serve upon George G. Burke plaintiff's attorney, whose address is 339 Hancock Street, Quincy, MA 02171 your answer on or before November 27, 1989. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge, Massachusetts.

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

October 4, 1989

Marie A. Gardin
Acting Register of Probate

(C)Oct.26,Nov.2,9

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The Board of Zoning Appeal will hold a p meeting on Thursday, November 9, 1989 in R 200, City Hall, Cambridge, Massachusetts, following cases will be heard:

7:00 P.M. Case No. 5968
5 Kenway Street, Frank S. & Jennife Leonard - Residence B Zone - Variance: To struct an addition to an existing single family d ing, and to park in the front yard. Art. 5.000, 5.31 (Table of Dimensional Requirements), 6.000, Sec. 6.441 (c) (Front Yard Parking).

7:15 P.M. Case No. 5969
24-26 Crescent Street, Mark & Julie W. Sc - Residence C-1 Zone - Variance: To cor dormer on one side of dwelling. Art. 5.00 5.31 (Table of Dimensional Requirements).

7:30 P.M. Case No. 5970
204-210 River Street, Jorge A. A Business A Zone/Residence C-2 - Varianc struct two-story roofed porch in the dwelling. Remove existing canopy in th add porch with a deck on top. Art. 5.000 (Table of Dimensional Requirements).

7:45 P.M. Case No. 597
16 Warren Street, Francis & Jam Residence C-1 Zone - Variance: To ins isting store to an existing dwelling. F terior fire escape for a second me Art. 5.000, Sec. 5.31 (Table of D quirements), Sec. 5.26 (Conversion

8:00 P.M. Case No. 5
30-32 Fairmont Street, Lawre Residence C Zone - Variance: To unit residential building. Art. 5 (Table of Dimensional Requirem

8:15 P.M. Case No.
6-8 Marcella Street, Cam Housing Inc. - Residential C-1 add enclosed stairway as secon Art. 5.000, Sec. 5.31 (Table quirements), Art. 8.000 Sec a Nonconforming Structure) (C)Oct.26,Nov.2

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 2, 1989

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

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on October 30, 1989 as follows:

Petition of Susan Yanow, III, et al relative to Transitions Requirements.

Petition of Webb Nichols, et al to amend Article 10.000 entitled "Appeals, Variances, and Special Permits".

Petition of R. Philip Dowds, et al by adding to Article Eleven a new section 11.400 entitled "Development Control Program".

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) First Publication Numbers 2464, 2463 and 2462.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph E. Cellucci, Commissioner of Inspectional Services.

FIRST PUBLICATION NO. 2464.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Section 5.40, Transition Requirements, a new subsection 5.43 as follows:

"5.43 Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential / non-residential district line, and rising over the non-residential zone. Said structure may be built forward of, and above, the bulk control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

FIRST PUBLICATION NO. 2463.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended in Article 10.000 entitled Appeals, Variances, and Special Permits as follows:

A. Renumber SECTION 10.50: REPETITIVE PETITIONS to 10.60.

B. Delete SUBSECTIONS 10.471 and 10.472, and renumber subsequent subsections accordingly.

C. Insert following the existing SECTION 11.40 a new SECTION 11.50: REQUIRED DOCUMENTATION, reading as follows:

"10.50 REQUIRED PROJECT DOCUMENTATION

10.51 *Threshold Criteria.* Any applicant for a special permit or variance for a construction or development project which (a) includes more than three dwelling units, or (b) proposes the construction of more than 5,000 new square feet of gross floor area, or (c) proposes construction in excess of 35 feet of height, shall provide a Project Documentation Report as further described herein.

10.52 *Procedures.*

(a) Timing: Submit required documentation with the application for special permit or variance.

(b) Format: Submit required documentation in an 8 1/2 x 11 inch Report or binder. Reduce oversize drawings, maps and plans to 11 x 17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.

(c) Number of Copies: Provide nine (9) copies of the Project Documentation Report -- 2 for public record copies, and the remainder for distribution to members of the permit- or variance-granting Board. Additionally, submit one (1) set of full-size drawings, maps and plans, and of color photographs.

