



# City of Cambridge

Agenda Item No. 6

IN CITY COUNCIL

December 21, 1981

COUNCILLOR VELLUCCI

- WHEREAS:** The Cambridge Housing Authority (the Housing Authority) intends to construct housing for the elderly of Cambridge on land owned by the City of Cambridge and commonly known as 2050-2070 Massachusetts Avenue, Cambridge, Massachusetts, and more particularly described in Exhibit A attached hereto (the Property); and
- WHEREAS:** This City Council has determined that the Property and improvements thereon should be conveyed to the Housing Authority for the construction of housing for the elderly of Cambridge on the Property; and
- WHEREAS:** This City Council desires to convey this property to the Cambridge Housing Authority subject to the restriction that the property be used for public housing with the preference being given to Cambridge elderly; and
- WHEREAS:** This City Council desires to authorize and appoint the Acting City Manager (the City Manager) to carry out said conveyance in accordance with Chapter 40, S3 of the Massachusetts General Laws; now therefore be it
- ORDERED:** That the City Manager is authorized to execute and deliver a Purchase and Sale Agreement concerning the Property by and between the City of Cambridge and the Housing Authority, in form acceptable to him and containing such terms and conditions as he shall deem necessary. The City Manager is further authorized to execute and deliver any amendments or additions to said Purchase and Sale Agreement as he shall deem necessary. Notwithstanding the preceeding two sentences, the City Manager shall not be required to enter into such a Purchase and Sale Agreement if, in his sole discretion, he does not deem said Agreement to be necessary for the conveyance authorized below; and be it further
- ORDERED:** That the City Manager is hereby authorized and directed to convey the Property and improvements thereon to the Housing Authority for consideration of One Dollar (\$1); and be it further
- ORDERED:** That the City Manager is hereby authorized and directed to execute and deliver to the Housing Authority in the name of and on behalf of the City of Cambridge in such form as the City Manager shall approve (such approval to be conclusively evidenced by such execution and delivery)

such documents, instruments, agreements, deeds, warranties, indemnifications, releases or certificates, or amendments thereto, required by the Housing Authority, the Executive Office of Communities and Development of the Commonwealth of Massachusetts, or any other person, agency or entity, as the City Manager may deem necessary, desirable or appropriate to accommodate the intent of the foregoing resolutions; and be it further

**ORDERED:**

That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

In City Council December 21, 1981.

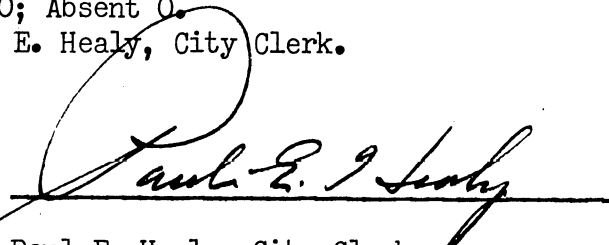
Adopted as amended by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

  
Paul E. Healy, City Clerk.



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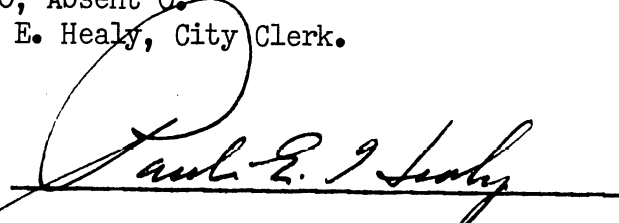
Adopted as amended by a yeas and nays vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

  
Paul E. Healy, City Clerk.



**CITY OF CAMBRIDGE  
NOTICE OF PUBLIC HEARING**

Pursuant to Ordinance No. 733, the Cambridge City Council will conduct a public hearing on **Monday, December 21, 1981, at 6:00 P.M.** in the Council Chamber at City Hall, for the purpose of **discussing the proposed transfer of city owned land to the Cambridge Housing Authority.**

The property in question is located at **2050-2070 Massachusetts Avenue**, a site designated by the Housing Authority for the construction of elderly housing.

All interested individuals are invited to attend and be heard at this time.

