FOREST CITY RENTAL PROPERTIES CORPORATION

314 Dartmouth Street, Boston, MA 02116, (617)437-9049

10800 BROOKPARK ROAD
CLEVELAND, OHIO 44130
PHONE: 216 - 267-1200

13 August 1984

Mr. Robert Healy
City Manager
City of Cambridge
Cambridge, MA 02139

Dear Mr. Healy:

Enclosed is our most recent "comprehensive plan" for the northern portion of the Cambridgeport Industrial District, as you had requested. The plan will give you an idea of our latest thinking regarding building types for various parts of the site. I must caution you that this is a preliminary plan and there are likely to be modifications as we bring our plans to a more defined state. We would expect to be able to provide the City with a much more detailed comprehensive plan this fall.

The planning process for a large project such as ours is a complicated and lengthy one. In fact, it does not end with the presentation of the plan or construction of the first building. Unlike Copley Place, which was built all at once, we will build many buildings over a long period of time and the plan will need to adapt to acommodate unforseen changes in tenant requirements, the market, City requirements, property acquisitions, etc. The plan however will establish a framework for development including streets, infrastructure, mix and location of uses and density. We will work with the City as we prepare the initial plan and as modifications are made to it.

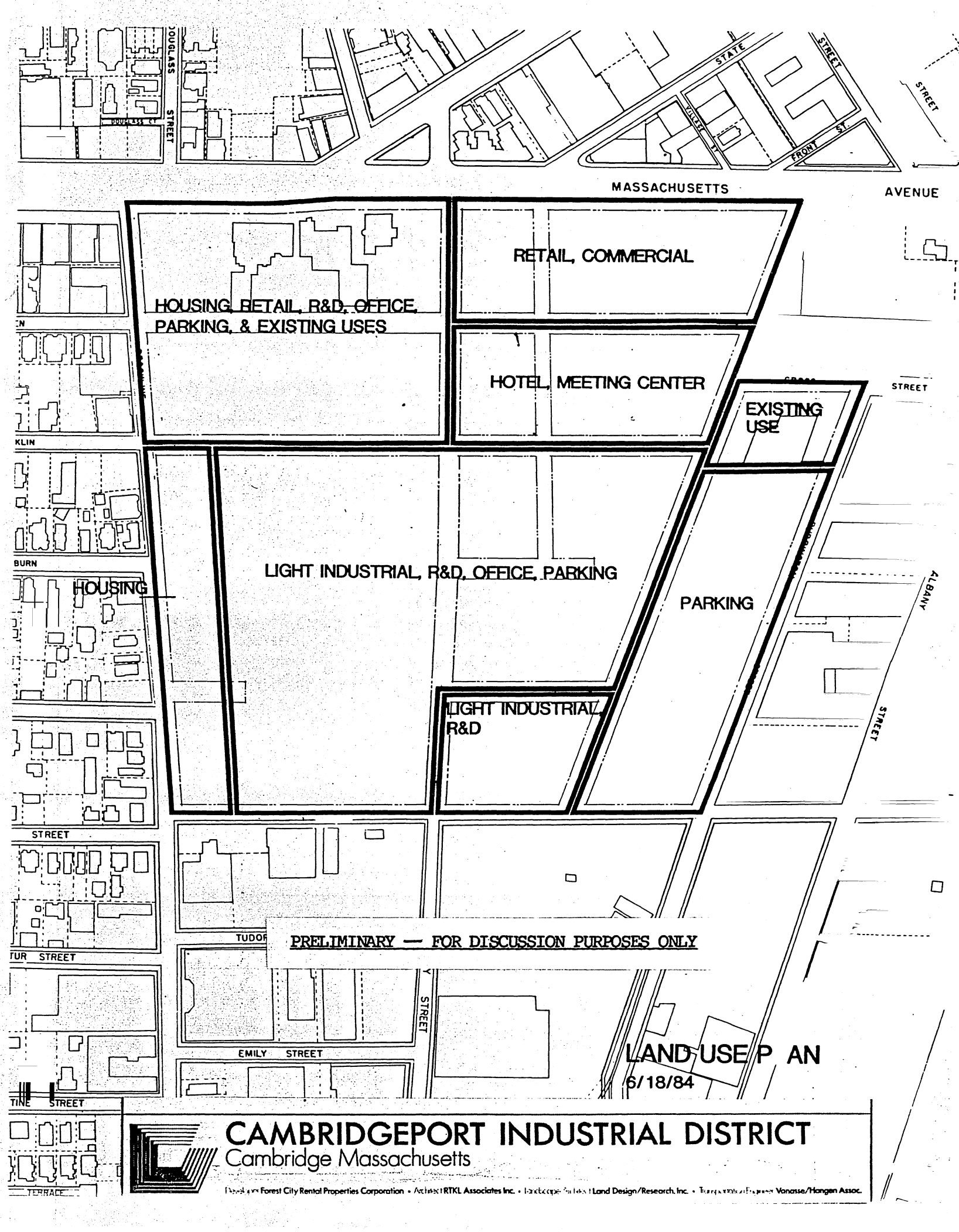
Our planning and development process to date has included assembling a high quality development team; collecting and analyzing a variety of data relating to the site; meeting with numerous groups and individuals in the community to try to understand and incorporate community goals and aspirations; discussions with City officials and Councillors regarding City policies and plans; investigation of potential uses; and consideration of physical organization options. I have enclosed some materials we have assembled relating to our planning activities. In addition to meeting with community groups, we have established an advisory panel with members of the community serving on it and have had an initial meeting.

I hope that the plan and the materials that I have enclosed will be helpful to you and the Council in understanding the development potential of our site.

Sincerely,

Drew M. Leff

Drew M. Leff
Project Developer


MASSACHUSETTS AVENUE
HOUSING, RETAIL, R&D, OFFICE, PARKING, & EXISTING USES
RETAIL, COMMERCIAL
HOTEL, MEETING CENTER
EXISTING USE
LIGHT INDUSTRIAL, R&D, OFFICE, PARKING
PARKING
LIGHT INDUSTRIAL, R&D
HOUSING
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY
LAND USE PLAN
6/18/84
CAMBRIDGEPORT INDUSTRIAL DISTRICT
Cambridge Massachusetts
Developer: Forest City Rental Properties Corporation • Architect: RTKL Associates Inc. • Landscape Architect: Land Design/Research, Inc. • Transportation Engineer: Vanasse/Hangen Assoc.

FOREST CITY RENTAL PROPERTIES CORPORATION

DEVELOPMENT TEAM

Developer

Architecture, Engineering and Urban Design Consultant

Landscape Architecture

Survey and Civil Engineering

Title Counsel

Title Insurance Company

Development Counsel

Soils and Subsurface Consultant

Traffic Consultant

Hospitality Consultant

Commercial Consultant

Housing Consultant

Community Relations Consultant

Information and Publicity Consultant

Property Owner

Property Manager

Construction Manager

Building Architects

Tenants

Mortgage Banker

Mortgage Lenders

Construction Lenders

Equity Investors

COMMUNITY GOALS

USES

provide low and moderate income housing

don't provide low and moderate income housing

provide market rate housing to accomodate more affluent workers from the commercial portion of the development and to take pressure off housing market in general

provide home ownership opportunities

provide housing along Brookline Street south of Franklin Street

provide retail "anchor" for Central Square

improve Central Square retail mix

EMPLOYMENT

keep existing jobs

provide blue collar jobs

provide entry level jobs and jobs with upward mobility

provide jobs with a variety of skill levels

provide more jobs for Cambridge residents

work with the community on an open hiring program

work with the City on job training

ECONOMIC

provide significant additional tax revenue

increase the purchasing power potential for Central Square by increasing employment and housing

COMMUNITY GOALS, continued:

ENVIRONMENTAL

clean-up the blighted area

provide a safer environment

provide an attractive environment

decrease noxious uses

provide only active open space

provide only passive open space

provide no new open space because city has no funds to maintain it

prevent shadow and wind problems

keep height away from the residential neighborhood - locate tall buildings to the east and towards Massachusetts Ave

develop uses which are compatible with the adjoining residential neighborhood

develop quickly

don't develop anything until full plan has been approved

don't acquire any more property

develop comprehensive plan for the total area

TRAFFIC

keep traffic away from residential community

keep trucks out of the residential community

FOREST CITY RENTAL PROPERTIES CORPORATION

TYPES OF DATA REQUIRED

Utilities

Existing Streets

Traffic

Soils

Zoning

Building Code

Legal Constraints

Existing Tenants/Occupants

Community Issues

Market

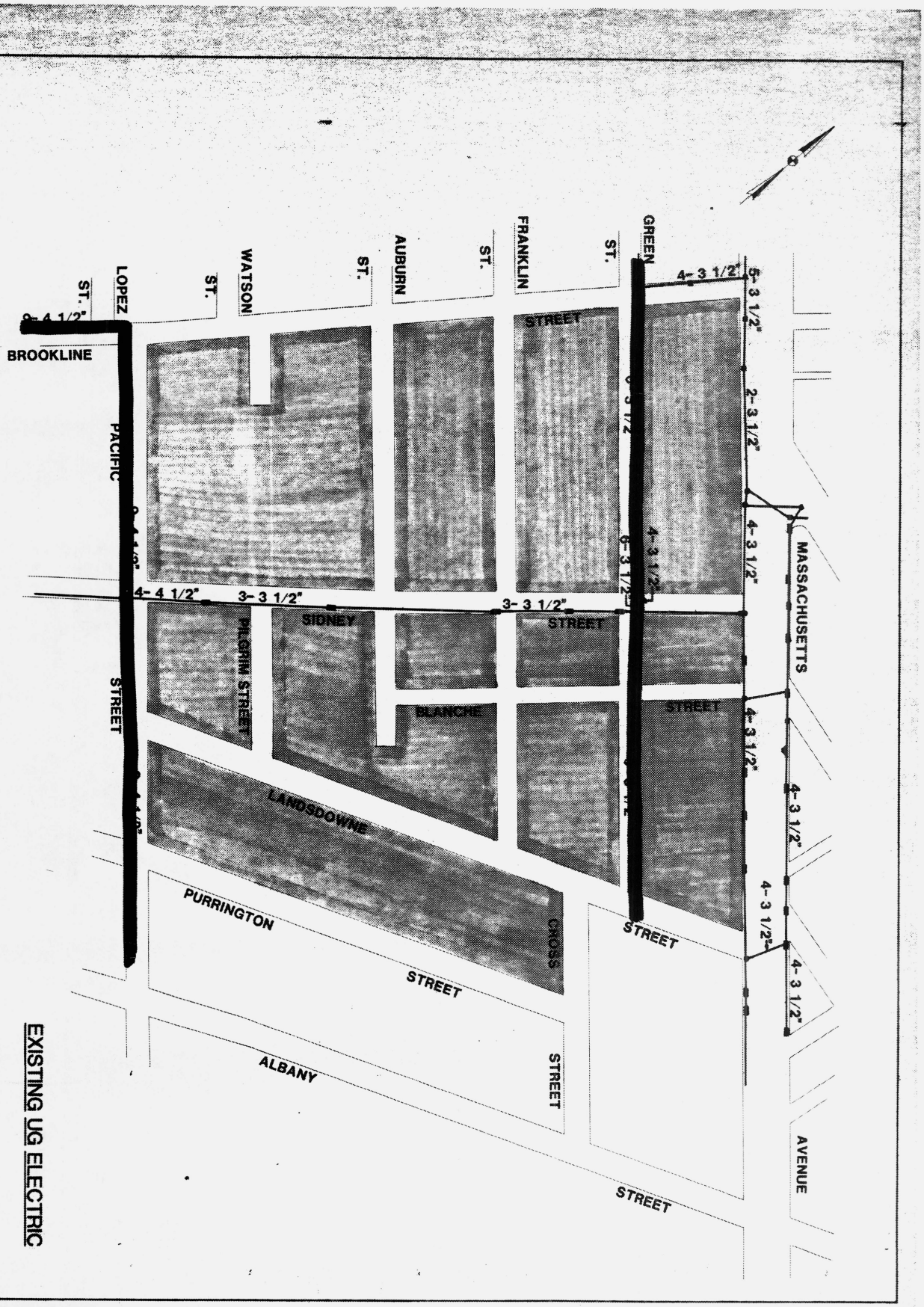
City, State and Federal Financing Programs

Financing Options

CAMBRIDGEPORT INDUSTRIAL DISTRICT

Cambridge Massachusetts

Developer: Forest City Rental Properties Corporation • Architect: RTKL Associates Inc. • Landscape Architect: Land Design/Research, Inc. • Transportation Engineer: Vanasse/Hangen Associates, Inc.



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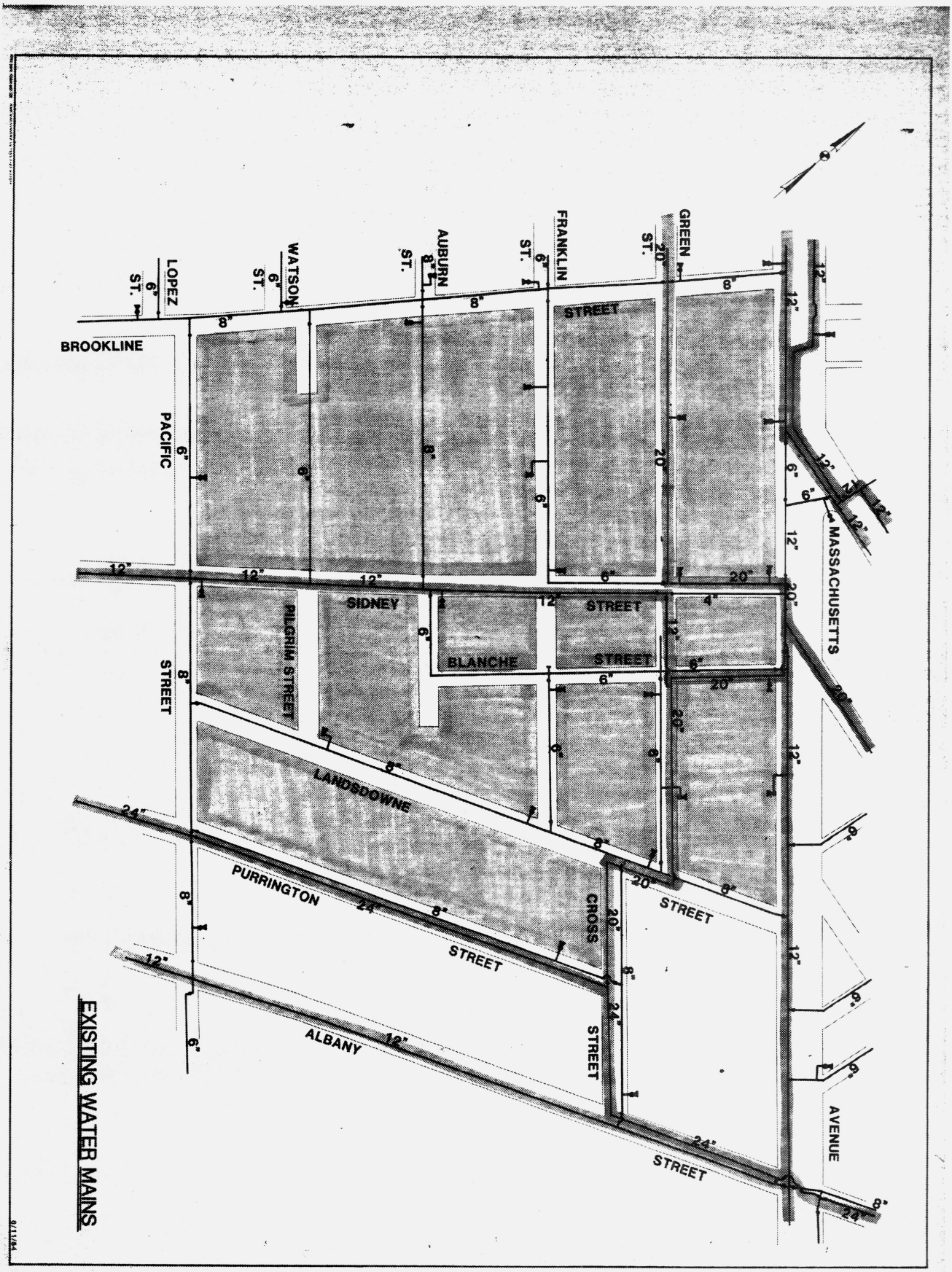

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CAMBRIDGEPORT INDUSTRIAL DISTRICT

Cambridge Massachusetts

Developer: Forest City Rental Properties Corporation • Architect: RTKL Associates Inc. • Landscape Architect: Land Design/Research, Inc. • Infrastructure Engineer: Vanasse/Hangen Associates, Inc.

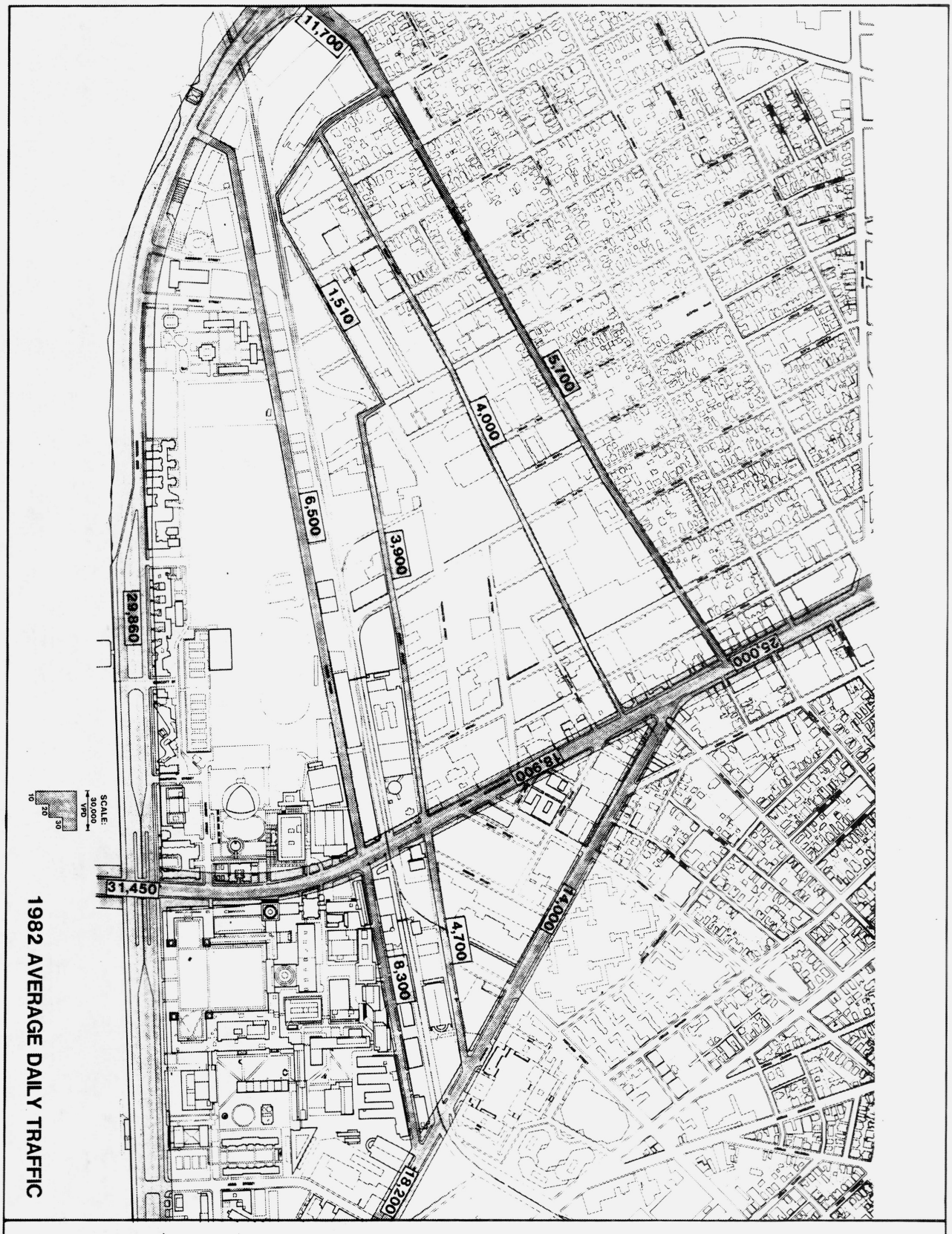


ROADWAY NETWORK

CAMBRIDGEPORT INDUSTRIAL DISTRICT

Cambridge Massachusetts

Developer **Forest City Rental Properties Corporation** • Architect **RTKL Associates Inc.** • Landscape Architect **Land Design/Research, Inc.** • Transportation Engineer **Vanasse/Hangen Assoc.**

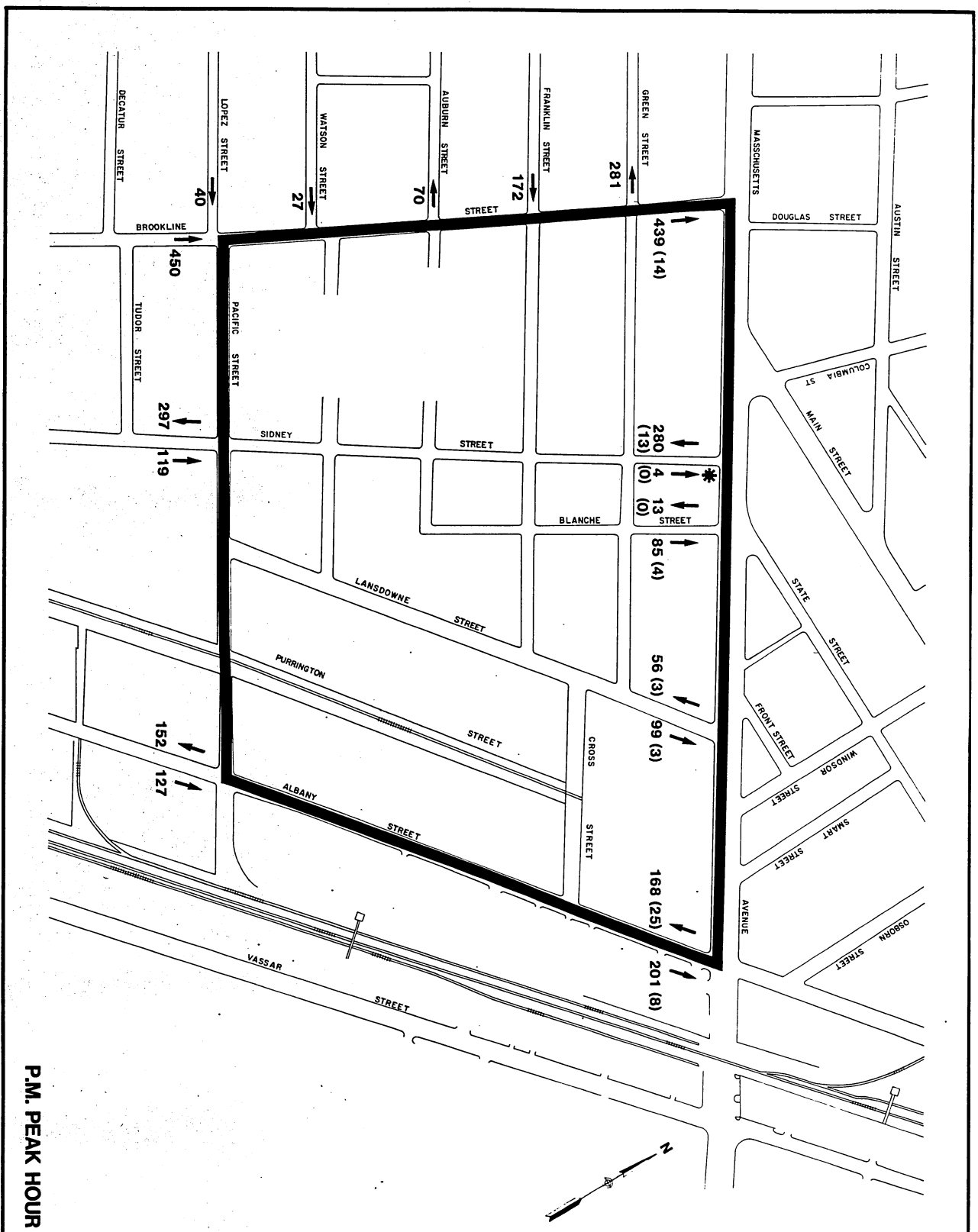


1982 AVERAGE DAILY TRAFFIC

CAMBRIDGEPORT INDUSTRIAL DISTRICT

Cambridge Massachusetts

Developer: Forest City Rental Properties Corporation • Architect: RTKL Associates Inc. • Landscape Architect: Land Design/Research, Inc. • Transportation Engineer: Vanasse/Hangen Assoc.