(d) Changes and Resubmissions: Any changes in the applicant's proposal following submittal of the application, except for changes negotiated at the public hearing, shall require resubmittal of the application and the Project Documentation Report.

10.53 *Documentation Required.*

(a) Existing conditions documents:

(1) A certified survey of the project parcel at a scale of 1 in = 20 ft or 40 ft, including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, existing grades (topographic contours at 2 ft intervals), and edges of structures within 100 feet on other lots immediately abutting, or facing across streets and ways.

(2) Photographs of the project parcel and its surroundings.

(3) For both the project parcel, and for immediately abutting or facing lots, information specifying existing zoning classification, existing land uses (including number of dwelling units), approximate building heights and FAR's.

(b) Project proposal documents:

(1) Site plan of the proposed project at a scale of 1 in = 20 ft or 40 ft, showing retained and proposed structures; walkways, drives, curb cuts and parking/loading areas; proposed grading and site drainage; required usable open space; trees, shrubs and other landscape elements; and treatments of the parcel edges (fences, screens, etc).

(2) Floor plans of all major levels, including sub-grade parking, if any.

(3) Schematic elevations (front, side, and rear) of project structures, indicating position and height of structures on adjacent lots within 100 ft.

(4) Quantitative information regarding gross floor areas allocated to the various uses or components of the proposed project; total FAR; on-site parking and loading counts; number,

floor area(s), and bedroom counts for dwelling units; and areas of usable open space allocated to units, and/or assigned to common areas.

(c) Project impact documents:

(1) Shadow impact studies showing shadows cast on the ground plane by project structures at 9 am, noon, and 3 pm for the summer solstice, the winter solstice, and the vernal/autumnal equinox.

(2) Traffic impact study prepared by a registered transportation engineer describing capacities, volumes and levels of service, and average queue lengths at adjacent streets and key intersections both as currently existing, and as resulting from development as proposed.

(3) The scope of the traffic impact study shall be established by negotiations between the applicant and the Community Development Department. Either or both impact studies may be waived by unanimous consent of the Board upon receipt of the written recommendation of the Assistant City Manager for Community Development, stating that the small scale or specific location of the project will result in no impacts worth further study.

(d) Project legal and financial information, including: site acquisition terms and arrangements, with explanations of any residual leases, easements, or other encumbrances; development costs, including itemized construction costs, professional fees, and other hard and soft costs of the project; anticipated finance arrangements, including anticipated mortgages, interest rates, payment schedules, and equity participation; anticipated annual management and operating costs of the completed project; anticipated project income, including sales or rental rates or prices for the various components of the project; and anticipated return on investment."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

FIRST PUBLICATION NO. 2462.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by additing to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

11.421 Interim Restriction. Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

(b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 Exemption. Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 Housing and Affordable Housing Incentive. Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 Community Development Department Duties

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 Research and Strategy Development.

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal rev-

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11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

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(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

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This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn,
Deputy City Clerk

C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council Oct. 30 1989

VMajor - Take from Table #1 f

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			
	5	4	0	0

Dowds

FIRST PUBLICATION NO. 2462.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by additing to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

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11.423 Housing and Affordable Housing Incentive. Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 Community Development Department Duties

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

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(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

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11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 Effect of Subdivision or Joining of Parcels

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn,
Deputy City Clerk

FIRST PUBLICATION NO. 2462.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by additing to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

11.421 Interim Restriction. Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

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11.422 Exemption. Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

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On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

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(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

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ATTEST:- John E. Flynn,
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FIRST PUBLICATION NO. 2462.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

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(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 Effect of Subdivision or Joining of Parcels

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn,
Deputy City Clerk

FIRST PUBLICATION NO. 2462.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by additing to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

11.421 Interim Restriction. Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

(b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 Exemption. Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 Housing and Affordable Housing Incentive. Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 Community Development Department Duties

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 Research and Strategy Development.

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal rev-

enue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential, and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

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Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn,
Deputy City Clerk

In City Council September 11, 1989

The Committee on Ordinances, comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, August 16, 1989 in the Sullivan Chamber, City Hall, beginning at 6:21 p.m. The purpose of the hearing was to review the petition of Philip Dowds, et al, to amend the Zoning Ordinances by creating a new Section 11.400 entitled "Development Control Program".

Councillor William Walsh, Chairman of the Committee, opened the meeting and requested all interested individuals to come forward.