By Order of the City Council

Paul E. Healy  
City Clerk

(C)Dec. 17



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(C)Dec. 17

CITY OF CAMBRIDGE

IN CITY COUNCIL

December , 1981

WHEREAS, the Cambridge Housing Authority (the Housing Authority) intends to construct housing for the elderly of Cambridge on land owned by the City of Cambridge and commonly known as 2050-2070 Massachusetts Avenue, Cambridge, Massachusetts, and more particularly described in Exhibit A attached hereto (the Property); and

WHEREAS, this City Council has determined that the Property and improvements thereon should be conveyed to the Housing Authority for the construction of housing for the elderly of Cambridge on the Property; and

WHEREAS, this City Council desires to convey the Property to the Housing Authority; and

WHEREAS, this City Council desires to authorize and appoint the Acting City Manager (the City Manager) to carry out said conveyance in accordance with Chapter 40, §3 of the Massachusetts General Laws;

*subject to the restriction that the property be used for public housing with preference - years high given to Cambridge elderly*

NOW, therefore, it is hereby:

VOTED: That the City Manager is authorized to execute and deliver a Purchase and Sale Agreement concerning the Property by and between the City of Cambridge and the Housing Authority, in form acceptable to him and containing such terms and conditions as he shall deem necessary. The City Manager is further authorized to execute and deliver any amendments or additions to said Purchase and Sale Agreement as he shall deem necessary. Notwithstanding the preceding two sentences, the City Manager shall not be required to enter into such a Purchase and Sale Agreement if, in his sole discretion, he does not deem said Agreement to be necessary for the conveyance authorized below.

VOTED: That the City Manager ~~is~~ hereby authorized and directed to convey the Property and improvements thereon to the Housing Authority for consideration of One Dollar (\$1)

VOTED: That the City Manager ~~is~~ hereby authorized and directed to execute and deliver to the Housing Authority in the name of and on behalf of the City of Cambridge in such form as the City Manager shall approve (such approval to be

~~City Treasurer and City Manager (and Treasurer)~~

conclusively evidenced by such execution and delivery) such documents, instruments, agreements, deeds, warranties, indemnifications, releases or certificates, or amendments thereto, required by the Housing Authority, the Executive Office of Communities and Development of the Commonwealth of Massachusetts, or any other person, agency or entity, as the City Manager may deem necessary, desirable or appropriate to accommodate the intent of the foregoing resolutions.

VOTED: That the City Manager is hereby authorized to execute, accept and deliver such supplemental or ancillary documents as are reasonably necessary to implement the intent of these resolutions and to execute, accept and deliver amendments thereto.

Agenda # 6

Whereas,  
This City Council desires to  
authorize this property to the Cambridge  
Housing Authority subject to  
the restriction that the property  
be used for Public Housing  
with payments being given  
to Cambridge elderly

*Alfred Vellucci*

# City of Cambridge

MASSACHUSETTS

In City Council

12/21

1981

*1:45 PM*

*VOTE OF CITY COUNCIL ON TRANSFER OF  
LAND LOCATED AT 2050-2070 MASS AVENUE  
CAMBRIDGE ON ORDER AS AMENDED*

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓ (2)		✓ (1)	
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

*9 0 0*

*CRS  
P.P.  
A*

*Order Adopted*

*See Inland and survey @ Crane*

LEGAL DESCRIPTION

LOT 2

All that tract or parcel of land situated in Cambridge, Middlesex County, Mass., being shown as Lot 2 on a subdivision plan as prepared by Gale Engineering Company, Inc., dated December 13, 1981 to be recorded in Middlesex South District Registry of Deeds and being bounded as follows:

Northerly by the southerly line of Massachusetts Avenue, one hundred forty eight and 74/100 (148.74) feet;

Easterly by land of Edmund J. Cote and John D. Shine, Trustees of Creighton Trust, ninety five and 75/100 (95.75) feet;

Southerly and easterly by land now or formerly of Edward W. Abbot, sixty six and 08/100 (66.08) feet and seventeen and 35/100 (17.35) feet, respectively;

Southerly by Lot 1 as shown on said plan to be recorded, seventy five and 29/100 (75.29) feet;

Westerly by land of Robert E. Marlow of Realty Rem Trust, one hundred thirteen and 10/100 (113.10) feet. Containing 15,259 square feet of land.

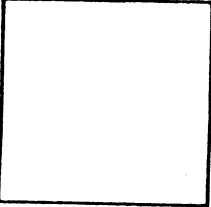
Subject to all easements and restrictions of record.