P.M. PEAK HOUR

CAMBRIDGEPORT INDUSTRIAL DISTRICT

Cambridge Massachusetts

Developer **Forest City Rental Properties Corporation** • Architect **RTKL Associates Inc.** • Landscape Architect **Land Design/Research, Inc.** • Transportation Engineer **Vanasse/Hangen Assoc.**

FOREST CITY RENTAL PROPERTIES CORPORATION

POTENTIAL USES

Housing

Light Industry

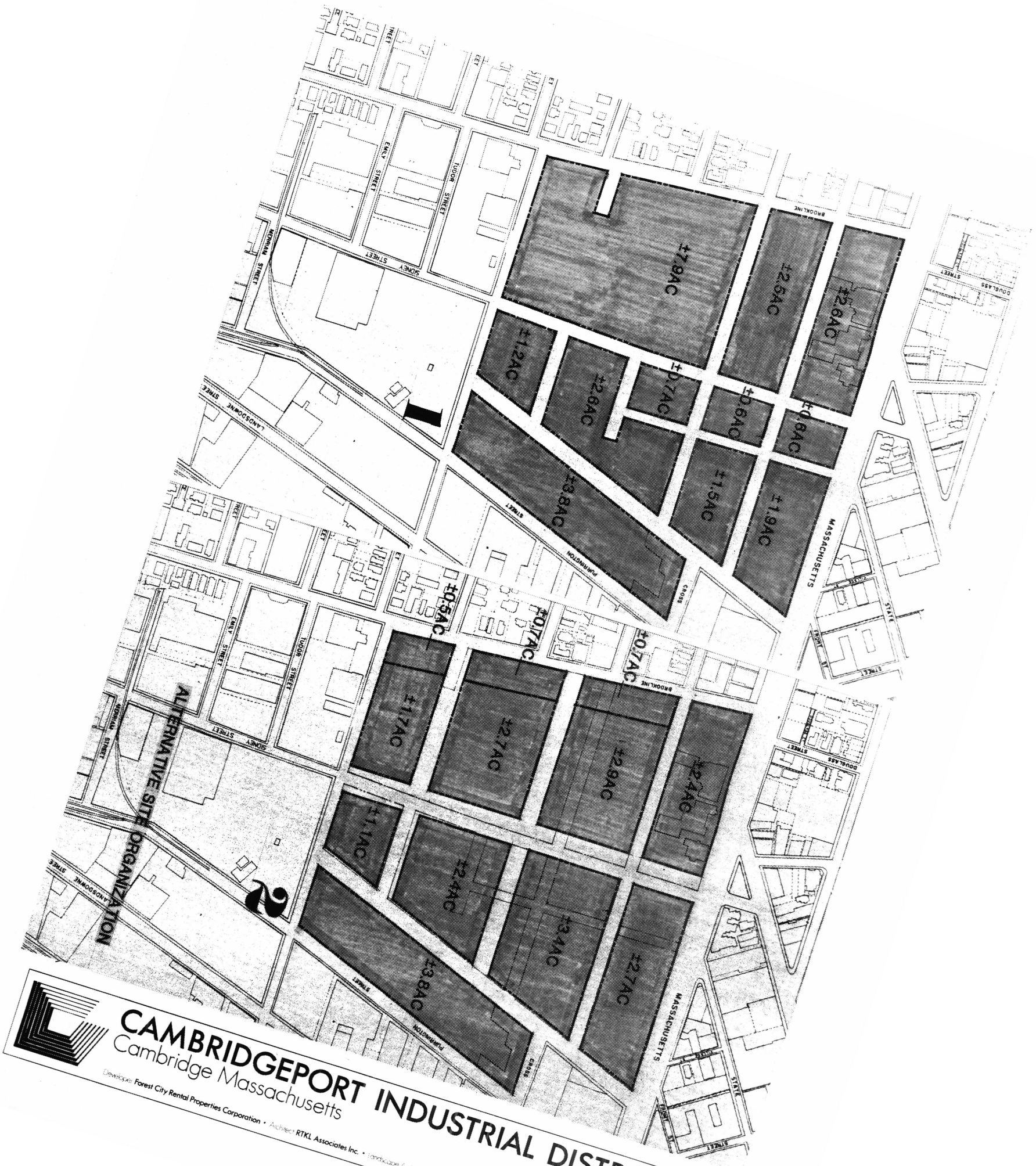
R & D

Office

Incubator Space

Local Retail

Hotel/Meeting Center



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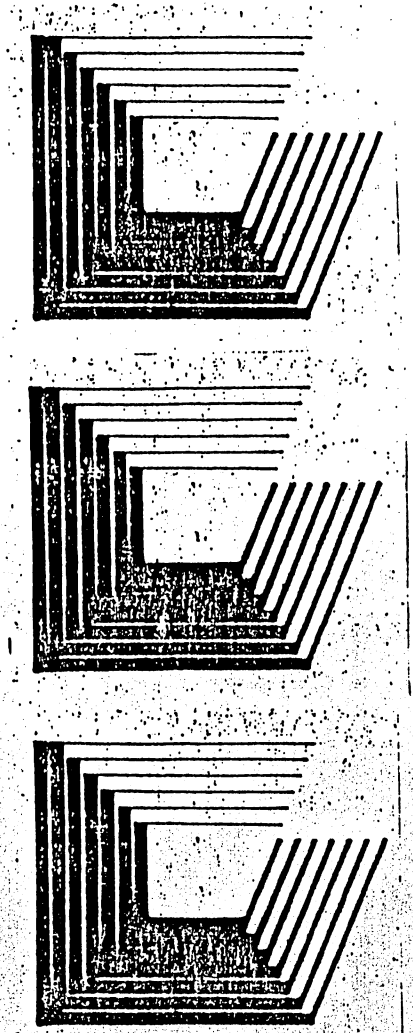


CAMBRIDGEPORT INDUSTRIAL DISTRICT

CAMBRIDGE, MASSACHUSETTS

Streetscape Guidelines

Developer: Forest City Rental Properties Corporation
Architects: RTKL Associates
Landscape Architects: LDR, Inc.

July 6, 1984

URBAN DESIGN OBJECTIVES

These guidelines attempt to guide incremental development in order to provide an organized, spirited and sensitive final project environment. They are not intended to stifle creativity but to enhance it, while providing for important public features and positive building relationships within the project area. The urban design intentions that have influenced the development of these guidelines are that:

1. The project environment fosters the inclusion of multiple uses in order to provide extended hours of pedestrian street activity, to provide multiple resources for the Cambridge community and to minimize the traffic impacts of single purpose developments.

2. The project results in an organized piece of the city fabric of Cambridge, not an isolated environment. This means that the project:

   a. is not isolated by the separateness of its building materials;

   b. is not isolated at completion by extensive buffer landscaping and setbacks (interim buffers may be necessary);

   c. is not isolated by the separateness of its roadway pattern but will discourage traffic use of adjacent residential areas;

   d. is not a semi-suburban campus of freestanding buildings;

   e. is a group of linked urban buildings;

   f. is recognized at street level as a special place by the quality of its pedestrian environment;

   g. emphasizes the public street for building entries and pedestrian movement;

   h. buildings are designed to relate to each other and their context.

3. The project is incremental and will not be designed or built as a total architectural statement.

4. The location and design of new housing will reinforce the existing residential area

The Streetscape's Role in Creating Image

The open space structure and landscape character will play a key role in creating a distinctive urban design "personality" and unified visual character for the development. In order for the primary landscape/open space elements (public streetscape, street plazas, and interior courtyards) to be effective in establishing a distinctive amenity environment, new buildings must (1) be located to strongly define spaces and (2) be designed to create some unity of "background."

Open Space/Pedestrian Activity Objectives

1. Landscape setting will be one of the most important unifying elements of the project. Extensive street tree planting, open space plaza development, and building landscaping will predominate.

2. Improvements to the physical and visual character of the street environment will be implemented to establish a high quality pedestrian environment.

STREETSCAPE ELEMENTS

The project design and development guidelines will be based upon elements of uniqueness throughout the project area. Guidelines will encourage project diversity by treating requirements differently for different locations within the project area, different building heights, or different pedestrian needs.

Sidewalks - the predominant sidewalk material to be used throughout the development will be concrete.

Special Paving - a special paving material will be used in selected areas such as along Sidney Street, paving of tree pits, in pedestrian plazas, and pedestrian crossing zones.

Crosswalks - to be defined by special paving or graphic pattern.

Curbs - all new curbs to be granite.

Street Trees - street trees to be regularly planted throughout.

Street Lights - standard or approved street lights to be located on all streets with pedestrian scale fixtures (15'± in height) regularly spaced along Sidney Street, at building entrances, and pedestrian plaza areas.

Street Furniture - a well designed "family" of street furniture to be used consistently throughout the development (benches, bike racks, litter baskets, bollards, bus shelters).

Utilities - all utilities to be placed underground.

Signs - uniform style, typeface, mounting system and location will be utilized throughout for design consistency.

SIDEWALKS

Several elements make up the public sidewalk zone. A combined total dimension of 12' should be minimum.

1. Utility strip

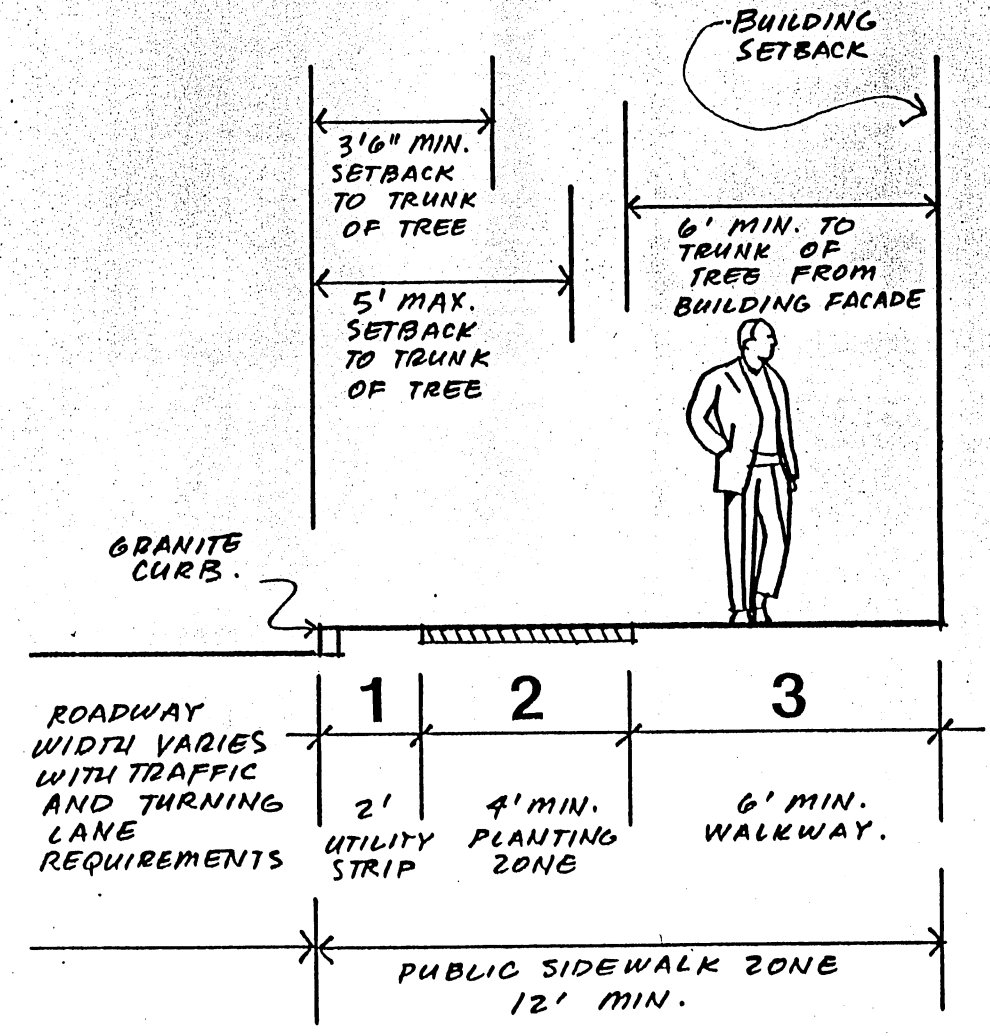
   A 2'-0" strip, immediately adjacent to the street, is a commonly accepted dimension for utilities; this zone includes underground gas, telelphone and electric lines. The actual granite curbing is included in the dimension. This strip also protects trees and other landscaping from cars, road salt, and other street-related hazards.

2. Planting Zone

   Trees should be planted at least 6' from building facades to avoid interferring with pedestrian circulation. A minimum 4' planting zone is commonly accepted to accommodate appropriately sized trees. Obviously a wider dimension is more desirable.

3. Walkway

   Commonly accepted walkway widths vary. In general, a minimum 6' walkway is desirable in a moderately travelled pedestrian zone. The development along Sidney Street will in all likelihood require a wider walkway. The possibility of overlapping the walkway and planting zone exists by using tree grates and areas of permeable paving which, in effect, act as additional walkway.



TYPICAL SIDEWALK DIMENSIONS

D-1984
#6.

C. C. 106

City of Cambridge

11

PETITION OF Revised James W. Caragianes, et al

Petition filed with the City Clerk — Sept. 8, 1983

(all hearing to be completed 65 days from filing date with the City Clerk)

18 days Sept.
31 days Oct
16 days Nov.
65 days = November 16, 1983 = all hearings

In City Council — Sept. 12, 1983

Referred to the Planning Board for report — Sept. 12, 1983

Planning Board Hearing — Oct. 4, 1983 at 8PM.

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be Jan. 2, 1984.)

27 days Oct.
30 days Nov
31 days Dec.
2 days Jan.
90

City Council hearing published — Chronicle - Sept. 22, 1983
Sept. 29, 1983

Hearing before the City Council — October 6, 1983 at 5PM.
publ

Report to the City Council

Passed to a second reading
published — No Action Taken

Ready for Ordination
published

COMPLETION DATE: January 2, 1984

No Action Taken
Placed on File

— October 6, 1913 — Common Schools

Proceedings of Public Schools

Present — Directors — Clapp, Pollard, Tyler, Sawyer, Clinton

Absent — Directors — Hubbard, Sawyer

Minutes of last meeting read & approved

Communication from Board of Health relative to closing Simplex Schools on account of Scarlet Fever — Referred to Committee on Buildings & Repairs

Communication from Board of Health relative to closing Simplex Schools on account of Scarlet Fever — Referred to Committee on Buildings & Repairs

Petition of Pupils of Simplex School relative to closing Simplex School

- October 6 1983 - Comm on Ordinance

Presiding C Waller Sullivan
Present C Duclos - C Mayor Vellucci
Time 5:25 C Wyler 5:40, C Clinton
C D Sullivan 5:45
James Coreagaines Petitioner
William St

Hesley of Family

Simplex Lewis Nobosio

People want shop in Central
Lets stop stalling Move along
Jobs anticipated - Issue today
Lets train people for jobs to be done
in the future -

5:15 Mayor Vellucci re jobs and Portland
Street - Visualize same for Simplex
Stopped Store Market from Portland Street
& Secured 72 Housing Development
Low - Moderate and more -
Visualize WDA to Cambridge -
Housing on Portland Street
Wanted a strip of Houses for people
Jimmy anticipate 125 Houses - 75
of 125 on Bookline St - Want owner
occupied -

8/ Jimmy C - Helped Panico LBI -
also subsidized housing on Brookline St
Not looking for all subsidized
housing - allow 10% could be low
or subsidized - for samples -

528 Atty Marty Foster
69 Brookline St
Wife and 2 children =
Lifelong resident of Cong
Former Pres of Dennis City Committee -
HS Cong Monthly Counsel
Ward 5 Dennis Cons
Worked with neiger to develope consensus
plan -
Cohegeanese II dev by compact cons group
and includes PB rec.
1/ Wd bring PB as a watchdog from the
1st time on - Get in early - Develope
to PB early
2/ 9 Diff Zones for housing - etc
3/ 125 units across Brookline St - some
sub by developers
4/ Substantial penalty 50.00 for ed
cont not built
5/ 10% of all - Low mod - old
handicapped cotyes

3/ 532 Monty - wd not like sent
housing in one place - scatter
it out over set

→ A workable Comp supported by majority
of citizens -

→ Explicit review Ordinance

→ If not approved MIT can go
right ahead - Could build
Understand now -

→ This petition has my fingerprint
includes all Jobs CC should consider

535
→ Los Barbers Com Dev
PB Hearing Oct 4, 1982 Report in 2 weeks
PB

Katherine Dorance Rep MIT
537 MIT endorsed wheel healthy
pm Urges adoption
Nearest Boom Insupport
353 Pearl St
Strait Jenny all the Idea
[illegible] the debate

4/ Drew Ally Forest City Enterprise

Rep: designated developers

Part with neigh group in draft

Density in support - wd develop

site in that bases

C Dudley - Can you detail plans

not more -

support this even if not

with definite plans - -

Drew

Plan must be even viable - and

will produce plan that Cambridge

can be proud of -

C Dudley What do you say about

mechanism -

Answer Only dev can deal site - Can't

give away sites

543 C Dudley - Have you part with other

groups in other developments

→ Will feel inf to C Dudley

re neigh part

Dave

13 sites &

5/ 543 David Schute
— 18 Peter Street
Young Plan is reas and can
be financed $ — look at
this in a broader City perspective
C Wylie — MIT can and will
move now — May flee
in Young now —
David Schute in favor — like mixed
use of Housing — Hope

Charles Watson at 547 — What is the
problem — Admin City Hall and
Committee
What is the problem
City needs strong leadership
to counteract resident interests
resistance to change?
Polarization Politics issue

6/ 550 PM I regard myself as
fairly intelligent - 2 pages +
16 pages - Who will read these
Type PB did read
There is no real interest in Sampler
Site but only wants development
5000 sq ft & 8 = 40000 Revolution
- If Problem must be solved here =
If you don't have solution - the land
will be fallow -
PB statement MIT won't develop -
the land
Heavy Comments will keep problem
young
Problem is Young - solution is young
If all 56 pages is a waste of time -
Hurry for Proposals Closed
at 557 PM

Bill Noble
30 Green St — In Opposition Portland
→ We wanted housing — like Potter Street — —

558 pm Pitkin not originated by people who support it
Comment

Page 2 13.71 →
13.7.9.1 talk for hotels

Page 4 / PB may require on general terms the development — Where is guidelines
MW

13.7.33 FAR 4.0 Unwanted Pend 6

13781 (2) — Max 3.0 — Contradicts — the above FAR

13.74 Open space on top of Bellys — no for people

13774 Will have lakeman for neighbor
Open space

605 pm 13.77 Key paragraph
Must make less possible use as requirement

606
pm

13783 Page 8 point C
East or Sidney can build 156 ft -

A "PB should fund" - should be
set out - not sufficient

Page 10 and 11 page 11 — It is not a limited
visual

What does

Page 12 points out - Will have dis-proved
a traffic study -

Traffic Improvements - BOD will be
Page on people or neighb

Below 1 and 2 on page 13 -
Affordable word left out

Whole pm
Should not allow MIT to build hotels etc
Should not allow MIT
MIT created the blight over the years
A Pelham close to where we started
A MIT opens dis that will benefit
the [illegible]

6/4 pm

Urge Ord Com to see the petition
informables — Let's solve problem
equitably but not selfishly —

Bo Lo Tremouille in opposite
— 348 Clinton St

Document condemned by Rob — Did not
states what petition can do
People concerned hearing half
the case —
People therefore mistrust —

= No statement of measures that they
= MIT is for —
When will ~~[illegible]~~ we get the bowl
and when can we get down to
responsible planning

Everything MIT wants is permitted
they don't want any resolution

Carol
11 Bremont MIT will lean down

620 pm

MIT wants to allow dump in there

Wants to elem blight — needs good plan for dumbs

31 people in Bdly — just surveying there — What about them —

Thanks

Jamie of Bdly —

621

Bill Cavellini

274 Bodden Street

Not going to give another speech —

Has come a dev of 27 acres of land talk with one Conn group — and say that they have the job

Contacted MIT of neighborhood Prevent

Why didn't develop contact the neighborhood group who worked on this for 1 year

& All community group should set down and talk w developer —

MIT should talk to neighbors — not as one well listen and may follow it on — Mr S Cambridge

625 PM
PM

If Quarter Petition was passed ground wd be broken now —

Wd like to come to support a Jimmy petition which is a compromise of PD all groups involved —

→ Portland St advantage — Land weather down — could have advantage here

630 PM — We have developed w/o dev plans —

→ I as two previous speeches would ask to send — LOC w/o favorable recommendation —

C David Sullivan

→ 632 PM Blalock special int legislation

M 15 drafted petition —

Name on all pages —

A gerrymy

PVD is an abdication of power by OC — give PB the power to legislate

633 pm Real Issue Prov of Job
Prov for Housing for
Citizens

This is not a copy
This is a give away
MIT needs a young change
and stability in young
area
The fact they need you
City and Citizens bargaining power
= Need moderate Improvement
Need to get refill back
of young for area

637 Dean Hoover
No address
15 Green Street

Sent meeting 11-15 Gov H Chr [illegible]
at being included in Jersey
Area

Sept 26 Meeting
Trust to manipulate my people
Grocked majority of my questions on Jersey
plans -
Half Truths - not [illegible] up by
Commitment -

642 Vote [illegible] on [illegible] petition

Henry Chrest

C D Sullivan [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]

644 No action taken by the
Committee on this request
pay Chrest Henry

Katherine Donaghy — Supports petition
MIT

Drew Lett — We represent developer
4 Cities Properties (M.I.T.)