At this time, the Committee heard from Philip Dowds, 48 Banks Street, Cambridge; the petitioner; who stated he believes development is out of control in Cambridge and supports comprehensive reforms of current zoning law. He stated he believes this is a leadership opportunity for the City Council to protect the quality of life of the people of Cambridge.

Councillor Saundra Graham stated she, too, believes in comprehensive rezoning and the Council has gone on record supporting that concepts. However, she continued, the questions regarding affordable housing, open space and commercial development are very difficult ones. Some people, she stated, who are long-time Cambridge residents, believe there is not enough affordable housing. Furthermore, she stated that the term "affordable housing" needs to be re-defined. Finally, she informed Mr. Dowds that he needs to understand the political reality of the composition of the City Council. They are nine individuals who have very different and unique backgrounds.

Also speaking in support of the petition was Dan Geer, 40 Bellis Circle, Cambridge.

Speaking in opposition to the petition was Alex Steinberg, 3 Clinton Street, who stated the proposal offered by Mr. Dowds would cause too much of a delay for any future development, regardless of its type.

Councillor Walter Sullivan moved that the petition be referred to the full City Council without recommendation.

The motion - prevailed.

The hearing was adjourned at 6:57 p.m.

For the Committee,

Councillor William H. Walsh
Chairman.

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances, without recommendation on the petition of Philip Dowds, et al, to amend the Zoning Ordinances by creating a new Section 11.400 entitled "Development Control Program".

In City Council,

September 11, 1989

Tabled pending Planning Board report on motion of Vice-Mayor Wolf.
10/30/89 Passed to second reading as originally submitted

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

To the Honorable, the City Council:

SUBJECT: Dowds et al Zoning Petition Establishing an Interim Height and FAR Limitation City-wide

Recommendation

The Planning Board does not recommend adoption of the petition. The application of a height (45') and FAR (2.0) limitation citywide for a period of two years is unnecessary and unreasonably disruptive both to recent past and current planning efforts. While many of the planning and study recommendations, also contained in the petition, are worthy of consideration they can be incorporated into the continuing Comprehensive Rezoning process already underway without adoption of such a significant limitation on development activity over the next two years.

For more than a decade the City Council has considered and adopted more than seventy separate rezoning petitions which, for the most part, have resulted in significant reductions in allowed developed in both the city's residential communities and in its major industrial and commercial districts. Those efforts, through the Community Development Department, the Planning Board and renewed citizen activism, have intensified recently with major rezonings recommended and adopted for north Massachusetts Avenue, Central Square and North Point. Much of the remaining Industrial IB area is now under interim zoning limitations and subject to intensive planning analysis in advance of likely recommendations for rezoning in the near future. Areas rezoned ten years ago, including the East Cambridge industrial and commercial districts and the Alewife quadrangle are or will soon be subject to yet another round of review and analysis in light of the past decades many social and economic changes.

Neighborhood-wide studies, conducted by the Community Development Department in cooperation with neighborhood residents, are providing the opportunity to review public policy and land use control at a very detailed neighborhood level. The two studies already completed have resulted in numerous recommendations, some of which are already actively being implemented.

The Zoning Ordinance has indeed grown complex over the past decade and a review of its organization and specific provisions is being undertaken as part of the Comprehensive Rezoning program adopted by the Council with an eye to making it more accessible and current. However much of its complexity and volume of regulation is a reflection of the greater role played by the city and its citizens in guiding the development that takes place in the city. Cambridge has a very complex development fabric; it is in part a reflection of and respect for that complexity that the zoning ordinance and the zoning map look the way they do. Simplification to clarify should be encouraged, but not at the expense of the complex task of regulating development and change in the city to the benefit of its residents and property owners.

The difficult task of defining community goals and objectives is undertaken continually when the community, Community Development Department, Planning Board and the City Council debate the merits of traffic mitigation or incentive zoning or any number of other zoning and planning initiatives. That effort will continue both through the Comprehensive Rezoning program and in other forums; adoption of the provisions of this petition is not necessary to encourage that effort.