As prepared by



Paul S. LeBaron, Jr., R.L.S.  
GALE ENGINEERING COMPANY, INC.  
8 Washington Place  
Braintree, Ma. 02184

FOR REGISTRY USE ONLY



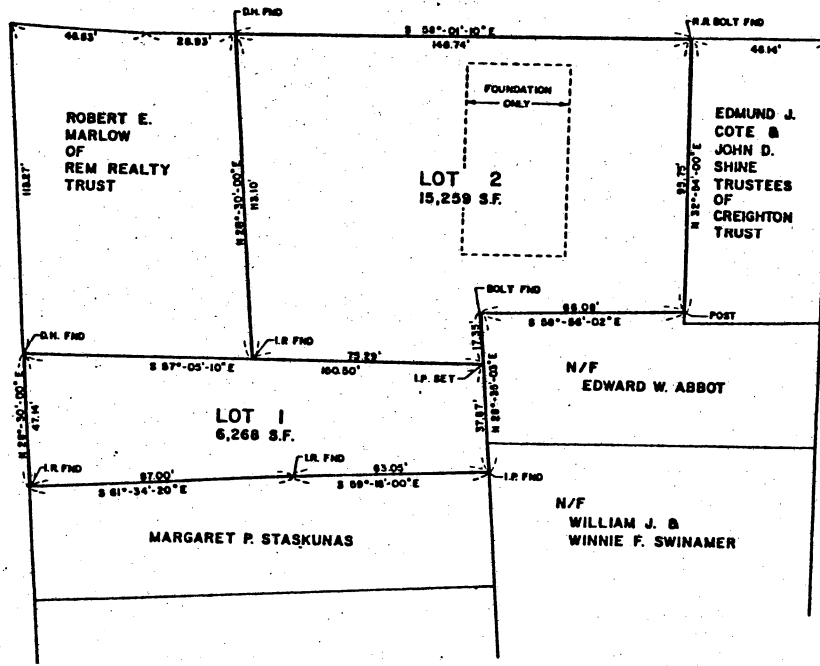
SCALE IN FEET



MASSACHUSETTS 98' WIDE PUBLIC AVENUE

WALDEN 40' WIDE PUBLIC STREET

CREIGHTON 40' WIDE PUBLIC STREET



NOTE:  
 SUBDIVISION OF PLAN NO. 1060  
 OF 1969, RECORDED SOUTH  
 MIDDLESEX REGISTRY OF DEEDS,  
 BOOK 11747, PAGE 536.

SUBDIVISION  
 PLAN OF LAND  
 IN  
 CAMBRIDGE, MASS.

NOT SUBJECT TO CITY OF CAMBRIDGE REGULATIONS

I certify that this plan, as prepared, conforms to the rules and regulations of the Register of Deeds.

*[Signature]*



TEMPORARY PERMIT  
 MASSACHUSETTS LS 1981-D

DATE: 12-15-81	PROJECT: 8825
SCALE: 1"=20'	DATE: DEC. 15, 1981
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
Gale Engineering Company, Inc.	

CITY OF CAMBRIDGE  
BOARD OF ZONING APPEAL

Case No.: 4874

Location: 2050-2070 Massachusetts Avenue Bus. C and Res. B Zone  
Middlesex County Registry of Deeds Book 14194, Page 151

Petitioner: Cambridge Housing Authority

Petition: Comprehensive Permit under Chapter 774 of the State Law  
to permit construction of fifty-one low-income elderly  
housing units.

Date of Filing of Petition: November 4, 1981

Dates of Public Notice: November 5 and 12, 1981

Date of Public Hearing: November 19, 1981

Members of the Board: Hugh Adams Russell, Chairperson  
Brendan Sullivan  
F. L. Clauson  
Melvin Gadd

At the public hearing held on November 19, 1981, the four-member Board heard Frederick Putnam, Director, Planning and Development Department of the Cambridge Housing Authority; George Metzger, Architect, Hill, Miller, Friedlaender, Hollander, Inc., developers and Attorney Hollis Young, Counsel for Cambridge Housing Authority

The Cambridge Housing Authority proposes to construct fifty-one unit of elderly housing on vacant city-owned land. Two significant variances from the residential requirements of the Business C District are required, an increase above the units allowed, from twenty-four to fifty-one, and an increase in the permitted height from thirty-five feet to approximately fifty-eight feet. Petition requests a Comprehensive Permit under Chapter 774 of the State Law for the development with all variances necessary included. The State Executive Office of Communities and Development has granted 2.2 million dollars for the development which would provide much needed housing for the elderly in Cambridge.