David Shood — Supports petition
18 Peters ST.

Charles Watson — " "

William Noble — Opposed to petition as submitted.
38 Green ST.

Robert LeTendre — Opposed to petition
348 Franklin ST.

C. Clinton in Chair 6:19 P.M.

Carole Robb
11 Green St.

I don't trust M.I.T.
I'm in opposition to petition

William Cavalieri
274 Brookline St

Does not understand how a developer can talk w/ one neighborhood group and say their informed and dealing in community.

Opposed to petition -

C. D. Sullivan -

Unequivocally opposed to their petition. Blatantly a "special interest" piece of legislation.

Boy: 6:42 P.m.

Ordinances Committee

10/6/83

Present - Councillor Walter Sullivan - Presiding 5:10 P.M.

1. C. Duehay
2. Mayor
3. C. W. Sullivan
4. C. Wylie 5:40 P.M.
5. C. D. Sullivan 5:45 P.M.
6. C. Clinton 5:55 P.M.

James Carignan
4 Williams St.

Supports petition

Martin Foster, Esq.
59 Brookline St.

" "

life long resident

w/o this petition
M.I.T. will proceed
w/o any restrictions

Les Barber
Community Dev.

Planning Board has held its meeting Oct. 4 and will be reporting w/in 2 weeks.

348 Franklin Street
Cambridge, Massachusetts 02139
Telephone 491-7181
November 9,, 1983

City Council
City of Cambridge

To the Honorable, the Cambridge City Council:

The Planning Board report to the City Council on the MIT ("Caragianes") Simplex Petition is distressing. This October 24,, 1983 report is distressing not just for its recommendation, but even more so because of its misstatement of material facts.

The recommendation is,, of course, a matter of opinion. Since I am strongly concerned about jobs and taxes in Cambridge, I strongly object to rewarding and encouraging the destruction of jobs and taxes for land speculation. MIT's grossly irresponsible behavior has dragged on for 14 years. Rewarding MIT can only encourage similar behavior elsewhere in Cambridge.

Much more serious than the recommendation is the nature of the report's description of the MIT proposal. This document was drafted by the CDD. I condemned prior Simplex zoning summaries by the CDD at the City Council Simplex hearing on October 7, 1983, and at the Planning Board Simplex hearing on August 2, 1983. Both summaries were improperly loaded against truth. It is difficult to comprehend that my words could have been misunderstood,, but the pattern has continued in this report.

The issue is floor area ratio, the basic measure of bulk in the zoning ordinance. The definition of floor area ratio in the zoning ordinance is the ratio of floor area permitted on a lot to the size of the lot. The Simplex Area is presently zoned Business B and Industry B,, each with a permitted floor area ratio of 4.0.

The MIT petition continues to permit an FAR of 4.0 in the same areas. See section 13.733 of the petition.

The report drafted by the CDD, however, states that there is a "permitted floor area ratio of 2.25 to 3.0". The CDD never quotes section 13.733. The CDD numbers don't refer to floor area ratio as defined in the Cambridge zoning ordinance. They refer instead to a term in this proposal which uses the words "floor area ratio",, but which is defined as something different from the 4.0 in Industry B and Business B to which the "2.25 to 3.0" numbers would automatically be compared. The valid comparison is from section 13.733 which clearly calls for a permitted floor area ratio of 4.0 under the same definition as the Cambridge zoning ordinance, to the existing permitted floor area ratio under the same definition,, 4.0.

The CDD's "permitted floor area ratio of 2.25 to 3.0" is defined in fine print which they do not mention. It is floor area ratio permitted over any number of separate lots. Those lots need be related only by ownership and by location somewhere in Simplex. It is impossible to make a meaningful comparison between these numbers as defined and the numbers in the Industry B and Business B zoning. The numbers "2.25 to 3.0" refer to <u>average FAR over several lots</u>. The term, permitted FAR, in the Cambridge zoning ordinance, refers to <u>maximum FAR on each lot</u>.

The maximum FAR permitted in Simplex now is 4.0. The average FAR in Simplex now is less than 1.0. The maximum FAR in Harvard Square is 4.0 and 3.0, depending on the location. The average FAR, I understand, is about 2.0. There is a big difference between maximum and average FAR.

The CDD is using a term which has a normal definition, a normal definition of which the CDD is well aware, in a manner which ignores that normal definition.

Why is the CDD using "permitted floor area ratio" in a manner different from the way the term is normally defined?

Why is the CDD failing to state that it is using a normal term in an unusual manner?

Why does the CDD never tell the unusual definition which it is using?

Why is the CDD understating development possibilities under the MIT proposal, about which it is advising the City Council?

Why does the CDD repeatedly make such misstatements even after having the misstatements pointed out to them?

Why?

Respectfully submitted,

Robert J. La Tremouille

RECEIVED BY
OFFICE OF CITY CLERK
Nov 9 6 05 PM '83
CAMBRIDGE, MASS.

348 Franklin Street
Cambridge, Massachusetts 02139
Telephone 491-7181

November 9,, 1983

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City of Cambridge

To the Honorable, the Cambridge City Council:

The Planning Board report to the City Council on the MIT ("Caragianes") Simplex Petition is distressing. This October 24,, 1983 report is distressing not just for its recommendation, but even more so because of its misstatement of material facts.

The recommendation is,, of course, a matter of opinion. Since I am strongly concerned about jobs and taxes in Cambridge, I strongly object to rewarding and encouraging the destruction of jobs and taxes for land speculation. MIT's grossly irresponsible behavior has dragged on for 14 years. Rewarding MIT can only encourage similar behavior elsewhere in Cambridge.

Much more serious than the recommendation is the nature of the report's description of the MIT proposal. This document was drafted by the CDD. I condemned prior Simplex zoning summaries by the CDD at the City Council Simplex hearing on October 7, 1983, and at the Planning Board Simplex hearing on August 2, 1983. Both summaries were improperly loaded against truth. It is difficult to comprehend that my words could have been misunderstood,. but the pattern has continued in this report.

The issue is floor area ratio, the basic measure of bulk in the zoning ordinance. The definition of floor area ratio in the zoning ordinance is the ratio of floor area permitted on a lot to the size of the lot. The Simplex Area is presently zoned Business B and Industry B,, each with a permitted floor area ratio of 4.0.

The MIT petition continues to permit an FAR of 4.0 in the same areas. See section 13.733 of the petition.

The report drafted by the CDD, however, states that there is a "permitted floor area ratio of 2.25 to 3.0". The CDD never quotes section 13.733. The CDD numbers don't refer to floor area ratio as defined in the Cambridge zoning ordinance. They refer instead to a term in this proposal which uses the words "floor area ratio",, but which is defined as something different from the 4.0 in Industry B and Business B to which the "2.25 to 3.0" numbers would automatically be compared. The valid comparison is from section 13.733 which clearly calls for a permitted floor area ratio of 4.0 under the same definition as the Cambridge zoning ordinance,, to the existing permitted floor area ratio under the same definition,, 4.0.

The CDD's "permitted floor area ratio of 2.25 to 3.0" is defined in fine print which they do not mention. It is floor area ratio permitted over any number of separate lots. Those lots need be related only by ownership and by location somewhere in Simplex. It is impossible to make a meaningful comparison between these numbers as defined and the numbers in the Industry B and Business B zoning. The numbers "2.25 to 3.0" refer to <u>average FAR over several lots</u>. The term, permitted FAR, in the Cambridge zoning ordinance, refers to <u>maximum FAR on each lot</u>.

The maximum FAR permitted in Simplex now is 4.0. The average FAR in Simplex now is less than 1.0. The maximum FAR in Harvard Square is 4.0 and 3.0, depending on the location. The average FAR, I understand, is about 2.0. There is a big difference between maximum and average FAR.

The CDD is using a term which has a normal definition, a normal definition of which the CDD is well aware, in a manner which ignores that normal definition.

Why is the CDD using "permitted floor area ratio" in a manner different from the way the term is normally defined?

Why is the CDD failing to state that it is using a normal term in an unusual manner?

Why does the CDD never tell the unusual definition which it is using?

Why is the CDD understating development possibilities under the MIT proposal, about which it is advising the City Council?

Why does the CDD repeatedly make such misstatements even after having the misstatements pointed out to them?

Why?

Respectfully submitted,

Robert J. La Tremouille

Comm. from Robert J. LaTremouille Re: the Planning Board report & recommendations on the Caragianes zoning petition.

In City Council,

November 14, 1983

11/14/83

Referred to the

— Petition —

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

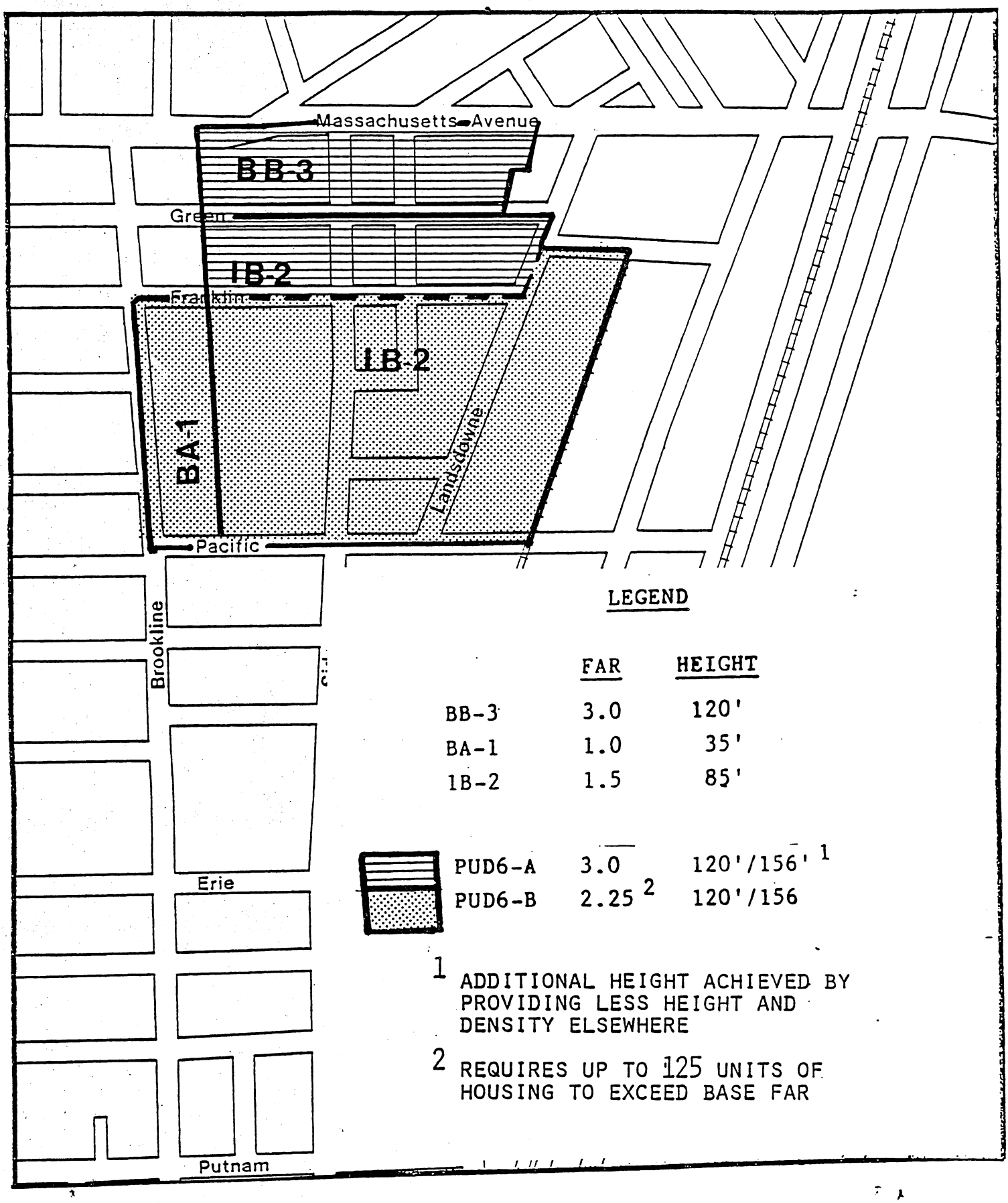
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, October 6, 1983 at 5:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by James W. Caragianes, et al to amend the Zoning Ordinance of the City of Cambridge by rezoning an area of land bounded generally by Massachusetts Avenue, Brookline Street, Pacific Street and Purrington Street. The proposed petition would amend the map and text of the Zoning Ordinance by rezoning said area from Industry B, Business B and Business A to those districts illustrated on the attached map and by creating the following three new distrists: Business B-3, PUD-6A and PUD-6B Overlay Districts.

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 Walter J. Sullivan,
Chairman.


Massachusetts Avenue
BB-3
Green
1B-2
Franklin
1B-2
BA-1
Landsdowne
Pacific
Brookline
Erie
Putnam
LEGEND
FAR
HEIGHT
BB-3 3.0 120'
BA-1 1.0 35'
1B-2 1.5 85'
PUD6-A 3.0 120'/156' 1
PUD6-B 2.25 2 120'/156
1 ADDITIONAL HEIGHT ACHIEVED BY PROVIDING LESS HEIGHT AND DENSITY ELSEWHERE
2 REQUIRES UP TO 125 UNITS OF HOUSING TO EXCEED BASE FAR

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CAMBRIDGE, MASS.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

October 24, 1983

To the Honorable, the City Council:

SUBJECT: Caragianes Zoning Petition, Referred to the Planning Board on September 12, 1983

The Petition

The petition would rezone an area bounded by Massachusetts Avenue to the north, Pacific Street to the south, Brookline Street to the west, and Purrington Street to the east. A planned unit development district is proposed over the entire area with a general height limit of 120 feet and a permitted floor area ratio of 2.25 to 3.0. Certain bonuses would allow ten percent of the district to go to 156 feet in height. A series of base zones (Business B-3, Industry B-2, and Business A-1) would decrease the as-of-right potential development now permitted in the area under current zoning (Business A, Industry B and Business B).

Recommendation

The Planning Board recommends the adoption of the petition (with three minor technical corrections indicated at the end of this recommendation).

Public Hearing

The Planning Board held a public hearing on the petition on Tuesday, October 4, 1983. Mr. James Caragianes and Marty Foster, both of Cambridgeport, described the details of the petition and reiterated the view of many neighborhood residents that this petition offers the best hope for encouraging badly needed development on the now barren Simplex site. In general the petitioners indicated that the current petition was similar to the first, but now reflecting changes in that earlier petition recommended by the Planning Board. Marty Foster, James Caragianes, Geneva Malenfant and Peter Bruckner, all of Cambridgeport; Walter Milne, representing M.I.T.; and Drew Leff, representing the designed developer for much of the site all indicated support for the petition.

Those speaking in opposition, Neil Rohr, Gary Quinton, and Robert LaTremouille of Riverside/Cambridgeport, felt the petition permitted too much development, guaranteed too little housing and offered no protection for desirable industrial uses.

Findings

This petition, in all respects, responds to the several concerns expressed by the Board in its recommendation on the first Caragianes petition. Specifically:

a. In the base districts all areas previously proposed as industrial have been designated Industry B-2.

b. Only housing at a Residence C-1 density is permitted along Brookline Street in the area zoned Business A-1 as a base district, as part of the PUD.

c. Where a height bonus is proposed (from 120 to 156 feet) in exchange for research or industrial use development the density of the required industrial uses is limited in scale through height and FAR limitations conducive to the retention of the research/industrial uses.

d. More explicit review criteria are provided for bonus height, the transfer of floor area, and general PUD development as it would impact the neighborhood through increased traffic.

e. The payment provisions of the inclusionary housing requirements are increased to make the provisions of housing more likely and the contribution more productive; the number of elderly units permitted should be limited so as to insure that inclusionary units include some family units.

The comments made by the Board on the first Caragianes petition are still pertinent to this second petition:

a. The Planned Unit Development portion of the current petition is in many aspects similar to proposals made by the Planning Board in petitions submitted to the Council for consideration in 1981. While subsequent Planning Board recommendations became more precise as to height, density, and location of uses in response to expressed concerns with the delegation of the authority to review such matters to the Planning Board, it has always been the Board's position that the generalized dimensional parameters of the current petition were reasonable outside limits to development, which, however, through the review process, might be determined to be appropriate only at some specific locations, and only with certain conditions.

b. With modifications to the PUD provisions, as detailed above, the Board finds that the current PUD overlay proposal is a reasonable and appropriate zoning envelope for the property subject to the petition. The Board is convinced that it will have sufficient latitude and authority to ensure development in the public interest through the PUD review process.

c. The base zoning Business B-3 District along Massachusetts Avenue is as recommended in previous Planning Board petitions.

d. The Planning Board is committed to the premise that all of the Cambridgeport Revitalization Area should be zoned to reflect more closely the limits to development necessary to both sustain a healthy industrial community and at the same time protect the adjacent neighborhood from adverse effect of excessive non-residential development.

e. Nevertheless, recognizing the difficulty to date in defining a compromise rezoning package which is able to satisfy all the parties in interest over the entire district, the Board is prepared to support a partial rezoning with the understanding that it will continue to advance recommendations for appropriate changes elsewhere in the Revitalization Area.

Recommended Technical Changes

1. In Subsection 13.77 amend paragraph 13.77(4) by deleting the "Section 13.78" and substituting therefore Section 13.782(1).

2. In Subsection 13.782(4) Residential Density, delete the second sentence and substitute therefore the following: However, the total number of units constructed in the PUD-6B district shall not exceed 1 per 1200 square feet of total area within the PUD-6B.

3. On page 15 of the petition, Amendment C., affecting Section 5.34 of the Ordinance, insert the phrase "or residence" after Business A-1 in the two instances in which it appears in the amended footnote "(c)".

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur Parris,
Chairman

2.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

October 31, 1983

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's recommendation on the Caragianes Zoning Petition which was referred to the Board on September 12, 1983.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item Number Two

Re: Planning Board recommendations on the Caragianes zoning petition which was referred to the Board on September 12, 1983.

In City Council,

October 31, 1983

Referred to the
- Petition -

On the arts scene

Infectious power of 'Typhoid Mary'

By David Wiegand
Staff writer

If you're the sort who avoids so-called "workshop theatre," you'd be well advised to put aside your prejudices in the case of the current Theatre in Process production of Tanya Contos's "Typhoid Mary."

Of course, it isn't really "politically correct," in the theatrical sense, to look forward to workshop productions with total dread, but I've long suspected many people secretly do. After all, say "workshop theatre" and the mind instantly conjures up images of half-baked, terribly self-serious plays, costumes and sets out of someone's basement and acting abilities seemingly acquired through a funeral directors correspondence school.

THEATRE REVIEW

Happily, "Typhoid Mary" has none of the above. That isn't to say there aren't a few rough spots in the production, but, overall, professionalism makes the play well worth a visit.

You may remember that Theatre in Process got its start in 1980 at the now-defunct Peoples Theatre in Inman Square. Since the sad demise of Peoples, however, TIP has prevailed as the vagabond of the local small theatre scene, setting up shop wherever space could be found. This year, for example, TIP plays will be staged at the Cambridge Center for Adult Education, the Institute of Contemporary Art and the Lyric Stage, the locale of the current production.

Indeed, before "Typhoid Mary" actually got started, director Richard Lawrence felt it necessary to tell the opening night audience that the sets and lighting had been set up for the current Lyric production of "Blithe Spirit." The unintended irony of using sets for the Noel Coward classic becomes evident as soon as "Typhoid Mary" begins, since it is clear that there is nothing at all "blithe" about the life of poor Mary Mallon (June Judson), the former cook who was accused of spreading a mini-plague of typhoid fever among 57 people, three of whom died.

It is Christmas day, 1932; Mary knows it must be Christmas since a piece of cinnamon cake and an orange have been left outside her door that morning. Except for an occasional variation on holidays, Mary's diet is as unremarkably the same as one day is from the next. For more years than she can remember any more, Mary has been exiled to Riverside Hospital on North Brother Island, New York City. She lives in a one-room cottage and, although she has the run of the small island, she has long ago given up any attempt to commune with the other patients, who all but run from the sight of her.

Mary never had the disease she is accused of spreading, but the health authorities have determined she is a "carrier" nonetheless. For her part, Mary steadfastly maintains her innocence to her few visitors — a young priest, a doctor and a young hospital aide who is too naive to be afraid of coming into contact with the "infamous" Mary Mallon.

The action of the play, naturally, concerns the question of Mary's guilt or innocence. Mary, a still-proud woman who earned her living cooking for the rich of New York, maintains the disease was caused and spread by contaminated water; her doctor advances the commonly held argument that Mary spread the disease by failing to wash her hands before returning to the kitchen after using the bathroom. As she lives out what will be the day she suffers an ultimately fatal stroke, the secret truths emerge as she is haunted by ghosts of the past and deceptively kind tormenters of the present.

From the standpoint of modern times, given the advances of medical science, there is no question that Mary Mallon was horribly mistreated, to such an extent that it ultimately doesn't matter whether she did spread the disease or not. The real mystery becomes one of motive — did she, in fact, spread the disease intentionally for the purpose of revenge?

Contos, past president of the Playwrights' Platform and winner of both a Playwright's Fellowship and Artist's Residency from the Artists Foundation, is particularly skillful in developing the title character, who, after all, has to carry the play nearly singlehandedly.

Contos shows her real powers in the second act, but that necessitates pointing out the one problem which does demand attention. Overall, the play is off balance. Contos works so hard at showing us the terrible tedium of Mary's life in the first act that she fails to build enough dramatic tension to carry us adequately into the more powerful second act. The first half of the play hints too vaguely at the questions which will be resolved in the second act.

As far as the performances go, only one really counts and that is Judson's *mini-tour de force* as Mary. One barely notices the few rough spots in the text of the play itself because of Judson's performance. No student of acting should miss what June Judson does with this character. How easy it would be to push Mary Mallon over the line, to make us pity her, but Judson maintains a delicate and beautiful balance in her careful performance. Judson's Mary Mallon is a tough old bird, whose pride alone has kept her from going crazy through all her lonely years. And it isn't only in line delivery that Judson shines. The nuances of her performance — the way she drags herself, step by step across the stage, the way she pushes her hands into her lower back to ease her rheumatism — make you feel the physical effects of her anguish.

In the secondary roles, Don Scope provides able support as both the doctor and John Porter Reynolds, as does Mark Flagg as the priest and Sonny Mallon. Eva Dolan is a bit stiff as the young hospital aide and Alice Reynolds.

Richard Lawrence has done a fine job directing "Typhoid Mary," but the pace of the first act is sometimes a little off the mark, particularly when Mary interacts with her visitors.

Judson played "Typhoid Mary" in TIP's first production of the play last year, but this is the first time the critics have been invited to review TIP productions. In this case, it's certainly "better late than never" because "Typhoid Mary" is one workshop production which should not be avoided like the plague.