In response to the objectives of the petition, however, the Planning Board will immediately review the remaining high density districts without height limits to assess the need for any further interim regulations while the Comprehensive Planning effort continues. Should additional areas need some interim protection, the Board will submit a recommendation to the Council in the very near future for further action after consultation with affected property owners and community groups.

Respectfully submitted for the
Planning Board

Paul Dietrich, HB
Chairman

5.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

October 23, 1989

To the Honorable, the City Council:

Enclosed please find a copy of a communication from the Planning Board, which includes information relative to Dowds et al Zoning Petition Establishing an Interim Height and FAR Limitation City-Wide.

Very truly yours,

Robert W. Healy
City Manager

RWH/dls
enclosure

Agenda # 5

Planning Board Recommendation on the
Zoning Petition of Philip Dowds, et al.

In City Council,

October 23, 1989

Referred to the
Petition

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To the Honorable, the City Council:

SUBJECT: Dowds et al Zoning Petition Establishing an Interim Height and FAR Limitation City-wide

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CAMBRIDGE, MA
1989 OCT 19 PM 1:00
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The Zoning Ordinance has indeed grown complex over the past decade and a review of its organization and specific provisions is being undertaken as part of the Comprehensive Rezoning program adopted by the Council with an eye to making it more accessible and current. However much of its complexity and volume of regulation is a reflection of the greater role played by the city and its citizens in guiding the development that takes place in the city. Cambridge has a very complex development fabric; it is in part a reflection of and respect for that complexity that the zoning ordinance and the zoning map look the way they do. Simplification to clarify should be encouraged, but not at the expense of the complex task of regulating development and change in the city to the benefit of its residents and property owners.

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Respectfully submitted for the
Planning Board

Paul Dietrich, HB
Chairman

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

89 JUL 12 AM 9:21
CAMBRIDGE MA.

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, August 1, 1989, at 8:00 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by R. Philip Dowds, et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the Petition.

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 or Liza Malenfant at 498-9034.

The Committee on Ordinances comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, August 16, 1985, beginning at 6:21 P.M. in the Sullivan Chambers, City Hall.

The purpose of the hearing was to review the petition of Philip Dowds et al to amend the Zoning Ordinances ~~as it relates to~~ by creating a new Section 11.400 entitled "Development Control Program".

Councillor William Walsh, chairman of the committee opened the meeting and requested all interested individuals to come forward.

P At this time the committee heard from Philip Dowds of Banks Street, Cambridge, the petitioner, who stated he believes development is out of control in Cambridge and supports comprehensive reforms of current zoning laws. He stated he believes this is a leadership opportunity for the city council to protect the quality of life of the people of Cambridge.

P Councillor Saundra Graham stated she too believes in comprehensive re-zoning and the Council has gone on record supporting that concept. However, she continued, the questions regarding affordable

housing, open space and commercial development are very difficult ones. Some people, she stated, who are long time Cambridge residents believe there is not enough affordable housing. Furthermore she stated that the term "affordable housing" needs to be re-defined.

Finally she informed Mr. Daniels that he needs to understand the political reality of the composition of the City Council. They are 9 individuals who have very different and unique backgrounds.

TP Also speaking in support of the petition was Dan Green, 40 Bellis Circle, Cambridge

TP Speaking in opposition to the petition was Alex Steinberg, 3 Clinton Street who stated the proposal offered by Mr. Sowards would cause too much of a delay for any future development, regardless of its type.

TP Councillor Walter Sullivan moved that the petition be referred to the full City Council without recommendation.

The motion prevailed

The hearing was adjourned at 6:57 p.m.

For the Committee

Councillor William H. Walsh
Chairman

SAVE

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 5:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by R. Philip Dowds, et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee,

Councillor William H. Walsh,
Chairman.