Mr. Metzger said that they have tried to reach a design that is compatible to the community and has had several meetings with the neighbors and with the Cambridge Community Development Department to discuss the design. The proposed building consists of fifty-one one-bedroom apartments in a six and four story building with approximately 1300 square feet of commercial/public use space on the first floor and twelve off-street parking spaces at the rear of the building.

The Board received reports from the following City Departments: Chief Daniel Reagan of Cambridge Fire Department, who recommended more room for a ladder truck at the rear of the building; L. M. Preston, Traffic Engineer, Department of Traffic and Parking who recommended nine-foot parking spaces to make access and egress easier; Commissioner Conrad Fagone, Department of Public Works and Chairman Paul Ryan of Cambridge Council on Aging, who were in favor. Commissioner Joseph Cellucci of the Building Department stated that building permits must be obtained and the plans submitted at that time must comply with the State Building Code. Chairman Arthur C. Parris, Cambridge Planning Board found that the proposal would be a positive contribution to the physical and social environment of the neighborhood and would fulfill a need for elderly housing in the City.

Edward F. DeLuca, President of the Cambridge Committee of Elders Inc., 15 Pearl Street, and Edward W. Abbott, 13 Creighton Street immediate abutter to the site, wrote letters in favor of the petition. Councillor David Sullivan, Member of Cambridge City Council, Richard Griffin, from the Council of Aging, and four neighbors spoke at the hearing in favor.

RECEIVED BY  
OFFICE OF CITY CLERK  
DEC 10 1 17 PM '81  
CAMBRIDGE, MASS.

In opposition, a petition with twenty-nine signatures was submitted to the Board. Neighbors who spoke at the hearing stated that they felt that the location of elderly housing on busy Massachusetts Avenue was inappropriate; that the density and height violated their residential district; that this would result in overcrowding of the area which has been the site of several large residential developments recently; and that the property should be privately developed and remain on the City tax rolls.

After hearing the testimony presented, the Board finds:

1. That there is a need for elderly housing.
2. That the proposed development is in reasonable density and use for the area.
3. That the application is consistent with local needs.

THEREFORE, the Board of Zoning Appeal voted unanimously to Grant the Comprehensive Permit and hereby requests the Superintendent of Buildings to issue the necessary permit for construction of fifty-one units of elderly housing on premises known as 2050-2070 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS in accordance with the Massachusetts State Building Code and the Cambridge Zoning Ordinance, with the following conditions:

1. That the petitioner continue to meet with the community on a regular basis to discuss any changes in design.
2. That if the design is changed from the design shown to the Board at this hearing in terms of height, number of units, exterior design and materials and general use of the land area of this site, the petitioner submit those changes to the Board of Zoning Appeal for approval before obtaining a building permit. At the same time, petitioner submit to the Board a statement indicating the review process with the community that has taken place and the results of such a process. This is not intended to limit the right of any member of the community to submit letters of explanation at that time for consideration by the Board of Zoning Appeal.

Hugh Adams Russell  
Hugh Adams Russell, Chairperson

ATTEST: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on December 10, 1981 by William McLaughlin, Secretary.

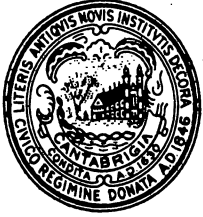
Date: \_\_\_\_\_

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_

Appeal has been filed and dismissed or denied \_\_\_\_\_

\_\_\_\_\_  
City Clerk, City of Cambridge



# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

December 21, 1981

To the Honorable, the City Council:

With reference to hearing scheduled relative to the transfer of land located at 2050-2070 Massachusetts Avenue, Cambridge, to the Cambridge Housing Authority, I transmit herewith legal description of the land involved and a copy of the results of the hearing before the Board of Zoning Appeal.

Very truly yours,

Robert W. Healy  
City Manager

RWH/b

Agenda Item Number Six

F-411

Re: legal description of the premises numbered 2050-2070 Mass. Avenue and results of the Board of Zoning Appeal hearing on the CHA petition to build fifty-one units of low-income elderly housing at this location.

*copies of order sent to City Map,  
CHA, City Solicitor, Assessors Office,  
George O'Brien, Treas. Office and Auditing  
12/23/81 mlr*

In City Council,

December 21, 1981

*12/21/81*

*Referred to Soc  
Planning Sub comm  
at 6 PM*