* * *

"Typhoid Mary" will be staged Monday and Tuesday evenings at 8, Sept. 26 and 27 and Oct. 3 and 4 at the Lyric Stage, Charles street, Boston, by Theatre in Process. For information, call the Lyric at 742-8703.

By David Wiegand



THEATRE TIP—June Judson plays the infamous "Typhoid Mary" Mallon and Don Scope plays both a doctor and financier John Porter Reynolds in the Theatre in Process productrion of Tanya Contos' "Typhoid Mary" at the Lyric Stage in Boston. (Photo by Pamela Judson-Jahedi)

Previews

Afloat

The **Grolier Book Shop's** poetry reading series will continue on Thursday, Sept. 29, with readings by **Sydney Lea**, author of "The Floating Candles" and editor of the "New England Review," and **Christopher Corkery**. The reading will be held at 8 pm at the Cronkhite Graduate Center, 6 Ash St., and admission is $2.

Sugar is sweet

The Alley Theatre will begin its fifth season this week with the American premiere of Stephen Poliakoff's "City Sugar," described as a "biting commentary on the media in which the lives of an aggressive disc jockey and a teenage fan intertwine during a radio station's 'contest of the century,'"

Poliakoff was appointed playwright in residence at Britain's National Theatre was has collaborated with David Hare, Trevor Griffiths and Brian Clark.

Alley artistic director Paul Dervis, who has spent most of the past two years in New York City where he is artistic director of Playwrights Previews Productions, will direct. Cast members include Bob Sacchetti, Stephanie Clayman, Jerry Goodwin, Carl Nolan, Doreen Disanza and Julie Popp.

The play opens tonight at 8 and will be staged Thursdays through Saturdays at 8 and Sundays at 3 pm through Oct. 22. General admission is $7 on Thursdays and Sundays, $8 on Fridays and Saturdays. Student and senior discount tickets are available for $6. For reservations, call 491-8166 anytime since (hooray) the Alley now has an answering machine. Or, to speak with a humanoid, call 492-9567 after 7 pm daily.

The Alley is located at 1253 Cambridge St. in Inman Square.



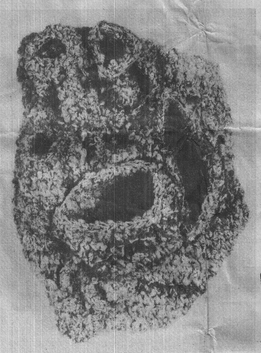
ROBERT NICHOLS will bring his unique blend of sensuous sounds and poetry to the Cambridge Center for Adult Education's music series at the Blacksmith House, 56 Brattle St., on Sept 29 at 8 pm. Tickets are $3. Call 547-6789 for information.

Go with the flow

Artist **Thomas Fodor** will install a large-scale, sinuous fabric sculpture on the banks of the Charles River on Sunday, Sept. 25, from 12 noon to dusk. The work is funded in part by the Cambridge Arts Council and will be located near the Weeks Footbridge, between JFK Street and Western Avenue.

Fodor says the work, entitled "Landflow," is intended to evoke images of the movement of ancient and other planetary geolgocial land strata. Landflow is the most recent piece in a series of fabric sculptures executed over a

(Continued on page 15)



ART IS HER FORTE—Marjorie Forte will exhibit her fibre art at the Edna Stebbins Gallery, Zero Church St., through Oct. 25. Shown above is Forte's "Fossil." Gallery hours are 11 am to 3 pm, Tuesday through Saturday.

Hardware Handyman
Ed Ver Planck

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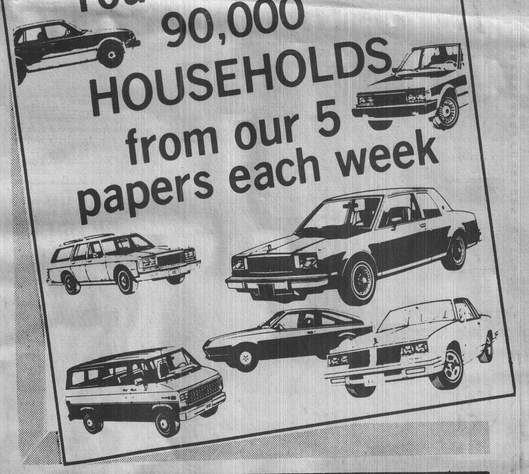

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IOUS—Present for last week's annual meeting of Individual Opportunities Unlimited (IOU) were, from the left, Executive Director Edward De Palma, IOU President Bruce Pulleybank and Judge Lawrence F. Feloney, presiding justice of the Cambridge District Court.

IOU reports success with probation program

Individual Opportunities Unlimited, Inc. of Cambridge (IOU) held it annual meeting and dinner last week at the First Baptist Church in Central Square.

The Reverand Evan Howard, pastor, hosted the organization's meeting and dinner. Now in its third year of operation, IOU continues to help young probationers gain confidence and expertise in job-search skills for employment that will enrich and better their lives. A slide show was presented showing IOU's activities and value to its clients.

Present at IOU's dinner and annual meeting were Presiding Justice of the Cambridge District Court, Lawrence Feloney, Cambridge City Councillor Franeis Duehy, and several probation officers from Cambridge and Somerville District Courts, as well as IOU's board of directors. Among the board members present were: Joan Whitaker, director of The Group School in Cambridge; Jerry Saunders of the Training Center of Harvard University; Harrison Hazard, banking officer of the Shawmut County Bank: Henry Lukas, assistant principal of Cambridge Rindge and Latin High School; and Darryl Smith, probation officer of Cambridge District Courts.

Individual Opportunities Unlimited, Inc. began it operations two years ago. Its founder and executive director, Edward DePalma, recruited an active board to care about and work to improve the lives of young people in need. The program works closely with Cambridge and Somerville District and Middlesex County Courts to encourage probation officers and judges to become interested in offering clients to the IOU job training. IOU has begun enlisting the help of Cambridge businesses, local industry and universities in finding employment for its graduates. The response has been very good, DePalma reported. Last year 82 percent of the men and women IOU trained found employment. Two-thirds of them kept their jobs or moved on to other positions. During fiscal year '83-'84. IOU plans to serve 72 more clients than in the previous year.

Grants for expansion and improvement of IOU's program have been provided by the Polaroid Foundation, the Cambridge Foundation, Gardiner Howland Shaw Foundation, Genrad Foundation, Digital Equipment Foundation and the Anna B. Stearns Charitable Foundation. Recognition of the vitality and promise offered to young people by IOU and it supporters is beginning to attract more clients and more interested employers to the program, DePalma said.

It was not surprising that a graduate of IOU helped organize and prepare the pot-luck dinner for IOU at the First Baptist Church last Wednesday. DePalma, staff and IOU Board members contributed homemade dishes to the dinner. The First Baptist Church made possible the presence of the group in the church. One had the feeling that everyone at the gathering was well satisfied with the progress of IOU and the dinner.

Cantabs

Kenneth T. Stewart, son of Phyllis Stewart of 3 Jefferson Park, has been promoted in the U.S. Air Force to the rank of staff sergeant.

Marine Staff Sergeant Alfred Baldasaro, son of Edward and Joanne Baldasaro of 35 Jefferson St., has received a Letter of Appreciation.

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Franzia Almond Champagne 750 ml Sale Price $3.00 Mail-in Coupon $3.00 Your Final Cost 0.00
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Obituaries

More obituaries on page 13

Raymond McDonald

Raymond E. McDonald, a retired employee of the Boston Woven Hose Company, died September 13 in Sancta Maria Hospital. He was 77.

Mr. McDonald was born in Nova Scotia.

He is survived by his wife, Helen M. (Jenkins) McDonald; three daughters, Nancy Burns, Patricia Sterling and Sheila Smith; one son, Raymond E. McDonald Jr.; one sister, Alice Sweeney and five grandchildren.

A funeral Mass was held in St. Paul's Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangments were made by the Daniel F. O'Brien Funeral Home.

Mary McNamara

Mary G. McNamara, a life member of the St. Paul Ladies Sodality and a longtime resident of Cambridge, died September 12 in Otis Hospital, Cambridge after a lengthy illness. She was 95.

She was the daughter of the late Timothy and Mary McNamara and the sister of Alice Sweeney.

A funeral Mass was held in St. Paul's Church. She was buried in St. Paul's Cemetery, Arlington.

Funeral arrangements were made by the Daniel F. O'Brien Funeral Home.

Mary Ronan

Mary E. Ronan, a lifelong resident of Cambridge, died September 13 in Mt. Auburn Hospital after a brief illness. She was 72.

She was the daughter of the late Denis and Catherine Walsh Ronan; the sister of Frances D. Ronan and the late Anna T. Ronan, Richard J. Ronan, Margaret L. McDermott, Catherine V. McIntosh and David D. Ronan; and the aunt of Mary E. Howard, Barbara C. Monte and the late Rosanna Moscillo and Joan F. McIntosh.

A funeral Mass was held in St. Peter's Church. She was buried in Holy Cross Cemetery, Malden.

Funeral arrangements were made by the William T. Hickey and Son Funeral Home.

Diane Sheehan

Diane M. Sheehan, an employee of the Computer Management division of Barrons Systems in New York City after a brief illness. She was 36.

She is survived by mother, Catherine (MacNeil) Courtney; three sisters, Mrs. Peter (Catherine) Theran, Dr. Roberta Sheehan of Dorchester and Mrs. Daniel (Rosemary T.) Durica of Norwell and three brothers, Henry J. of Bridgewater, John F. of Walpole and Robert W. of Winthrop.

A Mass was held in St. Mary's Church in Dedham. She was buried in St. Mary's Cemetery.

Funeral arrangements were made by the George F. Doherty and Sons Wilson-Cannon Funeral Home.

Donations may be made in her memory to the Jimmy Fund, 44 Binney St., Boston.

Isabella Wigglesworth

Isabella C. (Councilman) Wigglesworth, a painter, musician and a prominent figure in Boston music circles, died September 15 in her Cambridge home after a lengthy illness. She was 87.

Mrs. Wigglesworth was a pianist, and also played the bass and cello. She performed with the leading orchestras of the Boston-Cambridge-Concord area.

She was a longtime member of the boards of directors of the Longy School of Music and the South End Music Center, now the Community Music Center of Boston.

Painting was also a love of Mrs. Wigglesworth's. She studied with Karl Zerbe, one-time head of the painting department at the Boston Museum School, and with Hans Hofmann, internationally known pioneer in the absract-expressionist movement.

During the 1930's she had taught painting and the history of art at the Cambridge School of Weston and was a supporter of the Institute of Contempory Art from its conception.

Mrs. Wigglesworth was born in Boston and graduated from the Windsor School before attending, for a year, Miss Porter's School in Farmington, Connecticut.

She was also an excellent tennis player and golfer. She and her husband, Frank Wigglesworth, were perennial winners of golf tournaments at the Essex County Club in Manchester. She twice won the Essex Shelving Rock Tornament in her 70's.

During World War II she and her husband adopted a British boy and took care of him for five years. He is now Dr. Peter Biggs of St. Ives, England.

Mrs. Wigglesworth was a member of the Saturday Morning Club, the Sewing Circle of 1913 and the Cambridge Plant Club. Years ago she was a member of a group of illustrious musicians who annually attended in the Berkshires what was known as "The House Party" at Greenwood Camp, Cummington, for a week of music making.

She leaves a daughter, Constance (Mrs. Edward Holden) of Cambridge and Manchester; twin sons, Frank of New York City and Ipswich and Dr. William C. Wigglesworth of Ipswich; nine grandchildren and six great-grandchildren.

Services were held in King's Chapel, Boston.

Donations may be made in her memory to the Longy School of Music, 1 Follen St., Cambridge, 02138.

Eleanor Groden

Eleanor G. Groden, of the Green Harbor section of Marshfield and a teacher at Cambridge Latin School for 42 years, died September 17 in the South Shore Hopital after a brief illness. She was 77.

Miss Groden retired from teaching in 1970. She was born in Cambridge and graduated from Cambridge Latin School in 1924 and from Emanuel College in 1928.

She is survived by four sisters, Alice M. Daly of West Roxbury, Mary J. Reardon of Cohasset, Elizabeth J. Dewire of Duxbury and Anne M. Groden of Marshfield, and three brothers, John F. of Lexington, Dr. Harold M. of Walpole and Joseph A. Groden of Plymouth.

A funeral Mass was held in St. Ignatius Church in Chestnut Hill. She was buried in the Cambridge Cemetery.

Funeral arrangements were made by the George F. Doherty and Sons Wilson-Cannon Funeral Home.

Donations may be made in her memory to the Joslin Diabetes Foundation, 1 Joslin Place, Boston.

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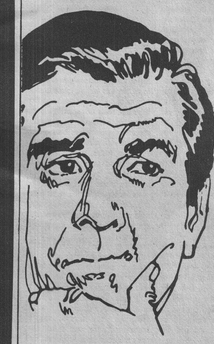

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COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
NOTICE OF
Probate of Will
Without Sureties
Middlesex Division
Estate of **Bernice B. Cronkhite**
also known as
Bernice Brown Cronkhite
late of **Cambridge**
in the county of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Bayard M. Whitney** of Rockport in the County of Essex be appointed executor thereof, without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before the twenty-first day of November, 1983, the return day of this citation. You may upon written request by registered or certified mail to the petitioner, or to the attorney for the petitioner, 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 Justice of said Court at Cambridge, the ninth day of September in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanough
Register of Probate

(C)Sept. 22

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex, ss. Division
Docket No. 241317
NOTICE OF
FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Louis B. Gale** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the fifteenth account of **A. Leavitt Taylor** as Trustee (the Fiduciary) of the will of said deceased for the benefit of **Georgia Gale** and others 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 twenty-eighth day of September, 1983, 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 Justice of said Court at Cambridge, the fourteenth day of September in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanough
Register of Probate

(C)Sept.22

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. Probate Court No. 520526
NOTICE OF
FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Isabella N. Leyton,** (late) of Cambridge in said County:

You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the second and final accounts of **Joseph Aborn,** as Public Administrator of said estate has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account(s), you or your attorney must file a written appearance in said Court at Cambridge on or before the 3rd day of October, 1983, 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(s). If you desire to object to any item of said account(s), 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 13th day of September, 1983.

Paul J. Cavanough
Register

(C)Sept.22,29,Oct.6

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
NOTICE OF
Probate of Will
Without Sureties
Estate of **Leander Milley**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Warren L. Milley** of Malden in the County of Middlesex be appointed executor thereof, without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney should file a written appearance in said Court, at Cambridge, on or before 10:00 in the forenoon on October 13, 1983. You must in addition to filing a written appearance as aforesaid, file within thirty (30) days after said return day a written statement of objections to the petition, giving specific grounds therefor.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the ninth day of September, in the year of our Lord one thousand nine hundred and eighty-three.

/s/ Paul J. Cavanough
Register of Probate

(C)Sept.22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 507911
NOTICE OF
FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Lucy H. Erlund** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the first thru third accounts of **Fiduciary Trust Company** and **Edward H. Osgood** as Trustees (the fiduciaries) under the will of said deceased for the benefit of **Carl H. Erlund** 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 seventh day of October, 1983, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries, or to the attorney for the fiduciaries, 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 fiduciaries pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court this 13th day of September, 1983.

Paul J. Cavanough
Register

(C)Sept.22

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. 83-12

Regulation No. 66-1 Schedule 10 "Parking Time Limited On Certain Sides Of Certain Streets," is hereby amended by striking out the following:

Vassar Street, northwest side, from 600' southwest of Massachusetts Avenue to 3000' southwest of Massachusetts Avenue, 8AM to 6PM, for 1 hour, Except Sunday.

This regulation shall take effect October 6, 1983.
PROMULGATED
DATE
September 14, 1983
George Teso
Traffic Director

(C)Sept.22,29,Oct.6

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
NOTICE OF
Probate of Will
With Sureties
Estate of **Lonnie H. Leyton**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Ivell Van Slyck** of Cambridge in the County of Middlesex be appointed executrix thereof, without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 11, 1983.

In addition you must file a written statement of objections to the petition, giving the specific grounds therefore, within (30) days after the return day (or such other time as the court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the seventh day of September in the year of our Lord one thousand nine hundred and eighty-three.

Paul J. Cavanough
Register of Probate

(C)Sept.22

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, September 29, 1983 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Personal Computer
Textiles
Maintenance/Service to CT Scanner

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)Sept.15,22

MORTGAGEE'S SALE
OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Sang Won Park,** Trustee of **"N.S. Asia Trust",** of Cambridge, County of Middlesex, Massachusetts to **Marie Ann Kashmanian** of Canton, County of Norfolk, Massachusetts and **Phyllis E. LaMarca,** of Burlington, County of Middlesex, Massachusetts, Trustees of **"Ocean View Park Realty Trust",** dated June 3, 1982 and recorded with the Middlesex South District Registry of Deeds, in Book 14627, Page 232, of which mortgage the undersigned in 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 o'clock A.M., on Friday, September 30, 1983, on the premises below described being known as 215-223 Prospect Street, in Cambridge, Middlesex County, Massachusetts and being described as follows, to wit:

A certain parcel of land with the buildings thereon situated on Prospect Street, at the junction of Summer Street, Cambridge, now known as St. Mary's Road, Middlesex County, Massachusetts, said buildings being numbered 215-223 Prospect Street, bounded and described as follows:

Beginning on the Northerly corner of said streets, thence running Westerly on said Summer Street, fifty-six feet six inches to land lately conveyed to Hanson; thence turning and running Northerly by said Land of Hanson, sixty-six feet to land of owners unknown, thence turning at a right angle and running Easterly by said land of persons unknown, fifty-six feet six inches to Prospect Street, sixty-six feet to the point of beginning on said corner.

Containing 3,729 square feet of land.

Being the same premises conveyed to Marie Ann Kashmanian et ux by Trustees, by deed of **Joseph P. Dicarlo** said deed dated July 11, 1979, recorded with Middlesex South District Registry of Deeds.

This is a purchase price mortgage given simultaneously with a deed by the Mortgagor of a deed conveying title to said premises from the Mortgagee to the Mortgagor. The said mortgage is given to secure a part of the purchase price, and the deed mortgage is part of the same transaction. Indebtedness secured hereby is the said Promissory Note of the Mortgagor to the Mortgagee in the sum of $70,000.00, and covers a part of the purchase price for the premises.

Included as part of the realty and subject to the lien of this mortgage are all appurtenances, sections of buildings, heating apparatus, plumbing, ranges, mantels, storm doors and windows, all heaters, gas and oil and electric fixtures, screens, screen doors, awnings, combination storm and screen doors and windows, elevators, air conditioning apparatus, incinerators, and other fixtures of whatever kind and nature (including all existing and installed wall-to-wall carpeting) upon said premises, or hereafter placed thereon, prior to the full payment and discharge of this mortgage, insofar as the same are or can by agreement of the parties be made a part of the realty.

The above premises will be sold subject to any and to all outstanding tax titles, municipal or other public taxes, assessments, or liens, if any.

Seven Thousand Five Hundred ($7,500.00) Dollars will be required to be paid in cash or by certified check by the purchaser at the time and place of sale as earnest money. The balance is to be paid in cash or by certified check within twenty (20) days thereafter to be deposited in escrow with Frank N. Dardeno, Jr., Esquire, at 424 Broadway, in Somerville, Massachusetts 02145, pending approval of said sale by the Land Court. Other terms, if any, to be announced at the sale.

Marie Ann Kashmanian
and Phyllis E. LaMarca,
Trustees of
"Ocean View Park
Realty Trust",
Present Holders of
said mortgage,
By their attorney:
Frank N. Dardeno, Jr., Esquire
424 Broadway
Somerville, Massachusetts
02145
(617) 666-2601

Dated: September 2, 1983
From the Office of:
Frank N. Dardeno, Jr.
424 Broadway
Somerville, MA 02145
(617) 666-2601
(C)Sept.8,15,22

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. 83-13

Regulation No. 66-1 Schedule 6A "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow-Away Zone" is hereby amended by adding the following:

Garden Street, south side, from Field Street to Hazel Street.

This regulation shall take effect October 13, 1983.
PROMULGATED
DATE
Sept. 14, 1983
George Teso
Traffic Director

(C)Sept.22,29,Oct.6

CONSERVATION COMMISSION
CITY OF CAMBRIDGE
NOTICE OF PUBLIC MEETING

Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, Sec. 40, that the Cambridge Conservation Commission will hold a public meeting on Tuesday, September 27, 1983, 7:30 pm, Ackermann Room, City Hall.

The meeting will concern an application to amend the Order of Conditions for Kendall Square One at 115 Rindge Avenue Extension.

(C)Sept.22

NOTICE OF
PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 4, 1983 at 7:30 P.M. in the Community Development Department Conference Room, City Hall Annex, 57 Inman Street on a **Petition by Stephen J. Russo to Special Permit to construct eight (8) town houses in a Residence B District** as required under Section 11.121 of the Cambridge Zoning Ordinance.

The development, located at 7-17 Frost Street, is proposed to have a floor area ratio of .69 (in excess of the .50 permitted in a Residence B District) which would require a variance from the Board as permitted in Section 10.45 of the Zoning Ordinance.

Copies of the petition are on file in the office of the City Clerk and at the Community Development Department. Questions concerning this petition may be addressed to Lester Barber at 498-9034.

(C)Sept.15,22

NOTICE OF INTENT
TO SUBMIT
ENVIRONMENTAL
NOTIFICATION FORM

Massachusetts Bay Transportation Authority hereby gives notice that on or about September 15, 1983, and Environmental Notification Form (ENF) has been submitted to the Secretary of Environmental Affairs under the provisions of MEPA, M.G.L., Ch. 30, ss. 62 to 66H, inclusive for the Alewife MBTA Station Short-Term Route 2 Access Improvements at the Alewife MBTA Station, Concord Turnpike and Alewife Brook Parkway (Route 2). Copies of this ENF will be available from Donald J. Kidston, MBTA, 50 High Street, Boston, Massachusetts 02110. This ENF will be available for public inspection during business hours at the MEPA Unit, Executive Office of Environmental Affairs, 100 Cambridge Street, 20th Floor, Boston, Massachusetts 02202, and also at the Cambridge City Clerk's Office located at 795 Massachusetts Avenue, Cambridge, Massachusetts.

Public Notice of the filing of this ENF will be published by the Secretary of Environmental Affairs in the **Environmental Monitor.** A twenty-day period for submission of public comments will follow the publication of notice in the **Monitor.** Please write or call the MEPA Unit at 722-5830 for information on public comment periods and how to subscribe to the **Monitor.**

Donald J. Kidston

(C)Sept.22

CITY OF CAMBRIDGE
BOARD OF
ZONING APPEAL

The Board of Zoning appeal will hold a public hearing on Thursday, September 29, 1983 in Room 200, City Hall Cambridge, Massachusetts. The following cases will be heard:

7:00 P.M.
Case No. 5052: 28 Forest Street, Residence B Zone; **Earle L. Lemon,** Variance: Build staircase within thirty feet of the back lotline to allow alternative egress from the second and third floors; place two posts by right side lotline to bear beams supporting verandah roof and allow removal of three columns to permit parking of a car. Article 5, Section 5.31 (Table Dimensional Requirements); Article 8, Section 8.22a (alteration of non-conforming structure) of Zoning Ordinance.