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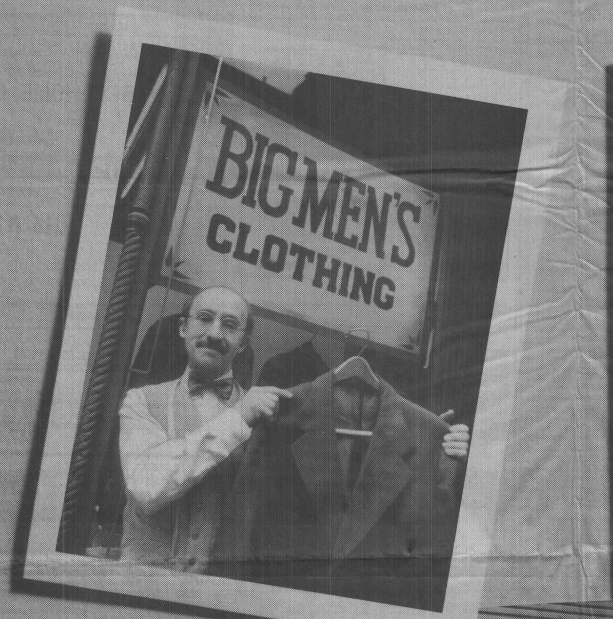





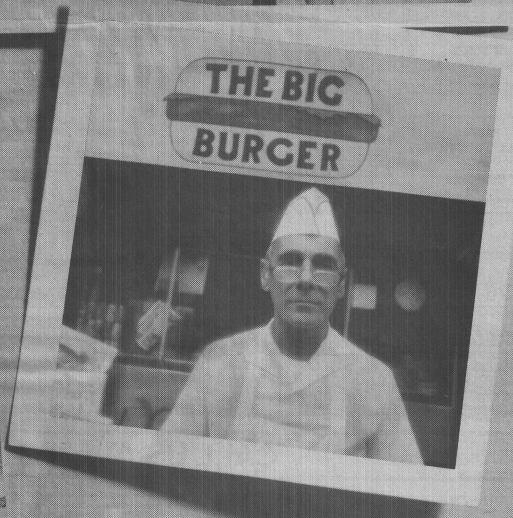

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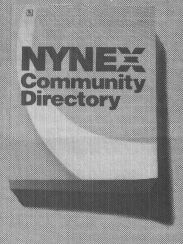

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CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 10, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Automatic Supplies
Microscope
School Supplies
Textiles
Offset Press
Hydraulic Extrication Tools

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)July 27,Aug.3

JANITORIAL SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Tuesday, August 15, 1989 until 2:00 PM. Proposals will be opened for **Janitorial Supplies for the Middlesex County Maintenance Dept., Cambridge, MA** at 3:30 P.M. Tuesday, August 15, 1989 at the Leonard J. Russell Hearing Room, level 3, 40 Thorndike St., East Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Room 382, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106).

Middlesex County Commissioners Office
Carole Kelley,
Purchasing Agent

(C)July 27

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss **Probate Court**
Docket No. 89A0400-C1

To all persons interested in a petition for adoption of **James David Dumbrell** of Cambridge in said County.

A petition has been presented to said Court by **David B. Lutes** and **Gina Louise Dumbrell-Lutes** his wife, of Cambridge in said County, praying for leave to adopt said James David Dumbrell a child of Gina Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the alleged father of parts unknown, and that the name of said child be changed to **James David Lutes.**

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of September 1989, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this sixth day of July 1989.

Paul J. Cavanaugh
Register.

(C)July 27,Aug.3,10

COMMONWEALTH OF MASACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D2147D1

Summons by Publication
Jose L. Lopez Plaintiff
vs.
Elsa Gloria Garcia Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Jose L. Lopez, seeking divorce.

You are required to serve upon Linda Olmstead, plaintiff's attorney, whose address is 705 Centre St., Jamaica Plain, MA 02130 your answer on or before September 11, 1989. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

July 15, 1989

Paul J. Cavanaugh
Register of Probate

(C)July20,27;Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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

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

For the Committee,
Councillor William H. Walsh
Chairman

(C)July27,Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Phillip Dowds,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27;Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Debra McManus,** et al to amend the text of the Zoning Ordinances of the City of Cambridge by amending Article 2.000 - Definitions, "Floor area, gross" to include parking garages and structures used for parking, except for unenclosed parking and loading areas, as gross floor area. Also Article 5.000 - Development Standards is amended by deleting the existing Section 5.25 "FAR exceptions for Parking Structures," and substituting language which would exclude only that floor area used for parking which is below grade and by creating a Planning Board Special Permit process which would allow 25% of the floor area to be exempted from floor area calculations under specific conditions.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27;Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Webb Nichols,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27;Aug.3

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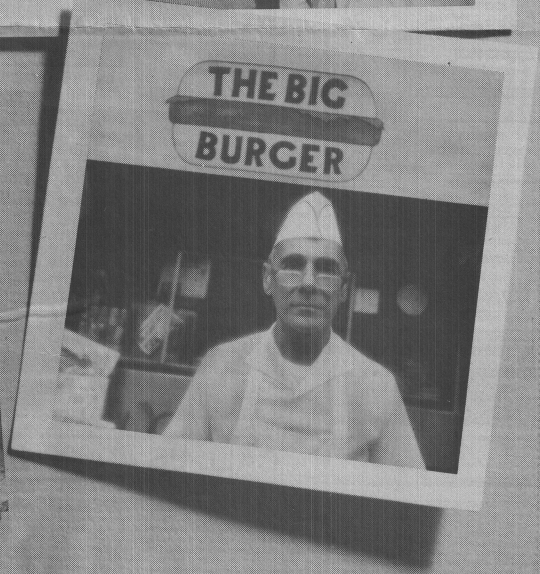

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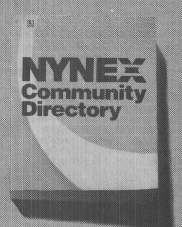

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CALL US at 628-1800 IF YOU HAVE A SERVICE

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PURCHASING DEPARTMENT

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Microscope
School Supplies
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Offset Press
Hydraulic Extrication Tools

See proposal for bid deposit.

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

Barbara L. Duffy
Purchasing Agent

(C)July 27,Aug.3

JANITORIAL SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Tuesday, August 15, 1989 until 2:00 PM. Proposals will be opened for **Janitorial Supplies for the Middlesex County Maintenance Dept., Cambridge, MA** at 3:30 P.M., Tuesday, August 15, 1989 at the Leonard J. Russell Hearing Room, level 3, 40 Thorndike St., East Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Room 382, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106).

Middlesex County Commissioners Office
Carole Kelley,
Purchasing Agent

(C)July 27

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss **Probate Court**
Docket No. 89A0406-C1

To all persons interested in a petition for adoption of **James David Dumbrell** of Cambridge in said County.

A petition has been presented to said Court by **David B. Lutes** and **Gina Louise Dumbrell-Lutes** his wife, of Cambridge in said County, praying for leave to adopt said James David Dumbrell a child of Gina Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the alleged father of parts unknown, and that the name of said child be changed to **James David Lutes.**

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of September 1989, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this sixth day of July 1989.

Paul J. Cavanaugh
Register

(C)July 27,Aug.3,10

COMMONWEALTH OF MASACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D2147D1

Summons by Publication
Jose L. Lopez Plaintiff
vs.
Elsa Gloria Garcia Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Jose L. Lopez, seeking divorce.

You are required to serve upon Linda Olmstead, plaintiff's attorney, whose address is 705 Centre St., Jamaica Plain, MA 02130 your answer on or before September 11, 1989. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq. First Judge of said Court at Cambridge.
July 15, 1989

Paul J. Cavanaugh
Register of Probate

(C)July20,27,Aug.3



PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree building control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27,Aug.3



PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27,Aug.3



PUBLIC NOTICE
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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 Wednesday, August 16, 1989 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Debra McManus,** et al to amend the text of the Zoning Ordinances of the City of Cambridge by amending Article 2.000 - Definitions, "Floor area, gross" to include parking garages and structures used for parking, except for unenclosed parking and loading areas, as gross floor area. Also Article 5.000 - Development Standards is amended by deleting the existing Section 5.25 "FAR exceptions for Parking Structures," and substituting language which would exclude only that floor area used for parking which is below grade and by creating a Planning Board Special Permit process which would allow 25% of the floor area to be exempted from floor area calculations under specific conditions.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27,Aug.3



PUBLIC NOTICE
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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 Wednesday, August 16, 1989 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Webb Nichols,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27,Aug.3

C. C. 106

PUBLIC NOTICE

RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 5:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by R. Philip Dowds, et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

For the Committee,

Councillor William H. Walsh,
Chairman.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 28, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, August 16, 1989 at 5:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by R. Philip Dowds, et al to amend the text of the Zoning Ordinances of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE

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For the Committee,

Councillor William H. Walsh,
Chairman.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

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JEC/dl

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For the Committee,

Councillor William H. Walsh,
Chairman.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
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Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

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RELATIVE TO ZONING

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

For the Committee,

Councillor William H. Walsh,
Chairman.