7:20 P.M.
Case No. 5053: 23 Lancaster Street, Residence A-2 Zone; **Daniel Lee,** Variance: Permit parking in insufficient front setback. Special Permit: Parking with insufficient sideyard setbacks. Article 6.000, Sections 6.441 a, b and c of Zoning Ordinance.

7:40 P.M.
Case No. 5055: 468 Broadway, Residence C-3 Zone; **Broadway Market Inc., John Lichter,** Variance: Construction of a storage facility at the rear of the market. Article 4.000, Section 4.35 A.2 (retail store); Article 5.000 Section 5.31 (Dimensions); Article 8.000, Section 8.22a (alteration of a non-conforming structure) of Zoning Ordinance.

8:00 P.M.
Case No. 5056: 16 Beech Street, Residence B Zone; **Cambridge Drop-In Center (Grace Mahoney), Metropolitan Baptist Church (Rev. Richard Graves),** Variance: Change the established social center in the basement of the church for people who have had their lives affected by serious mental illness to participate in activities and develop relationships. Article 4.000, Section 4.56 (D) (Community Center) for Zoning Ordinance.

Eileen McGaughey
Secretary

(C)Sept.15,22

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 83-11

Regulation No. 66-1 Schedule 6A "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow-Away Zone" is hereby amended by adding the following:

Montague Street, east side, from 75' north of River Street to End.

This regulation shall take effect October 6, 1983.
PROMULGATED
DATE
Sept. 14, 1983
George Teso
Traffic Director

(C)Sept.22,29,Oct.6

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, October 6, 1983 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Filtermasks
Diffusion and Differentiation Disks
Percutaneous Catheter Introducer Kits

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)Sept.22,29

Obituaries

By Mark Jaworski

Anthony Tallini

Anthony Tallini, a retired steel worker at the Industrial Stainless Steel Company of Cambridge for 35 years, died unexpectedly September 16 in St. John's Hospital in Lowell. He was 54.

Mr. Tallini was a native of Italy and lived in Cambridge for 35 years.

He is survived by three daughters, Diane O'Connell of Arlington, Maria Masucci of Watertown and Marina Tallini; one sister, Ida Harris of Billerica; one brother, Alfred Tallini of Andover and seven grandchildren.

A funeral Mass was held in St. Francis of Assisi Church in Cambridge. He was buried in Mt. Pleasant Cemetery in Arlington.

Funeral arrangements were made by the A. DeVito and Sons Funeral Home.

Nicholas Spartichino

Nicholas Spartichino, owner of Spartichino's Salvage Company and a lifelong resident of Cambridge, died unexpectedly September 16 in Mt. Auburn Hospital. He was 76.

He was the husband of the late Eva C. (Landry) Spartichino; the father of Jean Faraci, Joan Heck, Jane Lanning, June Harris, Jody Maitland, Jill Levine, Nicholas Jr., William and Joseph Spartichino; the brother of Rose Bertoli, Rita MacGillivray, Rocco, John, Alfred, William, George and the late Salvatore, Peter and Mario; the grandfather of 28 and the great-grandfather of seven.

A funeral Mass was held in the Immaculate Conception Church. He was buried in the Cambridge Cemetery.

Funeral arrangements were made by the Keefe Funeral Home.

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 152604
Summons by Publication
Francois Douyon
Plaintiff
vs.
Diane Y. Douyon
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Francois Douyon, seeking Judgment for divorce on grounds of desertion.

You are required to serve upon Earl Auerbach, plaintiff's attorney, whose address is 18 Tremont St., Boston, Mass. 02108 your answer on or before the fifth (5th) day of December, 1983. 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.

Witness, Sheila E. McGovern Esquire, First Justice of said Court at Cambridge,
August 30, 1983
Paul J. Cavanough
Register of Probate

(C)Sept.8,15,22

SHERIFF'S SALE 22722

THE COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. July 6, A.D.1983

Taken on execution and will be sold by public auction, on Wednesday, the twelfth day of October A.D. 1983, at three o'clock P.M., at my office, 99 First Street in Cambridge, in said County of Middlesex, all the right, title and interest that **Nechemia Weissman** of Cambridge in said County of Middlesex, had (not exempt by law from attachment or levy on execution) on the sixth day of July A.D. 1983, at nine o'clock and no minutes, a.m., being the time when the same was taken on execution in and to the following described real estate, two wit; the premises in the **10-14 Remington Street Condominium** (a condominium subject to Massachusetts General Laws, Chapter 183A) in Cambridge, Middlesex County, Massachusetts, created by Master Deed dated May 9, 1977, recorded with Middlesex South District Registry of Deeds, Book 13190, Page 078.

Unit No. 12
Terms: Cash

Alfred L. Jacobson
Deputy Sheriff

(C)Sept.15,22,29

John Harrington

John L. Harrington, a retired shipper for Swift and Company of Cambridge and a lifelong resident of Cambridge, died September 17 in Cambridge Hospital after a lengthy illness. He was 85.

He is survived by his wife, Margaret M. (Rourke) Harrington; three daughters, Margaret M. Cavanaugh of Wilmington, Dorothy E. Curry of Winchester and Joanne D. Corndell of Everett and one son, John J of Cambridge.

A Mass was held in St. Patrick's Church. He was buried in St. Paul's Cemetery, Arlington.

Funeral arrangements were made by the Stanton Funeral Home.

Stephen O'Leary

Stephen W. O'Leary, a retired Art Director of the McCann and Erickson Advertising Agency, died September 17 in his Cambridge home after a lengthy illness. He was 87.

Mr. O'Leary, a lifelong Cambridge resident, was Past President of the Art Director's Club of Boston.

He was the husband of the late Agnes C. (Weber) O'Leary; the father of Patricia A. O'Leary of Cambridge, Eileen B. Arnold of Illinois, Maureen E. Fosher of Cambridge, Sheila P. Holland of Southboro and Stephanie Deeley of Belmont; the brother of Marguerite McMahon of Georgia, Kathleen Adcock of Belmont and the late Mary, Julia and Norah O'Leary; the grandfather of nine and the great-grandfather of one.

A funeral Mass was held in St. Peter's Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the William T. Hickey and Son Funeral Home.

Donations may be made in his name to the Bishop Riley Memorial Fund, c-o St. Peter's Church, Cambridge or to the charity of your choice.

John Sullivan

John "Jake" Sullivan, a stockman for New England Telephone and a lifelong Cambridge resident, died September 16 in Massachusetts General Hospital after a brief illness. He was 49.

Mr. Sullivan was a member of the International Brotherhood of Electrical Workers, Local 2222 and the Cambridge Elks, number 839.

He is survived by his wife, Anna (Johnson) Sullivan; his mother, Mary O'Reilly; three daughters, Anne Marie Ceccarelli, Jean and Joan Sullivan; one sister, Trudy Glaser and three brothers, William, Edward "Teddy" and Paul Sullivan.

A funeral Mass was held in St. Patrick's Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the Donovan-Aufiero Funeral Home.

Donations may be made in his memory to St. Patrick's Church.

Elizabeth Norton

Elizabeth Norton, a native of Glasgow, Scotland and a U.S. resident of 50 years, most of those in Cambridge, died September 16 in Mt. Auburn Hospital after a lengthy illness. She was 84.

She was the wife of the late James E. Norton; the mother of Mrs. K. Phyllis Mahoney; the mother-in-law of former state Secretary of Elder Affairs and Cambridge School Committee Member Dr. Thomas H.D. Mahoney of Cambridge; and the grandmother of Thomas, Linda, David, Peter and Phillip.

A Mass was held in the Jeanne Jugan Home of the Little Sisters of the Poor. She was buried in St. Paul's Cemetery in Arlington.

Donations may be made in her memory to the Little Sisters of the Poor Building Fund.

Dorothy Ewing

Dorothy E. (Phipps) Ewing, an employee of the dietary department of Massachusetts General Hospital and the mother of former Cambridge Bridge and Latin School basketball star Patrick Ewing, died unexpectedly September 15 in Cambridge Hospital. She was 55.

Mrs. Ewing was a native of Kingston, Jamaica, West Indies and lived in Cambridge since coming to the United States in 1971.

She is survived by her husband, Carl L. Ewing; five daughters, Lastina Starlett, Pauline Brooks, Karling Ewing, all of Cambridge, Barbara of Howard University in Washington D.C. and Rosemarie of Pennslyvania; two sons, Carl L. Jr. of Cambridge and Patrick Ewing, now at Georgetown University; and three grandchildren.

Funeral Services were held in St. Paul A.M.E. Church. She was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the A.J. Spears Funeral Home.

George Persson

George Persson, a retired airline mechanic for Eastern Airlines for 30 years, died unexpectedly September 16 in Mt. Auburn Hospital. He was 75.

Mr. Persson was born in Sweden and was a resident of Cambridge for 27 years. He was a member of the Woburn Elks, Lodge number 908.

He is survived by his wife, Janet (Penney) Persson, two sons, Stephen Persson of Cambridge and Mark Persson of Malden; three grandchildren; one brother and three sisters, all of Sweden.

Funeral services were held in the Berglund-Clark Funeral Home. He was buried in Mt. Auburn Cemetery.

Margaret Fitzgerald

Margaret G. Fizgerald, a stenographer for the Cambridge Board of Health, died September 16 in Sancta Maria Hospital after a brief illness.

Miss Fitzgerald was a lifelong resident of Cambridge and a member of the St. John's Guild.

She was the daughter of the late Patrick J. and Margaret (Reagan) Fitzgerald; the sister of Anne Mowatt and the aunt of several nieces, nephews, and grandnieces and nephews.

A funeral Mass was held in St. John's Church. She was buried in the Cambridge Cemetery.

Funeral arrangements were made by the Keefe Funeral Home.

Claire Frenier

Claire L. Frenier, vice President of the Cambridge Trust Company where she worked since 1943, died September 19 in Mt. Auburn Hospital. She was 81.

Miss Frenier was born in Cambridge and graduated from Our Lady of Pity grammar and high schools, and also took courses at the New England School of Banking and at Williams College.

She was a member of the Quota Club of Cambridge, the National Association of Banking Women and the Council of the 3rd Order of Mary.

Miss Frenier was active in Our lady of Pity Church as a lecturer and a member of the choir. She also was treasurer of the Charter 1000 Club.

She leaves two brothers, Henry F. of Franklin and and E. Richard Frenier of Concord; a sister, Lucille M. Cicone of Natick and 11 nieces and nephews.

A funeral Mass will be held this morning at 10 am in Our Lady of Pity Church. She will be buried in North Cambridge Catholic Cemetery.

Funeral arrangements were made by the Kevin A. Griffin Funeral Home.

William Gurry

William E. Gurry, a retired employee of the City of Cambridge's Recreation Department, where he worked for 40 years, died September 19 in Mt. Auburn Hospital after a brief illness. He was 69.

Mr. Gurry was born in Salem but lived most of his life in Cambridge.

He is survived by his wife, M. Claire (McKeon) Gurry, and four daughters, Joanne M., Susan E. and Marian K. Gurry and Martha. C. Gurry-Axtman.

A funeral Mass will be held this morning in the Blessed Sacrament Church at 10 am. He will be buried in the Cambridge Cemetery.

Funeral arrangements were made by the Daniel F. O'Brien Funeral Home.

Donations may be made in his name to the Jimmy Fund.

Charles MacKinnon

Charles D. MacKinnon, a Supervisor and former Deputy Superintendent and Personnel Director at the Middlesex County Sherriff's Department, died unexpectedly September 19 in Mt. Auburn Hospital. He was 47.

Mr. MacKinnon was born in Newton but lived most of his life in Cambridge. He was a member of the Mizoah

City of Cambridge

In City Council October 17, 1983

The Ordinance *Committee*
Comprised of the entire membership of the City Council

to which was referred the revised petition of James W. Caragianes, referred to as the Caragianes Petition II, met on Thursday, October 6, 1983 in the City Council Chamber, City Hall at 5:05 p.m. The revised petition of James W. Caragaines was a proposal to amend the Zoning Ordinances of the City of Cambridge by rezoning an area of land bounded generally by Massachusetts Avenue, Brookline Street, Pacific Street and Purrington Street. Said proposed petition would amend the map and text of the Zoning Ordinances by rezoning said area from Industry B, Business B and Business A to districts illustrated on an attached map, which is designated as Appendix A and attached to this report, by creating three new districts: Business B, PUD-6A and PUD-6B overlay districts.

Councillor Walter J. Sullivan, Chairman presided and called for the proponents to appear.

The Committee heard from the petitioner, James Caragianes, who has submitted to the Committee a letter dated September 8, 1983 outlining the history of the original petition and the steps taken for public review before the Planning Board and the Ordinance Committee and the subsequent changes and recommendations which were incorporated in his second petition. Mr. Caragianes in his communication to the Committee stated that the revised petition would reduce the density allowed in the base zone, provide for housing at a C-1 density along Brookline Street in the area zoned BA-1, provide more explicit review criteria for development under the PUD, provide that the payment provisions of the inclusionary housing requirements be increased and ensure that both elderly and family units will be included and finally that residential property along Green Street had been excluded in response to concerns raised by residents. (His communication is attached to this report and designated as Appendix B).

Mr. Caragianes anticipated a total of 125 homes will be constructed under his proposal in exchange for increases in density and that additional could be achieved by providing less height and density in other areas under consideration. He stressed the need for owner-occupied residences in the proposal for 125 homes.

At the end of Mr. Caragianes' presentation, the Committee heard from Attorney Martin J. Foster, 69 Brookline Street, who recorded himself in favor and stated that he worked with the neighborhood committee and responded to recommendations made by the Planning Board that provided for housing for low income, middle income, elderly and handicapped citizens and indicated that any subsidized housing should be scattered throughout the area.

REPORT

Committee on

Mr. Foster stated that the proposal has explicit review criteria and included all goals which the Committee should consider. He concluded by stating that M.I.T. could proceed without Council action if the petition failed to be enacted.

The Committee heard from Les Barber of the Community Development Department, who stated that the Planning Board had held their hearing on October 4, 1983 and would report to the City Council in two weeks.

The Community Development Department, by communication dated August 2, 1983 and revised on October 5, 1983 entitled "A Brief History of Cambridgeport Rezoning Petitions", outlined in great detail the proposals and differences and the attempts to achieve resolutions in the Cambridgeport area. This report is attached to this report and designated as Appendix C.

Attorney Katherine Donaher, representing M.I.T., appeared in favor and informed the Committee that the Institute endorsed the proposal and urged favorable action by the City Council.

Mildred Brown of 353 Pearl Street recorded herself in favor and reaffirmed her trust in James Caragianes.

Attorney Drew Lett, representing DML Development of 739 Boylston St., Boston, recorded himself in favor and stated that he worked with neighborhood groups and would develop the area as outlined in the petition.

Councillor Duehay inquired as to how development could proceed without specific plans. Mr. Drew responded that the development plan must be economically viable and that he could produce a result that Cambridge would be proud of.

In answer to Councillor Duehay, he stated he would forward information of neighborhood participation in the planning.

David Schute of 18 Peters Street recorded himself in favor and stated that the plan was reasonable and could be financed and that he was impressed with the mixed housing concept.

Attorney Charles Watson, 3 Granite Street, appeared in favor and stressed the need for strong leadership and decried the polarization politics which existed and stressed that the solution was in the hand of the Council and that if no solution was achieved, the land would be fallow.

Communications were received by the Committee recording themselves in favor from the following:

1. Carl F. Barron of Putnam Furniture Leasing Company, 614 Massachusetts Avenue, Cambridge, Mass.

2. Morton Arone of Rogers Jewelry of 653 Massachusetts Avenue, Cambridge, Mass.

3. Ken's Pub of 684 Massachusetts Avenue, Cambridge, Mass.

4. Noel B. Graydon, Assistant Vice-President of Bay Bank Harvard Trust in Central Square, Cambridge, Mass.

These communications were entered into the record.

The Chair declared the hearing for the proponents closed at 5:57 p.m. and requested the opposition to appear.

William Noble of 38 Green Street recorded himself against the proposal and stressed the need for more housing and indicated that a Portland Street type of housing was required for the area. He stated that the proposal did not reflect the neighborhood committee and that the petition was not originated by people who supported it and outlined his objections by section to the Committee on pages 2, 4, 10 and 11, which he indicated were key paragraphs and stated that there was a need for traffic studies before any action was taken on the proposal. He further stated that M.I.T. should not be allowed to build a hotel and that they were responsible for the residential flight over the years, that the petition was the same as originally presented and not favored by his group, and that M.I.T. opposes any development that would benefit Cambridge. He urged the Committee to reject the petition and further to solve the problem in an equitable manner.

Attorney Robert LaTremouille of 348 Clinton Street recorded his opposition and called for responsible planning, stating that the proposal provided for everything that M.I.T. wanted without restriction.

Carol Cobb of 11 Green Street recorded her opposition and stated that M.I.T. would tear down thirty-one present housing units.

William Cavellini of 274 Brookline Street recorded his opposition and stated that all community groups should be involved in the process and that the developers had not consulted his group who were involved from the start. He stated that if the Quinton petition was passed, there would be ground breaking now. He stated also that he would like to support a petition based on compromise, that the proposal was for a development without a plan for development. Mr. Cavellini urged the Committee to report the petition unfavorably to the Council.

Councillor David Sullivan addressed the Committee, stating that the proposal was blatant special interest legislation, a giveaway drafted by M.I.T. and that the PUD is an abdication of power by the City Council and gives the Planning Board the power to legislate that the real issues were jobs and housing for citizens. He concluded by stating that M.I.T. needs a zoning change to provide stability in the area and that the Committee should be mindful fo the fact that the Council and the citizens of Cambridge have bargaining power to use in the process.

Leah Stone of 15 Green Street recorded her opposition.

At 6:42 p.m. the Chair declared the hearing closed. At this time Councillor David Sullivan moved that the petition be reported unfavorably to the City Council.

No action was taken on his motion.

The Committee adjourned at 6:43 p.m.

For the Committee,

Walter J. Sullivan

Councillor Walter J. Sullivan
Chairman.

RECEIVED IN
CITY CLERK'S OFFICE

OCT 13 3 12 PM '83

CAMBRIDGE, MASS.

October 12, 1983

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

Dear City Councillors:

In behalf of the Ward 5 Democratic Committee I hereby submit for your consideration a resolution endorsing the Caragianes zoning petition now before the City Council.

Thank you for your consideration.

James W. Caragianes

James W. Caragianes
Chairman

WARD 5 DEMOCRATIC COMMITTEE

Resolution

Whereas: It is absolutely time to get going on redeveloping the old Simplex Property.

Whereas: The Caragianes zoning petition has been submitted to the City Council as a product of an ongoing planning process for development of the Simplex area between the neighborhood, MIT, the developer, and the Planning Board.

Whereas: Our neighborhood and our city need the many kinds of new jobs and the new tax revenues that will result from development.

Whereas: We want an improved environment for ourselves and our families.

Whereas: We seek a revitalized, thriving Cambridgeport area.

Therefore Be It Resolved:

That the Ward 5 Democratic Committee endorses the Caragianes petition and its goals, seeking to clean up the old Simplex site, building for an attractive future for the people and families of the Cambridgeport area and all of Cambridge.

Approved by the Ward 5 Democratic Committee

James Caragianes	4 William Street
Peter Bruckner	3 William Street
Charles Watson	3 Granite Street
Fred Addonizio	19 Whitney Ave.
Daniel Clinton	31 Rockingham
Ethel Caragianes	4 William Street
Dominic Christofaro	20 Kelly Road
Shirley Cummings	152 Chestnut Street
Thomas Downs	26 Lopez Street
Martin Foster	69 Brookline Street
William Halford	15 William St
Liza Malenfant	75 Henry St.
Joseph Melanson	230 Allston St
Joseph J. Petrella	28 Valentine
Philip Tortora	20 Lopez St.

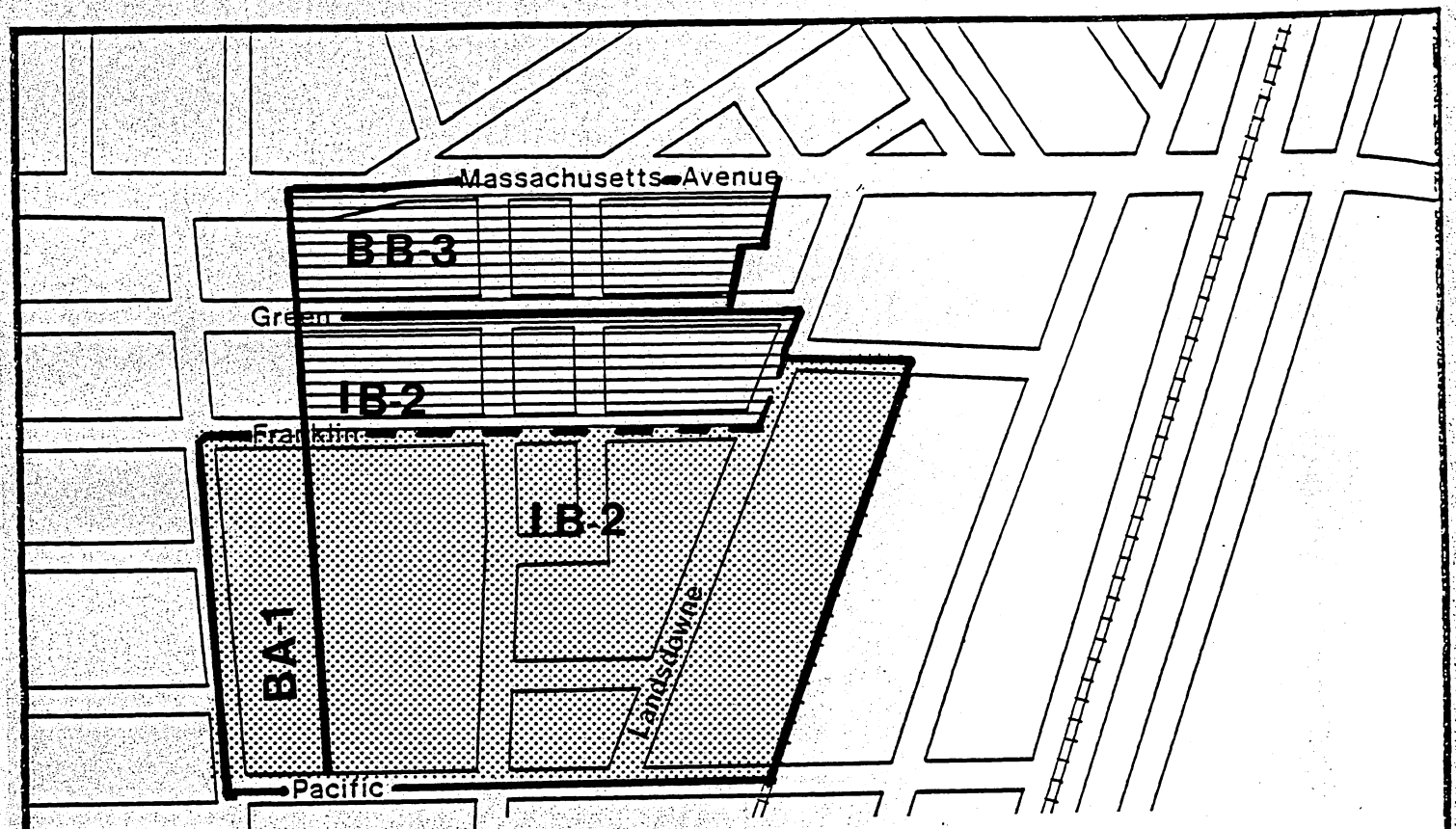
Associate Members

Carol Brown	42 Magazine S
Frank DeSalvo	16 Speridakis
David Schutz	18 Peter St.
Frances Wirta	141 Erie St.

Witness: James W Caragianes

James W. Caragianes, Chairman

Appendix A October 12, 19



LEGEND

	FAR	HEIGHT
BB-3	3.0	120'
BA-1	1.0	35'
1B-2	1.5	85'
PUD6-A	3.0	120'/156' [1]
PUD6-B	2.25 [2]	120'/156

1 ADDITIONAL HEIGHT ACHIEVED BY PROVIDING LESS HEIGHT AND DENSITY ELSEWHERE

2 REQUIRES UP TO 125 UNITS OF HOUSING TO EXCEED BASE FAR

October 12, 1983
Hearing

Appendix L Petition 12/1983

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To Planning Board

From Community Development Dept. Staff **Date** August 2, 1983
Revised Oct. 5, 1983

Subject Brief History of Cambridgeport Rezoning Petitions

The history of the Cambridgeport rezoning petitions begins in March 1981 with both a Planning Board Petition and a Quinton Petition. Since then, there have been eight additional petitions, the most recent being the second Caragianes Petition filed on September 8, 1983. The following summary reviews the contents of the different petitions, the recommendations of the Planning Board, and actions taken by City Council. Maps for each petition are attached to show zoning and overlay districts.

It is important to note certain common objectives that occur among the many variations in the zoning proposals. First the total development potential is reduced from what is now allowed in the 1B zoning district (FAR of 4.0 and unlimited height). Secondly, the zoning proposals are designed to encourage construction of housing, promote economic development that will provide diversity in job opportunities, and upgrade the environment. Neither of the original petitions had requirements for subsidized housing; all petitions since have required subsidized housing, ranging from 10% to 30% of all dwelling units. Several of the petitions have limited the amount of office use with the intent of promoting light industrial use.. All petitions include a certain amount of on grade, publicly accessible open space.

As everyone realizes, there are many different viewpoints found in the neighborhood, the business community, and land owners. The history of the zoning petitions reflects these differences as well as the attempts to achieve resolution.

I. First Round

A. Planning Board Petition, filed March 26, 1981

1. Base zone - BB along Mass. Ave. (100' back)
BA-1 along Brookline Street
1B-2 elsewhere
C-1 along Henry and up Sidney (1 block)

2. Overlay - PUD-6 with 2.5 FAR and 120' height.

B. Quinton Petition (#1), filed March 23, 1981

A large number of different zones and no PUD.

Basic theme - encourage housing and industry, zone open space on Simplex Site.

C-1 on Simplex Site.

1B-3 allows no housing, no office use, covers area between Erie and Cross, Sidney and RR.

C. Planning Board Recommendation, June 16, 1981

1. Base zone - BB-3 and 1B-2

2. PUD-6 overlay - 3.0 Mass. Ave. to Green
2.5 Green to Pacific
2.0 Pacific to Memorial Drive

- 120' height except 180' for residential (hotel).

- 50% of all development over 1.5 FAR must be devoted to housing and/or industry.

D. City Council Action (end of June)

1. Planning Board Petition (recommendation) defeated.

2. Quinton Petition tabled.

II. Second Round

A. Quinton Petition (#2), filed August 3, 1981.

Similar to #1, except housing is subsidized 20 to 30% of all housing shall be available for low- and moderate-income families. In exchange dimensional regulations are increased, allow 1.0 FAR (over .65 FAR in base).

B. MIT Petition, filed September 10, 1981.

Petition covers land between Massachusetts Avenue and approximately 300' below Pacific Street.

1. Base zone BB-3 and 1B-2

2. PUD-6 overlay, 2.5 FAR and 120' height, 180' for residential. Housing allowed by special permit with 10% reserved for low- and moderate-income families.

C. Planning Board Recommendation, December 17, 1981.

The Planning Baord based its recommendation on a combination of the two petitions.

1. From Mass. Ave. to Pacific Street:

(a) Base: BB-3 along Mass. Ave.
BA-1 and C-2 along Brookline
IB-2 elsewhere

(b) PUD-6. FAR varies from 3.0 along Mass. Ave. to 2.5 east of Sidney and 2.0 west of Sidney. 120' height with 150' for hotel only.

2. From Pacific Street to Memorial Drive:

1B-3 with 1.75 FAR, 85' height and housing by special permit at 72 du/acre.

C-1 along Henry Street and Sidney Street.

No inclusionary housing recommended.

D. City Council Action (January 1982).

1. Both petitions died through lack of action by City Council.

III. Third Round

A. Quinton Petition (#3), filed September 30, 1982.

Similar to Quinton Petition (#2) except for inclusionary housing provision. Office and commercial development with FAR greater than 1.5 triggers requirement for low- and moderate-income housing. All new housing construction shall include 20-30% low and moderate-income units.

B. City Council Proposal

In response to requests from Councillors Wylie and Clinton, the Community Development Department prepared a proposal that could be achieved through amendments to the Quinton Petition. The basic change was to cover the area with overlays.

PUD-6 - A,B,C and D from Massachusetts Avenue to Pacific St.

An industrial district overlay from Pacific to Chestnut St. with 1.75 FAR, 60' height.

PUD-7 from Chestnut Street to Memorial Drive; FAR - 2.0, height 85'.

Housing for low- and moderate-income families at 30% required in PUD-6 and 7.

C. City Council Action

Amendments to Quinton Petition were passed but the petition failed.

IV. Fourth Round

A. Planning Board Petition, filed April 21, 1983.

Similar to the City Council proposal of January, 1983.

1. Base zone of IB-2 and new IB-3 (40% office max.) between Green and Erie Streets.

2. PUD 6A, B, C, D above Pacific with FAR of 1.5 to 3.0 depending on location.

PUD 7 between Chestnut and Memorial Drive.

3. Inclusionary housing would require 26 units in PUD 6 and 8 in PUD 7.

B. City Council Petition, filed May 2, 1983.

Retained most of the dimensional regulations of the Planning Board Petition but decreased the height in IB-3 from 85' to 60'.

Inclusionary housing was increased to 76 units in PUD 6.

C. Planning Board Response

The Planning Board made no recommendation on either petition once it was clear that the summer recess would intervene and that MIT was filing its own petition which businesses, community members and Councillors wanted to consider.

D. City Council Action, June 1983.

City Council voted down both petitions. Councillor David Sullivan filed for reconsideration of the City Council petition. Time will run out on the City Council Petition during the first week of September.

V. Fifth Round

A. Caragianes Petition (#1), filed June 23, 1983

1. Area covered - Massachusetts Avenue to Pacific Street

2. Base zone - BB-3 along Massachusetts Avenue
BA-1 along Brookline Street
IB-2 over Simplex block
IB-2A elsewhere (FAR = 2.0 and 91' height)

3. Overlay - PUD 6-A (FAR = 3.0, height = 120'/156')
PUD 6-B (FAR = 2.25, height = 120'/156')

4. Increased height and density possible under the PUD are designed as incentives for development of housing with 10% low- and moderate-income units and for construction of buildings for industrial/research and development uses.

B. The Planning Board supported many aspects of the petition but not the total amount of allowed development. The Planning Board recommended that the petitioners file a new petition that would incorporate the suggestions of the Planning Board to reduce development petition.

VI. Sixth Round

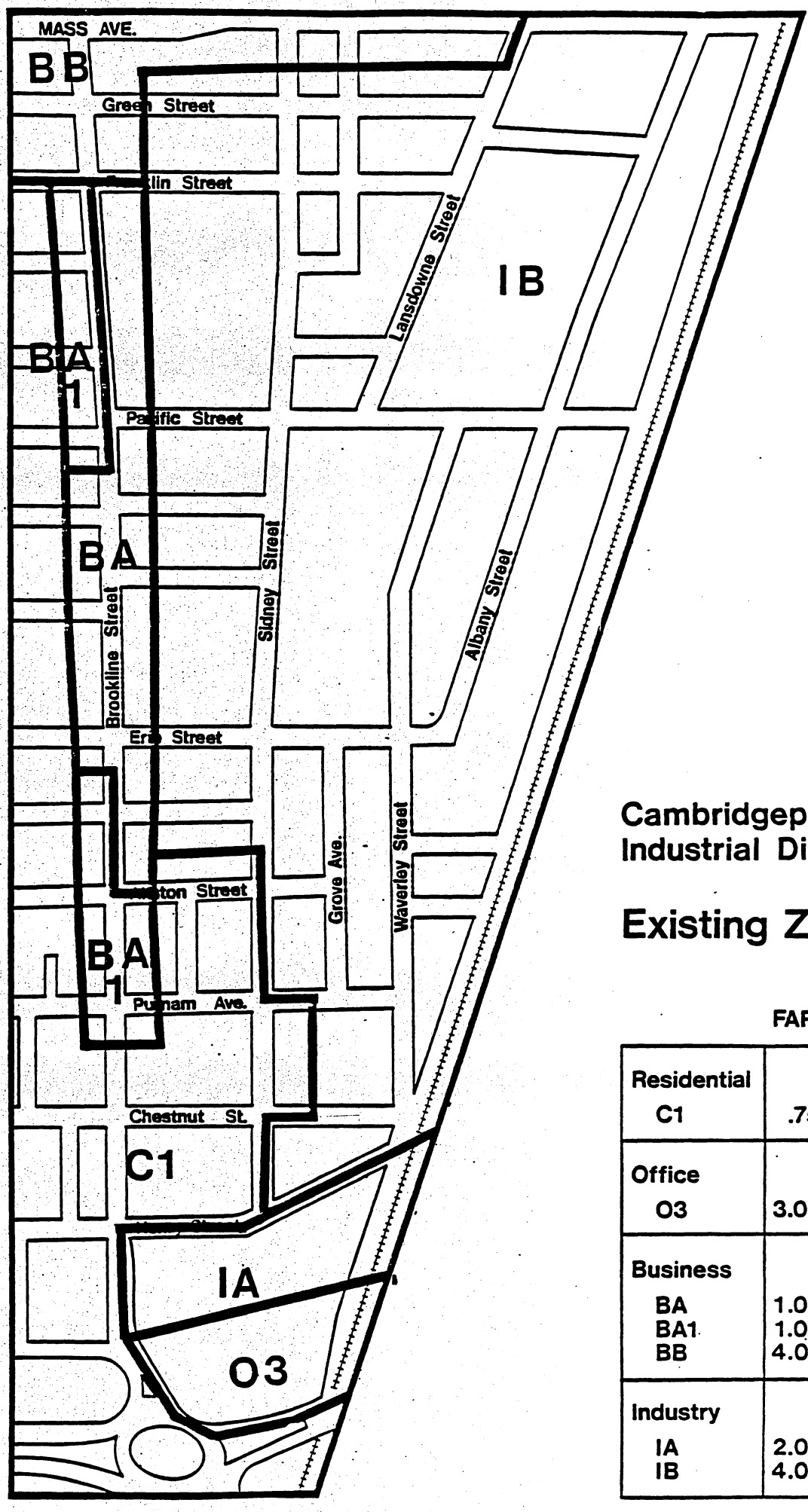
A. Caragianes Petition (#2), filed September 8, 1983.

1. Area covered: Massachusetts Avenue to Pacific Street, with small section along Massachusetts Avenue and Landsdowne dropped.

2. Base zone: BB-3 along Massachusetts Avenue
BA-1 along Brookline Street
IB-2 elsewhere

3. Overlay - PUD 6-A and B as in Caragianes #1.

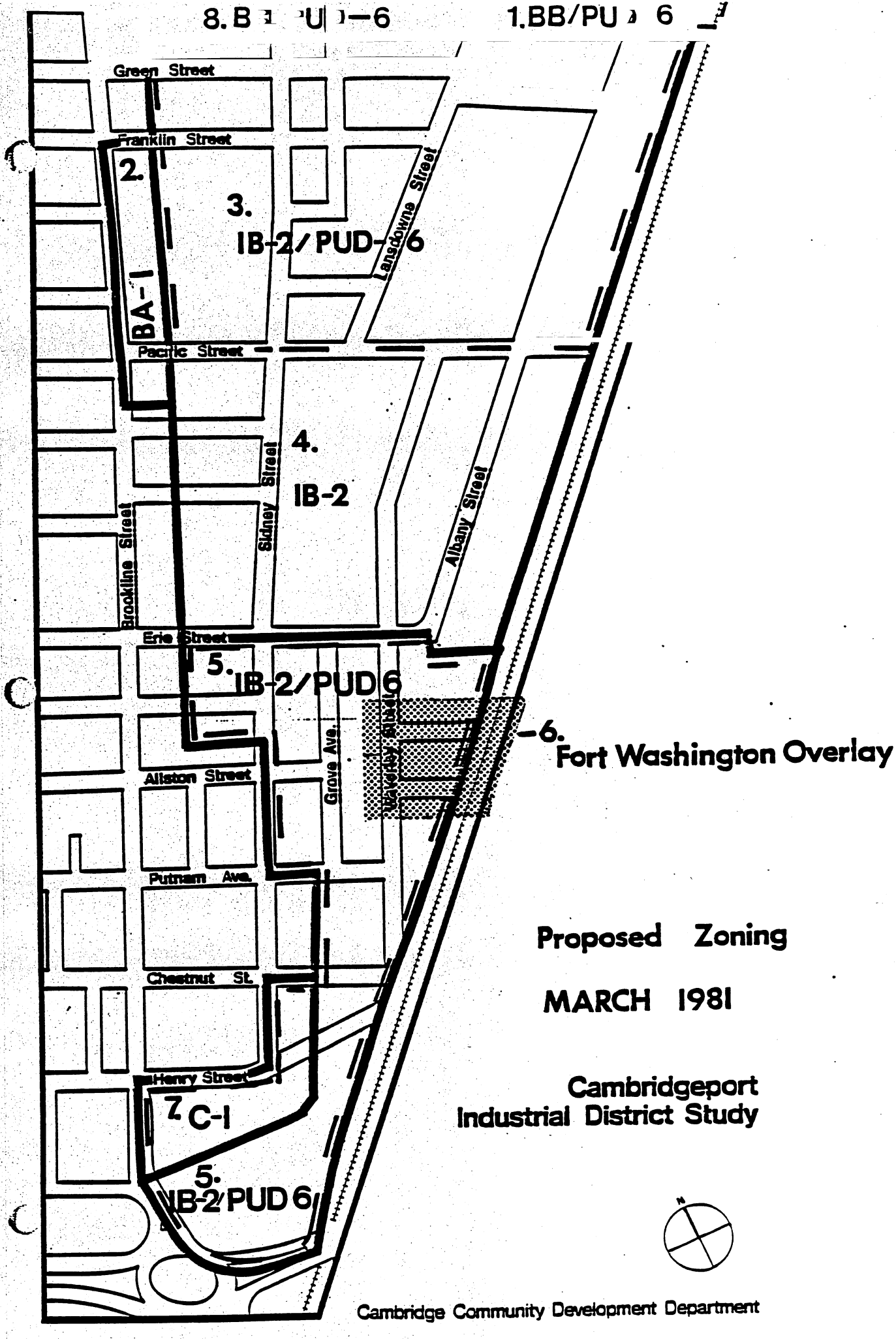
4. Caragianes Petition #2 (compared to petition #1) reduces the amount of development potential allowed in the base zoning districts. Under the PUD 6, criteria on transportation improvements are clarified. Otherwise petition #2 is similar to petition #1.



Cambridgeport Industrial District

Existing Zoning

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
Office			
O3	3.0	—	145
Business			
BA	1.0	35	72
BA1	1.0	35	36
BB	4.0	—	145
Industry			
IA	2.0	—	—
IB	4.0	—	—

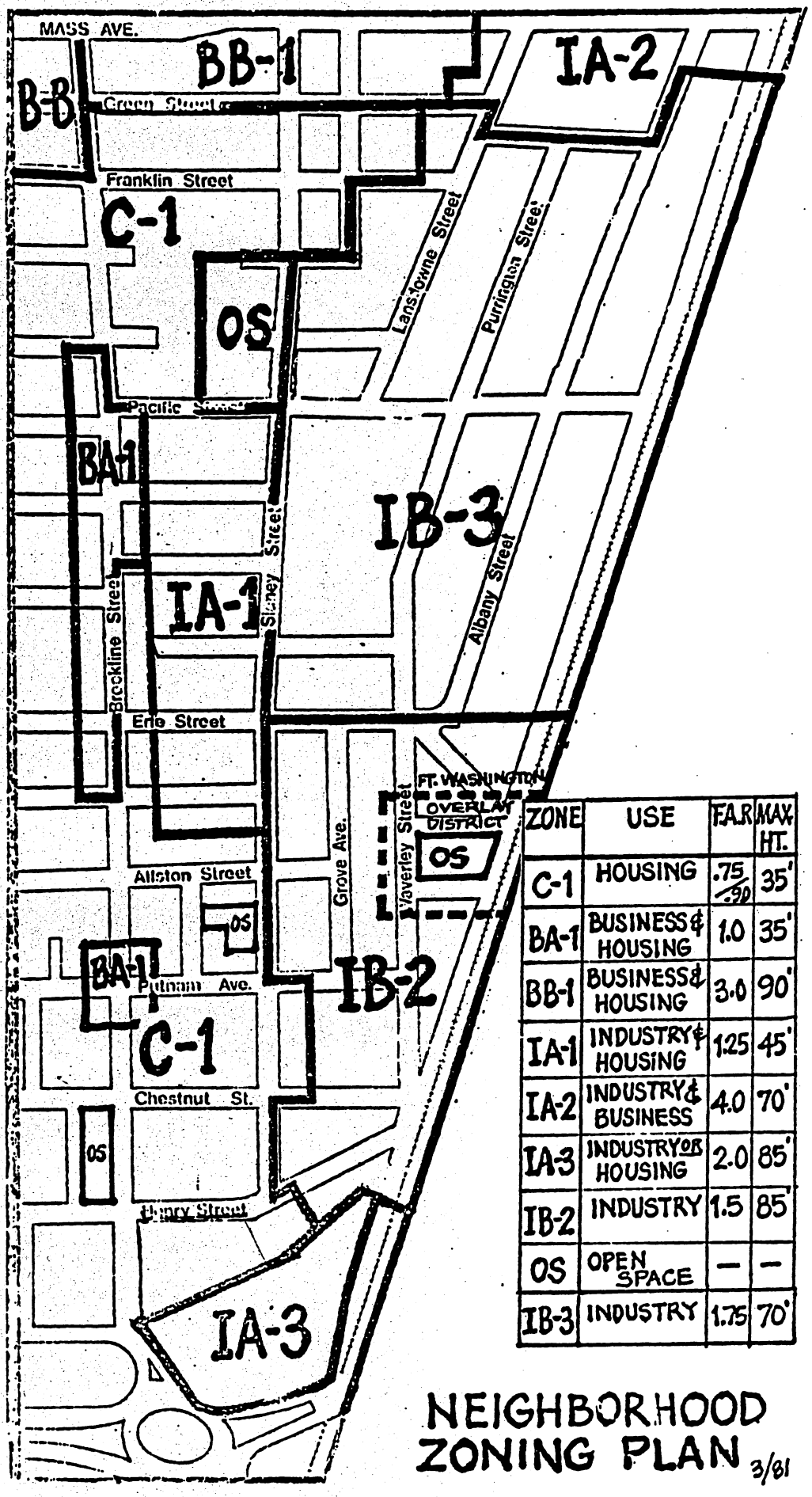


Proposed Zoning

MARCH 1981

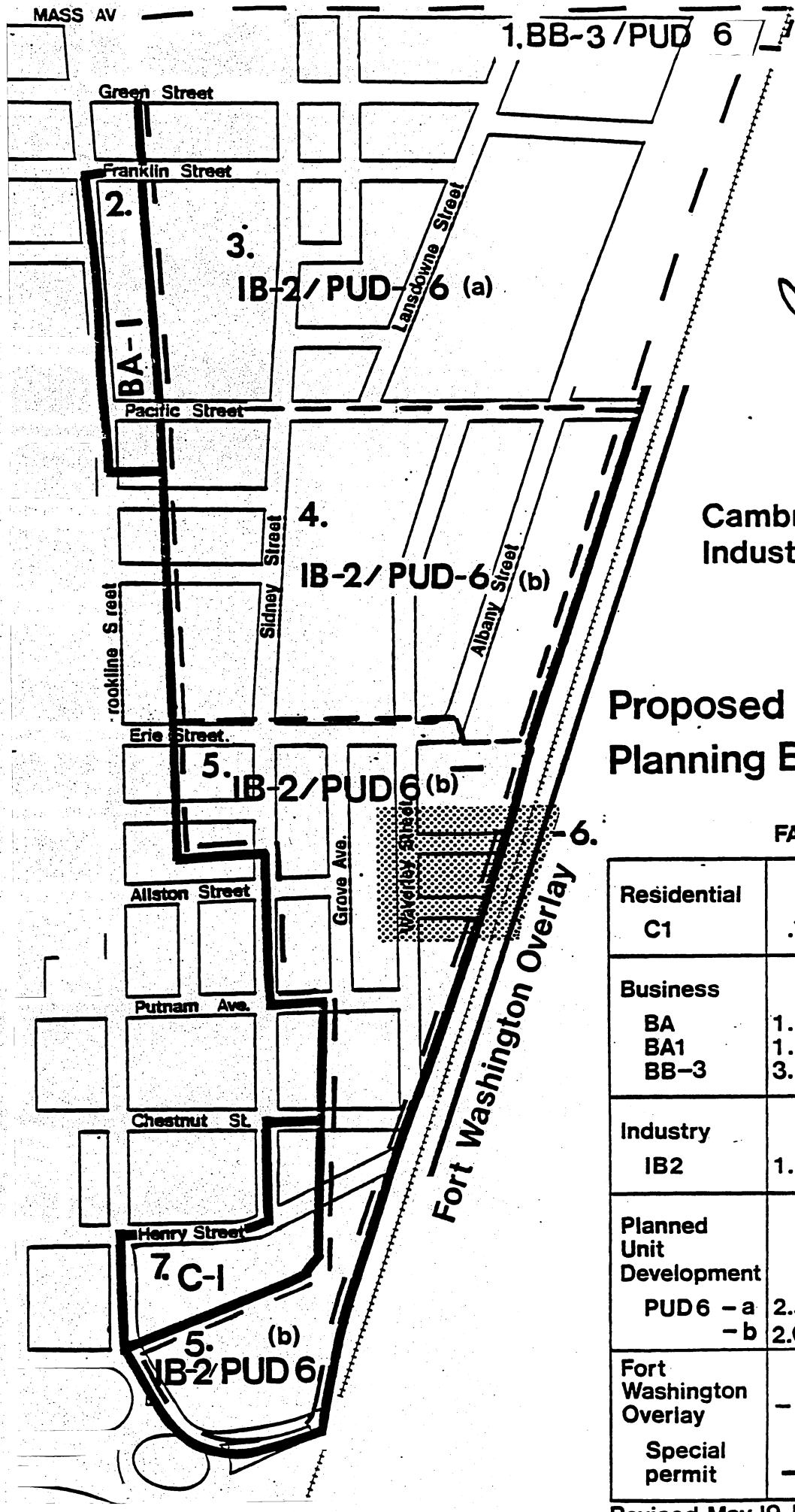
Cambridgeport Industrial District Study

Cambridge Community Development Department



ZONE	USE	F.A.R	MAX. HT.
C-1	HOUSING	.75/.90	35'
BA-1	BUSINESS & HOUSING	1.0	35'
BB-1	BUSINESS & HOUSING	3.0	90'
IA-1	INDUSTRY & HOUSING	1.25	45'
IA-2	INDUSTRY & BUSINESS	4.0	70'
IA-3	INDUSTRY OR HOUSING	2.0	85'
IB-2	INDUSTRY	1.5	85'
OS	OPEN SPACE	—	—
IB-3	INDUSTRY	1.75	70'