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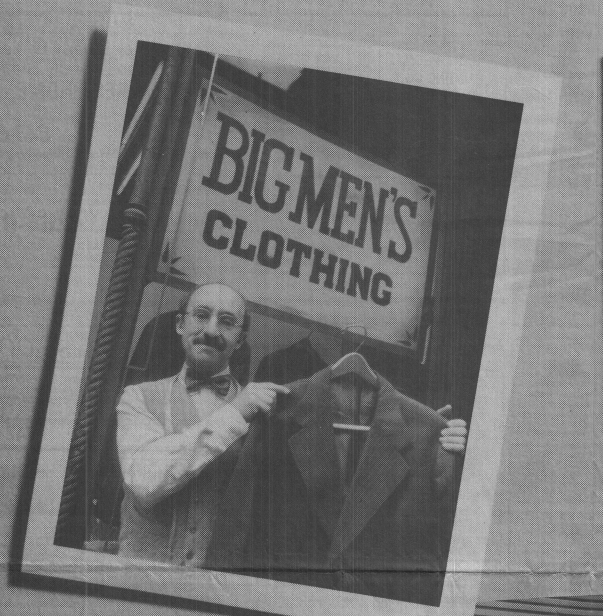





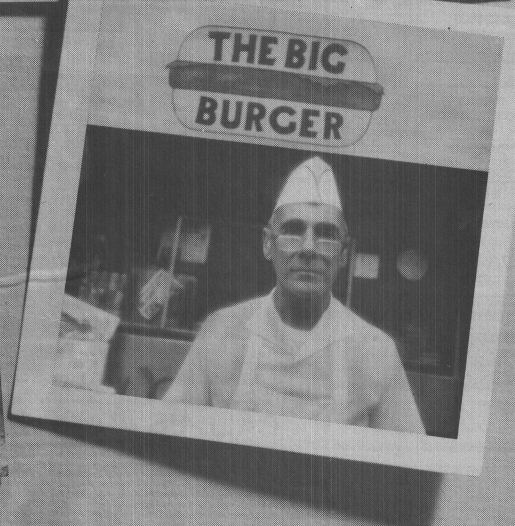

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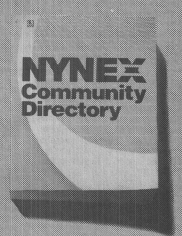

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CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 10, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Automatic Supplies
Microscope
School Supplies
Textiles
Offset Press
Hydraulic Extrication Tools

See proposal for bid deposit.

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

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

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

Barbara L. Duffy
Purchasing Agent

(C)July 27,Aug.3

JANITORIAL SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Tuesday, August 15, 1989 until 2:00 PM. Proposals will be opened for **Janitorial Supplies for the Middlesex County Maintenance Dept., Cambridge, MA** at 3:30 P.M., Tuesday, August 15, 1989 at the Leonard J. Russell Hearing Room, level 3, 40 Thorndike St., East Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Room 382, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106).

Middlesex County Commissioners Office
Carole Kelley,
Purchasing Agent

(C)July 27

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss **Probate Court**
Docket No. 89A0406-C1

To all persons interested in a petition for adoption of **James David Dumbrell** of Cambridge in said County.

A petition has been presented to said Court by **David B. Lutes** and **Gina Louise Dumbrell-Lutes** his wife, of Cambridge in said County, praying for leave to adopt said James David Dumbrell a child of Gina Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the alleged father of parts unknown, and that the name of said child be changed to **James David Lutes.**

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of September 1989, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this sixth day of July 1989.

Paul J. Cavanaugh
Register

(C)July 27,Aug.3,10

COMMONWEALTH OF MASACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D2147D1

Summons by Publication
Jose L. Lopez Plaintiff
vs.
Elsa Gloria Garcia Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Jose L. Lopez, seeking divorce.