NEIGHBORHOOD ZONING PLAN 3/81



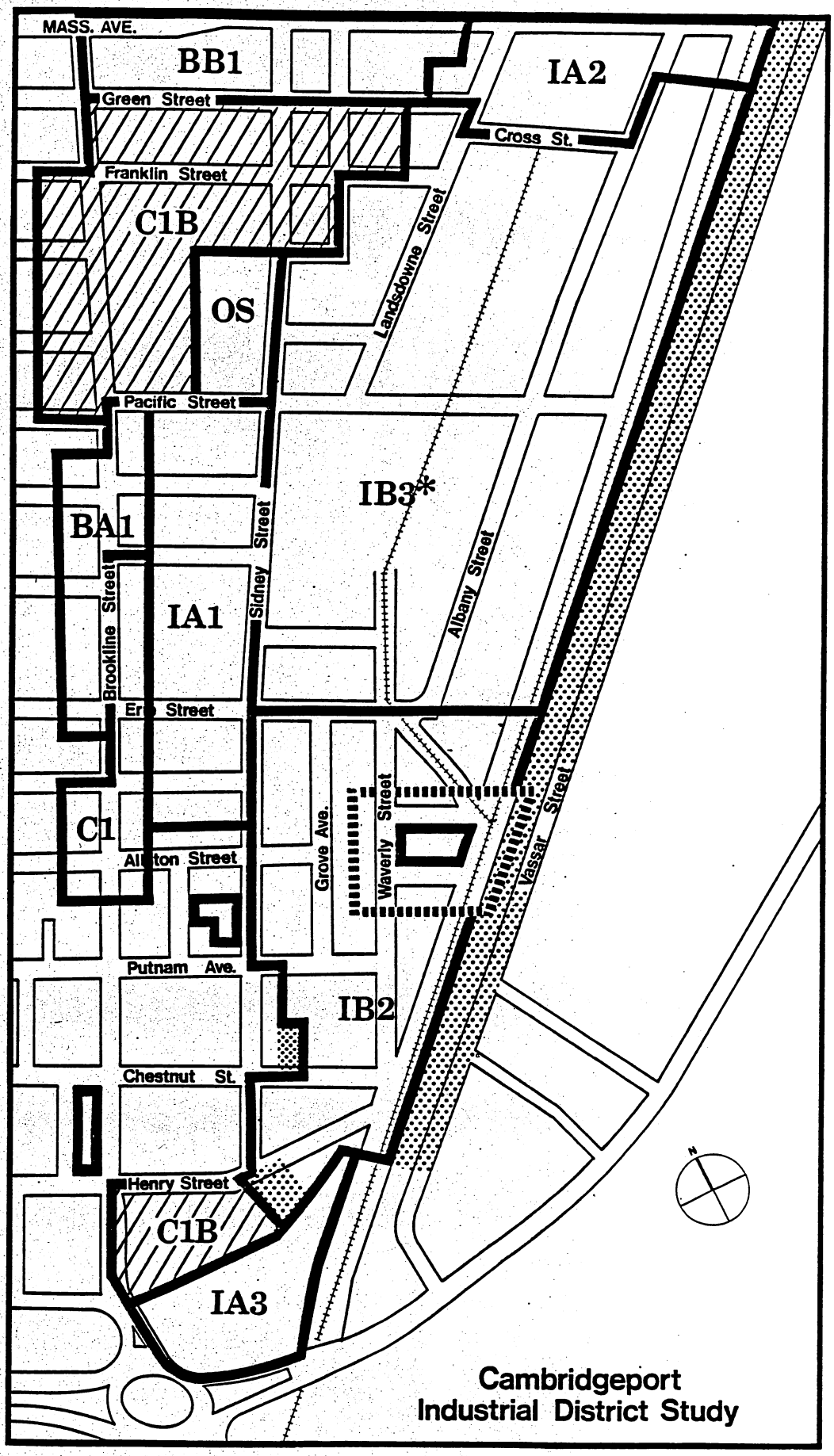
'81

Cambridgeport
Industrial District

Proposed Zoning
Planning Board Petition

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
Business			
BA	1.0	85	72
BA1	1.0	35	36
BB–3	3.0	120	145
Industry			
IB2	1.5	85	—
Planned Unit Development			
PUD 6 – a	2.5	120	72
– b	2.0	120	72
Fort Washington Overlay	—		
Special permit	—	35	—

Revised May 19, 1981
June 16, 1981



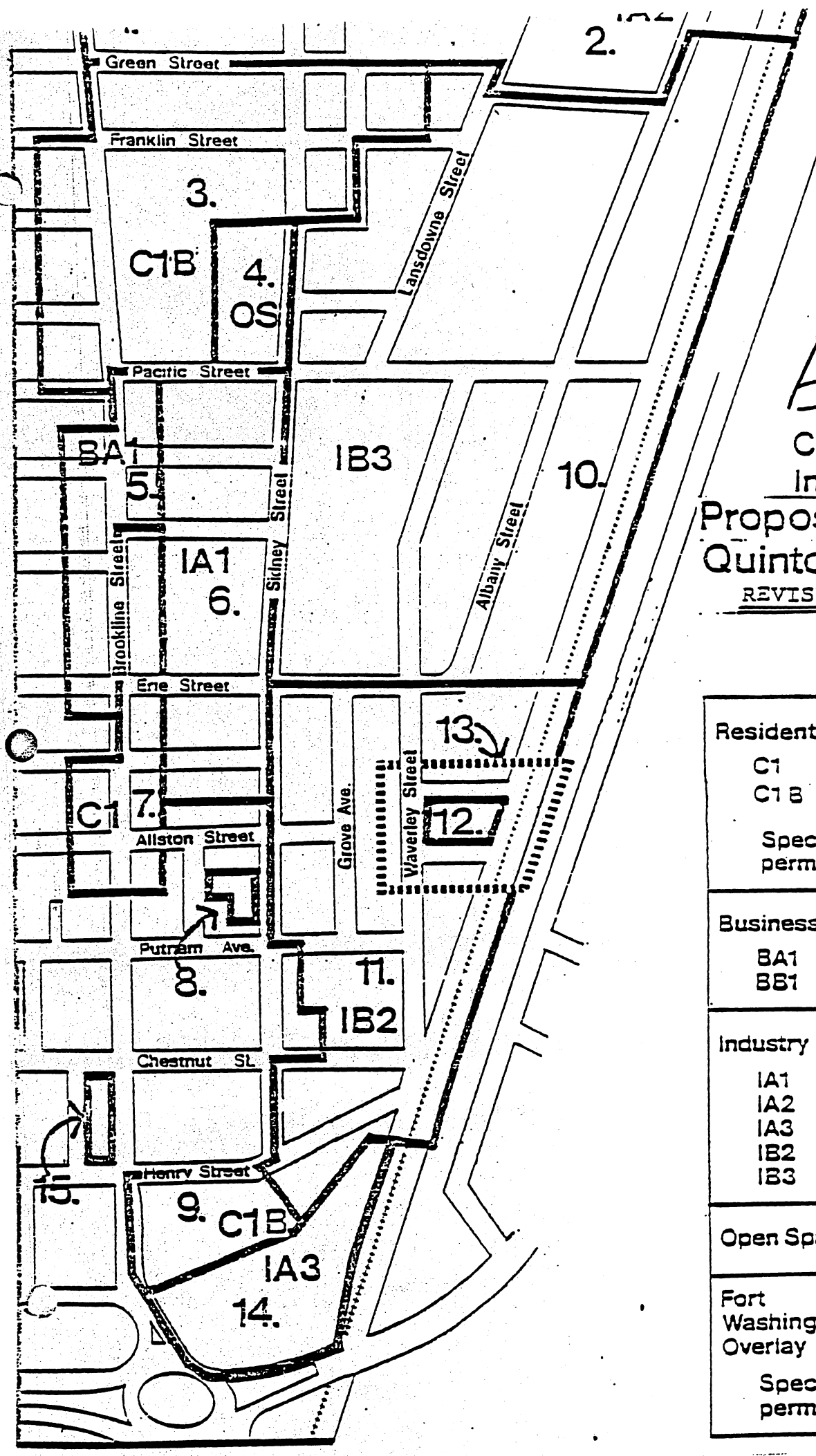
Second Quinton Zoning Petition

Changes from March 26, 1981 Petition

Changes in District Boundaries

Important regulation changes

***Very minor regulation changes**

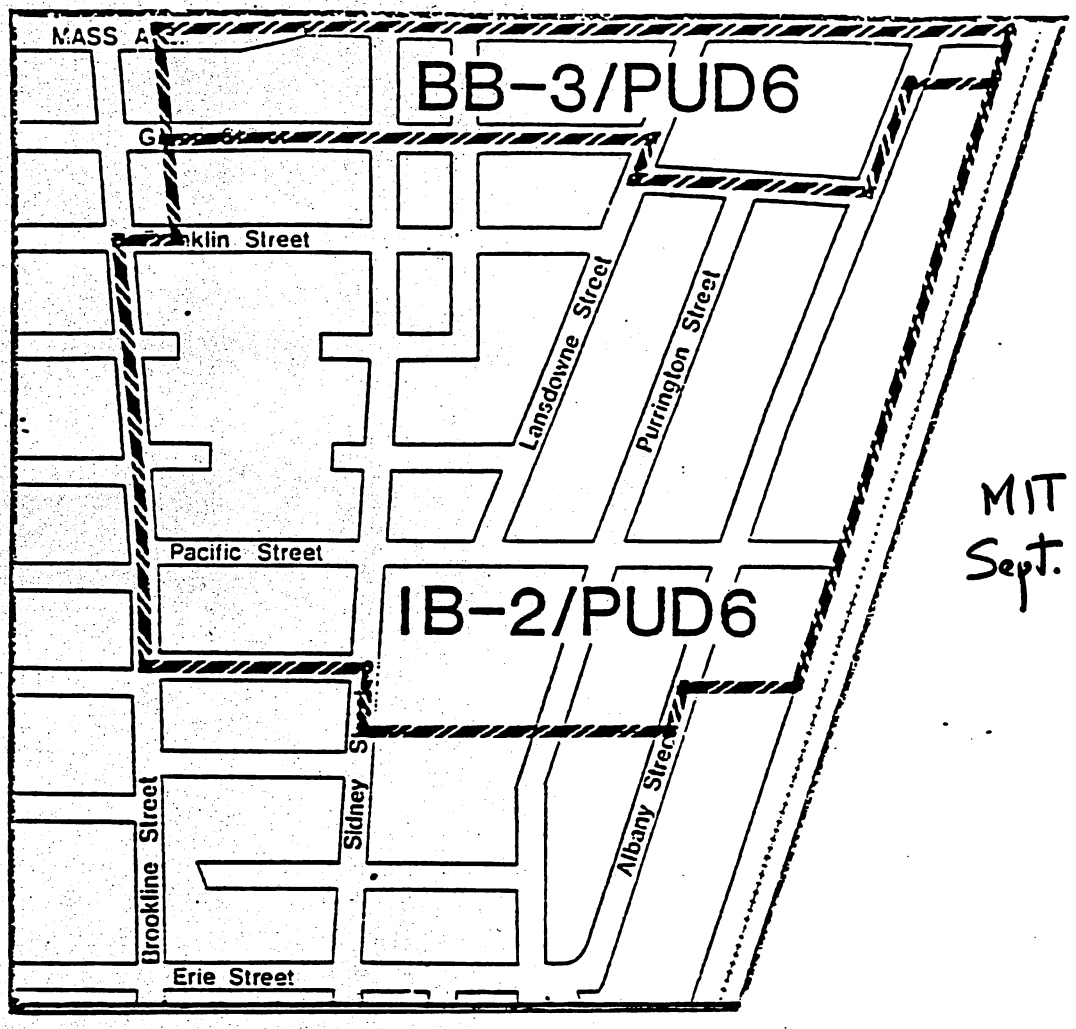


Aug '81

Cambridgeport Industrial Distric Proposed Zoning Quinton Petition

REVISED 8/81

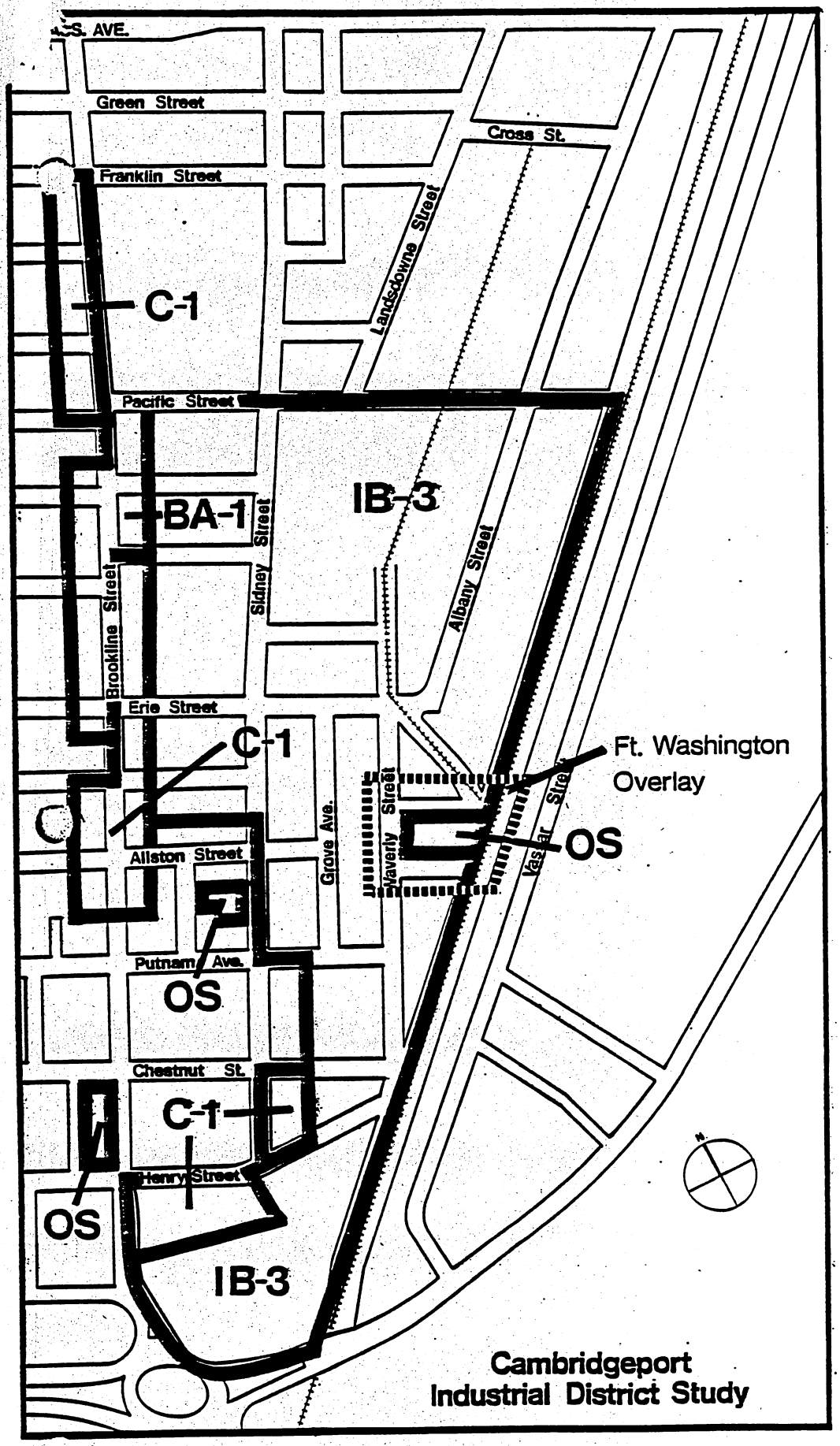
	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1 B	.65	35	27
Special permit	1.0	40	43
Business			
BA1	1.0	35	36
BB1	3.0	90	145
Industry			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Fort Washington Overlay			
Special permit	—	35	—



MIT - Sept. 10

SIMPLEX DEVELOPMENT AREA PETITION
PROPOSED ZONING

USE	FAR	MAX HT	DU/ACRE
BUSINESS			
BB-3	3.0	120	145
INDUSTRY			
IB-2	1.5	85	-
PLANNED UNIT DEVELOPMENT			
PUD-6	2.5	120	72

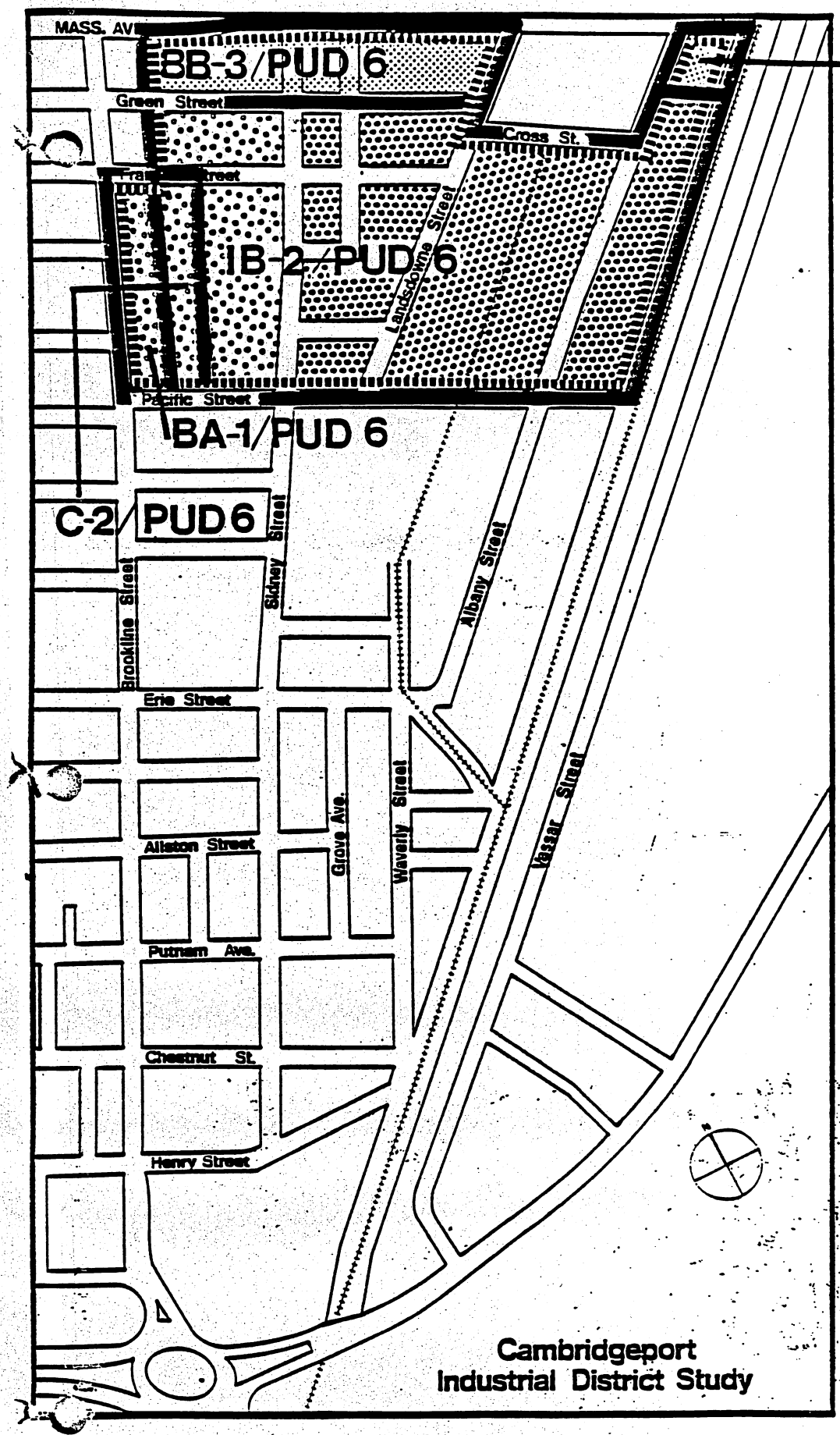


	FAR	Max Ht.	Du/ Acre
Residential C1	.75	35	36
Business BA1	1.0	35	36
Industry IB3	1.75	85	72*
Open Space	—	—	—
Fort Washington Overlay Special permit	—	35	—