You are required to serve upon Linda Olmstead, plaintiff's attorney, whose address is 705 Centre St., Jamaica Plain, MA 02130 your answer on or before September 11, 1989. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq. First Judge of said Court at Cambridge.
July 15, 1989

Paul J. Cavanaugh
Register of Probate

(C)July20,27,Aug.3



PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree building control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27,Aug.3



PUBLIC NOTICE
RELATIVE TO ZONING
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 Wednesday, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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

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

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Councillor William H. Walsh
Chairman

(C)July27,Aug.3



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Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Debra McManus,** et al to amend the text of the Zoning Ordinances of the City of Cambridge by amending Article 2.000 - Definitions, "Floor area, gross" to include parking garages and structures used for parking, except for unenclosed parking and loading areas, as gross floor area. Also Article 5.000 - Development Standards is amended by deleting the existing Section 5.25 "FAR exceptions for Parking Structures," and substituting language which would exclude only that floor area used for parking which is below grade and by creating a Planning Board Special Permit process which would allow 25% of the floor area to be exempted from floor area calculations under specific conditions.

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

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

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Chairman

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

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27,Aug.3

DEVELOPMENT CONTROL PROGRAM PETITION PAGE 1 OF 1.

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to protect Cambridge's future and quality of life by implementing a program of comprehensive development control in conformance with the Petition to amend the Zoning Ordinance attached hereto.

	Signature	Printed Name	Address	Phone
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RECEIVED BY OFFICE OF CITY CLERK 03 JAN -3 AM 11:30 CAMBRIDGE, MA.

I, the above signed, am a registered voter in the City of Cambrige, MA.

City of Cambridge

ZONING PETITION

Sponsored by:
Cambridge Citizens for Liveable Neighborhoods

DEVELOPMENT CONTROL PROGRAM

FINAL AS FILED / 2 JUNE 89

WHEREAS *the 1980's have been a decade of enormous acceleration in the rate of construction in Cambridge; and*

WHEREAS *the negative impacts of development, including loss of open space, congestion of both buildings and vehicles, and displacement of traditional uses and residents, now equal or exceed any public benefits resulting from development; and*

WHEREAS *the present Zoning Ordinance was never intended to promote development at the intensity which results when every lot is built up to its maximum; but nonetheless*

WHEREAS *it now seems probable that within another decade or two, most available land in Cambridge will be built up to the maximum permitted by the Zoning Ordinance, a process expedited by unduly lenient interpretations of the law by permit granting authorities; and*

WHEREAS *the present Zoning Ordinance, despite substantial and continuous tinkering, is not a satisfactory guide to a desirable future for Cambridge;*

NOW THEREFORE, *we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to ensure that the development future of Cambridge is governed by choice, not chance, by adding to Article 11 of the Zoning Ordinance a new Section 11.400, reading as follows:*

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

11.421 Interim Restriction. Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

(b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 Exemption. Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 Housing and Affordable Housing Incentive. Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 Community Development Department Duties

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 Research and Strategy Development.

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal rev-

enue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential, and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 Effect of Subdivision or Joining of Parcels

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

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DEVELOPMENT CONTROL PROGRAM PETITION PAGE 1 OF 1.

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DEVELOPMENT CONTROL PROGRAM

FINAL AS FILED / 2 JUNE 89

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RECEIVED BY CITY CLERK'S OFFICE CAMBRIDGE, MASS. '91 JUL -8 AM 11:30

I, the above signed, am a registered voter in the City of Cambrige, MA.

V = reg. voters.

City of Cambridge

ZONING PETITION

Sponsored by:
Cambridge Citizens for Liveable Neighborhoods

DEVELOPMENT CONTROL PROGRAM

FINAL AS FILED / 2 JUNE 89

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(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 Research and Strategy Development.

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal rev-

enue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential, and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 Effect of Subdivision or Joining of Parcels

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

-- END --

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Petition of R. Philip Dowds, et al, toa amend the Zoning Ordinances by adding to Article 11 of the Zoning Ordinances a new Section 11.400, entitled "Development Control Program" Re: implementation of a program of comprehensive development control to protect residents from the negative impact of too-rapid development.

11/14/89 No action taken
Placed on file due
to expiration of time
limit

In City Council,

June 12, 1989

Referred to Ordinance
Committee & Planning Board
for hearing & report
Copy sent to P. B. & Ord.
Comm. 6/13/89 dw