* by special permit

Planning Board Recommendation on the Quinton Petition

December 1, 1981



BB-3/PUD 6

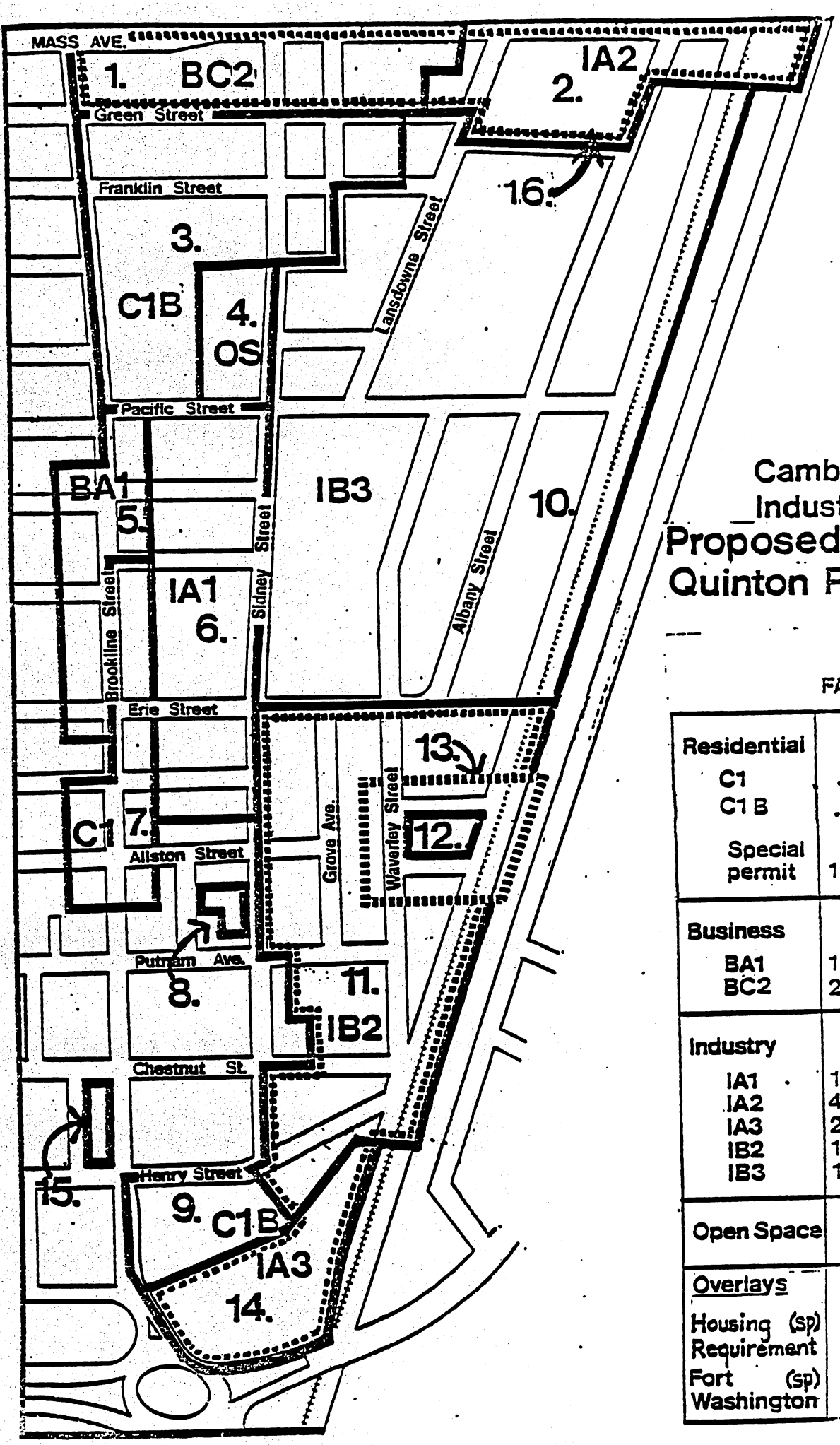
PUD 6 - A
- B
- C

	FAR	Max Ht.	Du/ Acre
Residential			
C2	1.75	85	72
Business			
BA1	1.0	35	36
BB-3	3.0	120*	145
Industry			
IB2	1.5	85	—
Planned Unit Development			
PUD 6 - A	3.0	120*	72
- B	2.5	120*	72
- C	2.0	120*	72

* 150' for a hotel

Planning Board Recommendation on the Milne Petition

December 15, 1981

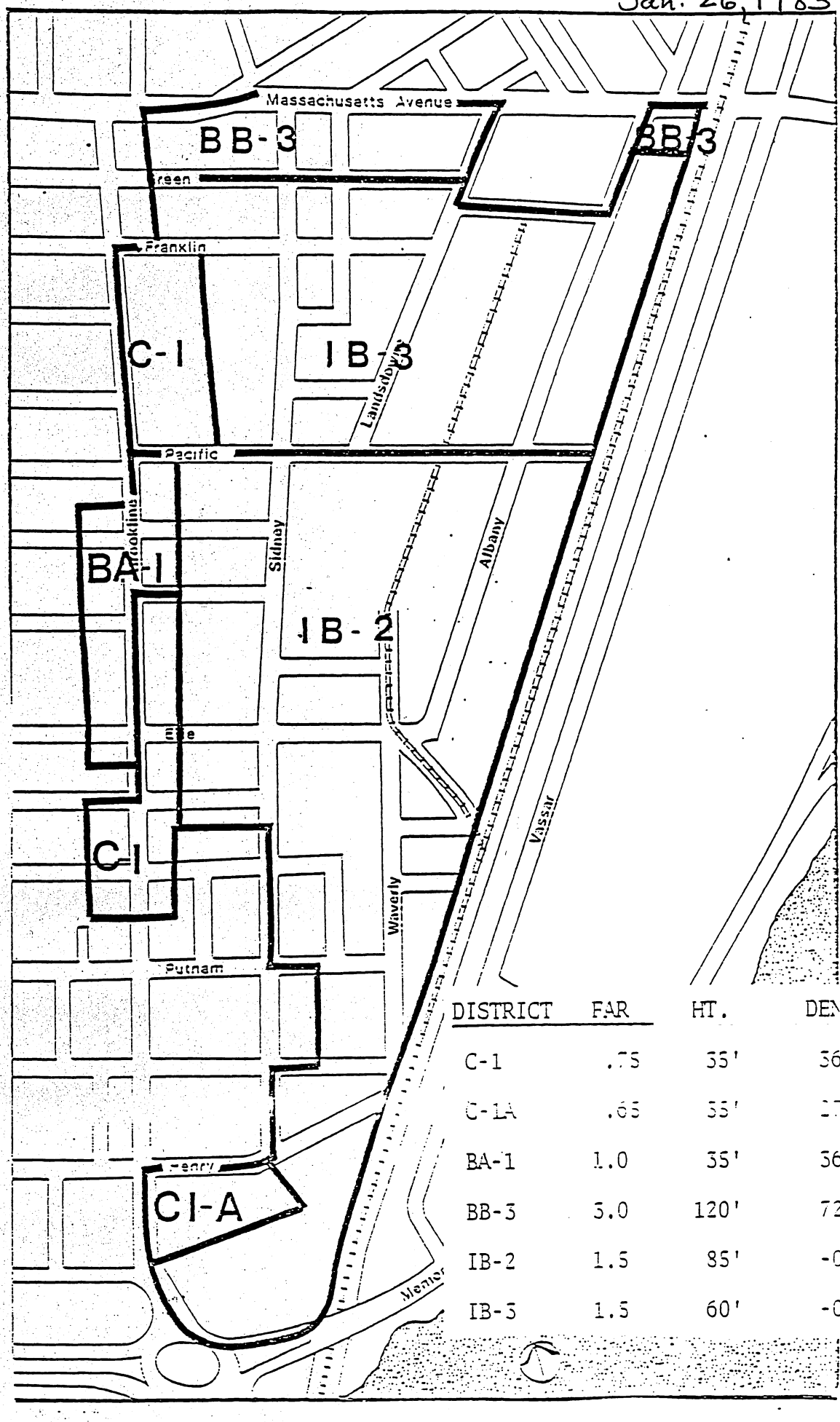


Cambridgeport Industrial District
Proposed Zoning
Quinton Petition

9-30-82

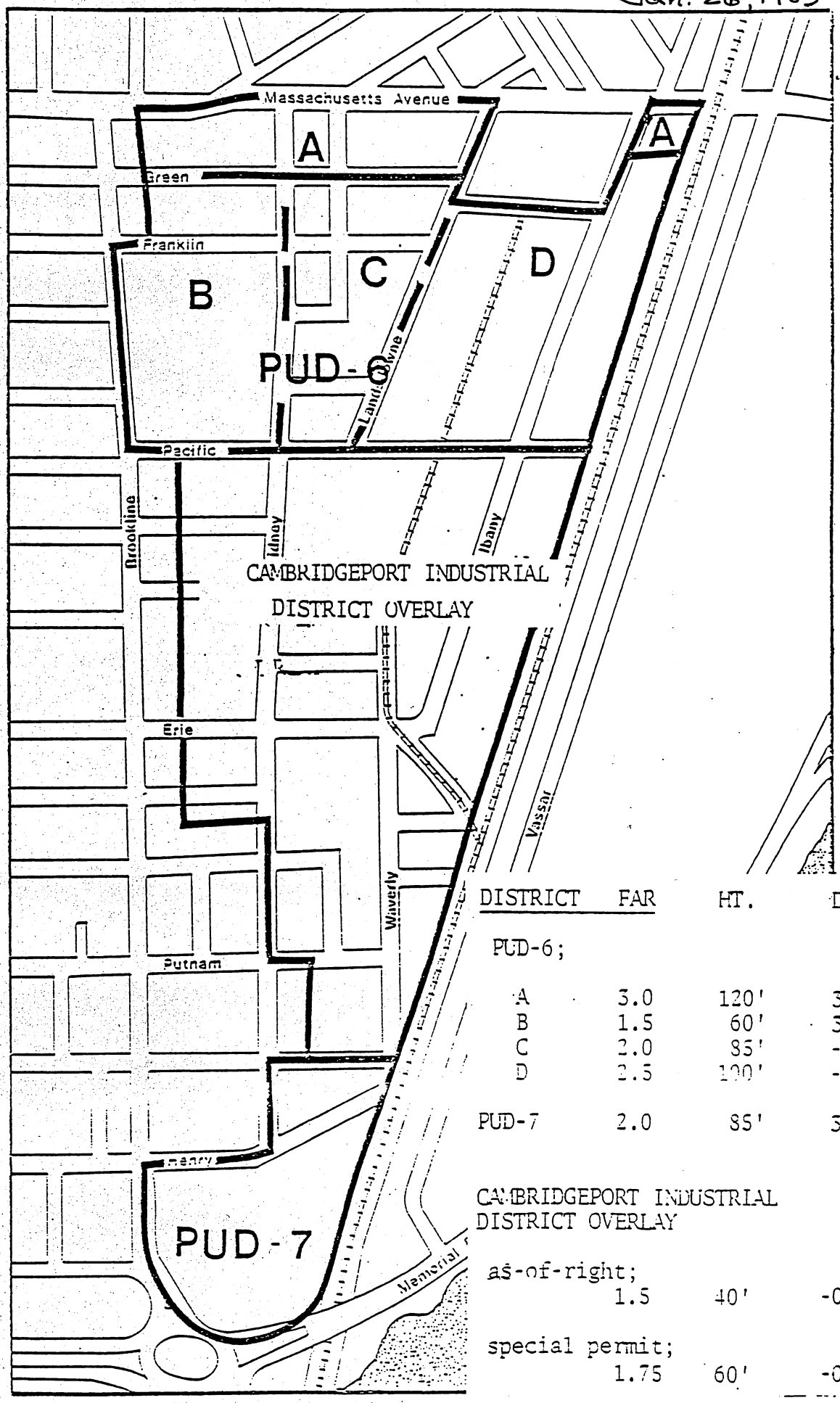
	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1 B	.65	35	27
Special permit	1.0	40	40
Business			
BA1	1.0	35	36
BC2	2.5	75	72
Industry			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Overlays			
Housing (sp) Requirement	—	—	—
Fort (sp) Washington	—	35	—

Jan. 26, 1983



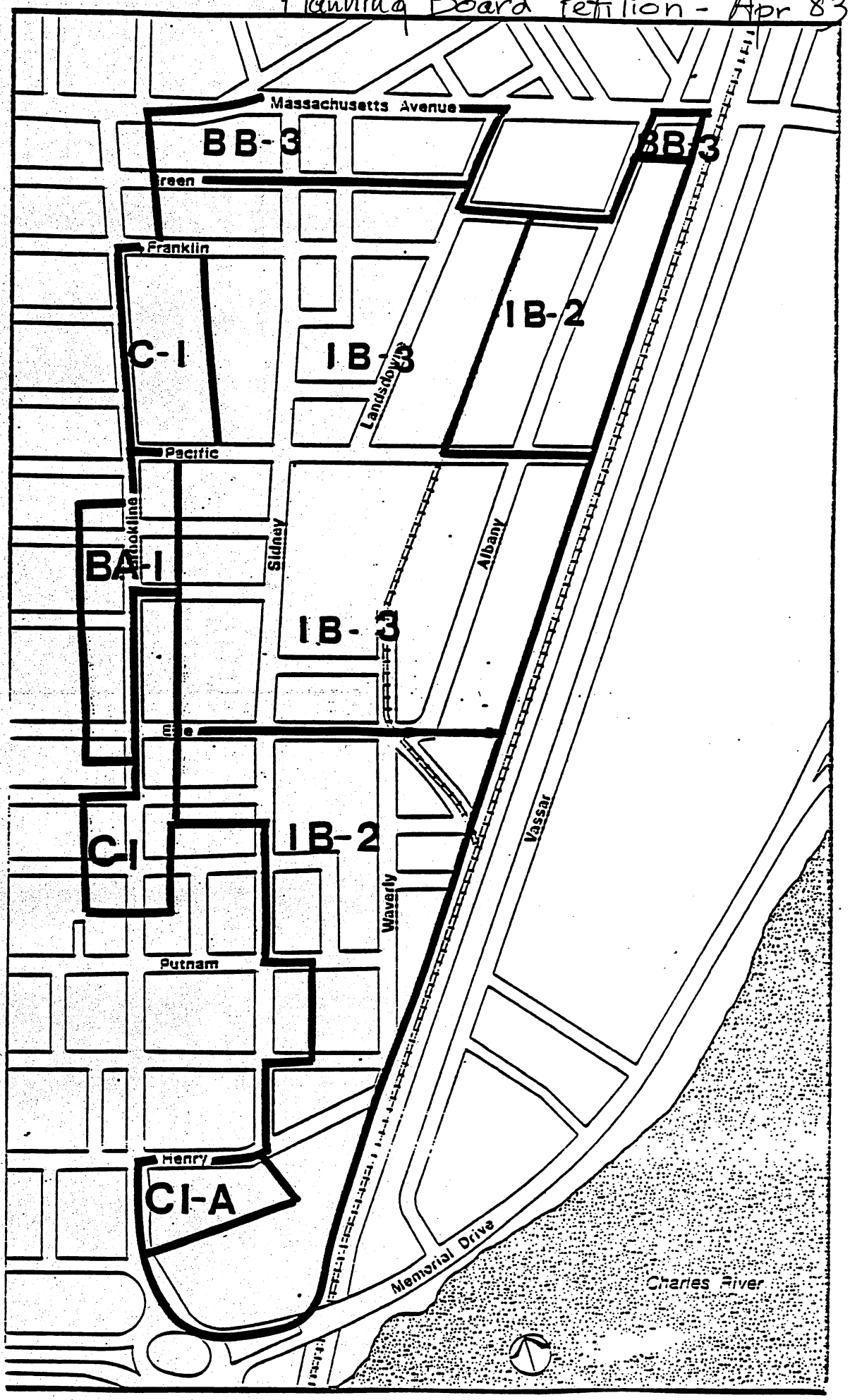
DISTRICT	FAR	HT.	DENSITY
C-1	.75	35'	36 d.u./ac
C-1A	.65	35'	27
BA-1	1.0	35'	36
BB-3	3.0	120'	72
IB-2	1.5	85'	-0-
IB-3	1.5	60'	-0-

Jan. 26, 1983



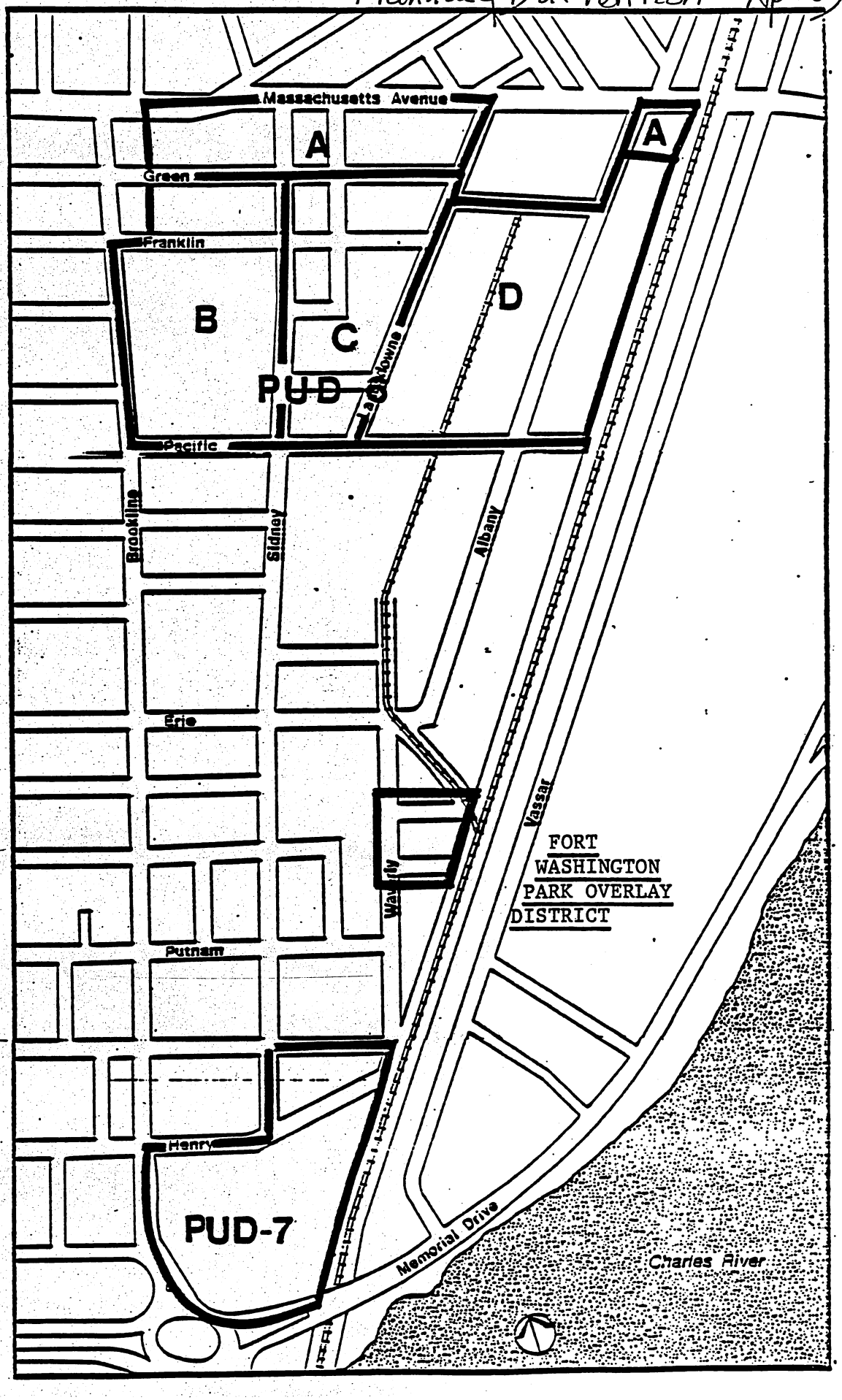
DISTRICT	FAR	HT.	DENSITY
PUD-6;			
A	3.0	120'	36 d.u./a
B	1.5	60'	36
C	2.0	85'	-0-
D	2.5	100'	-0-
PUD-7	2.0	85'	36
CAMBRIDGEPORT INDUSTRIAL DISTRICT OVERLAY			
as-of-right;	1.5	40'	-0-
special permit;	1.75	60'	-0-

Planning Board Petition - Apr '83

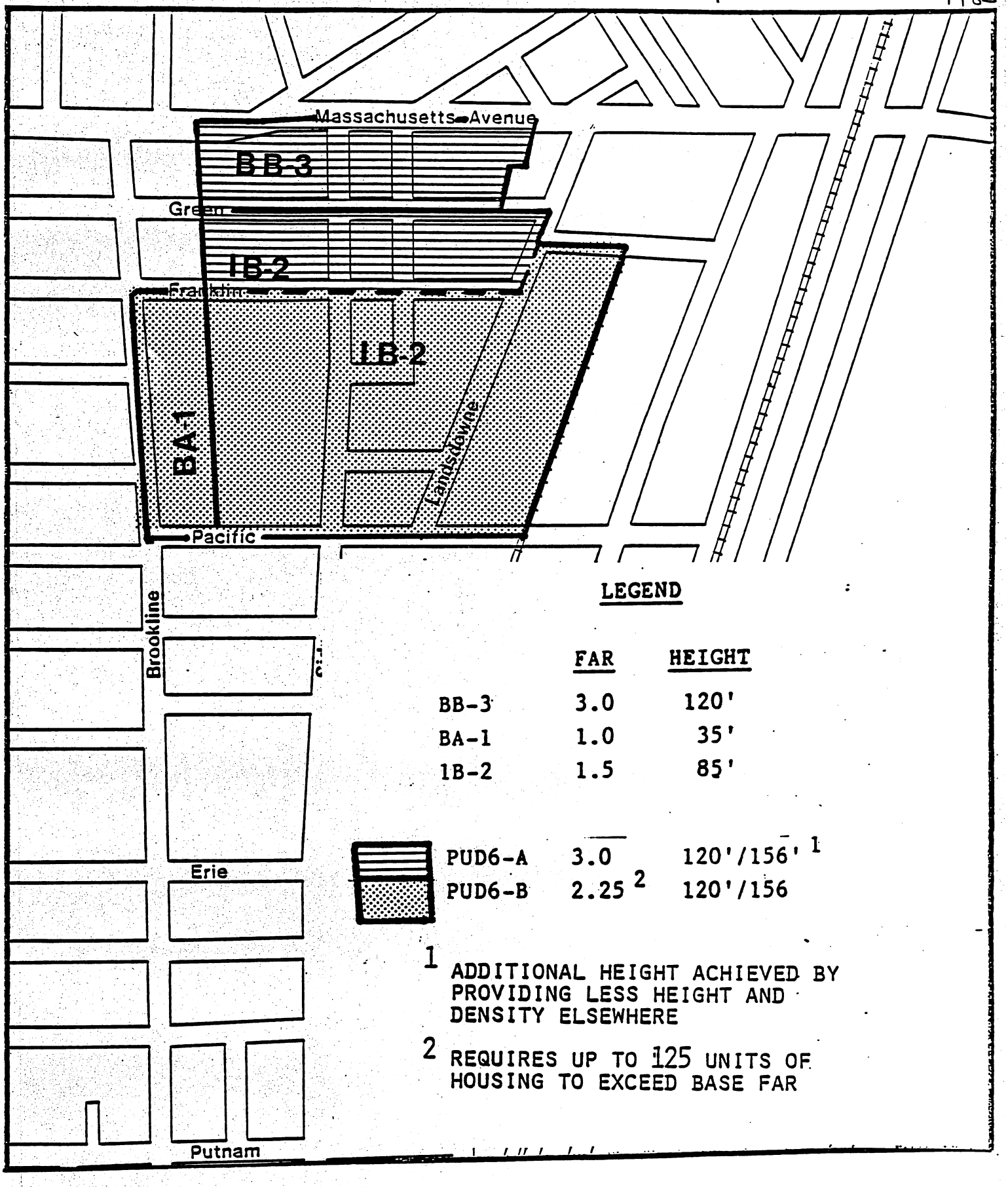


OVERLAY DISTRICTS

Planning Bd. Petition - Apr '83



Caraganes (#1) - June 1983



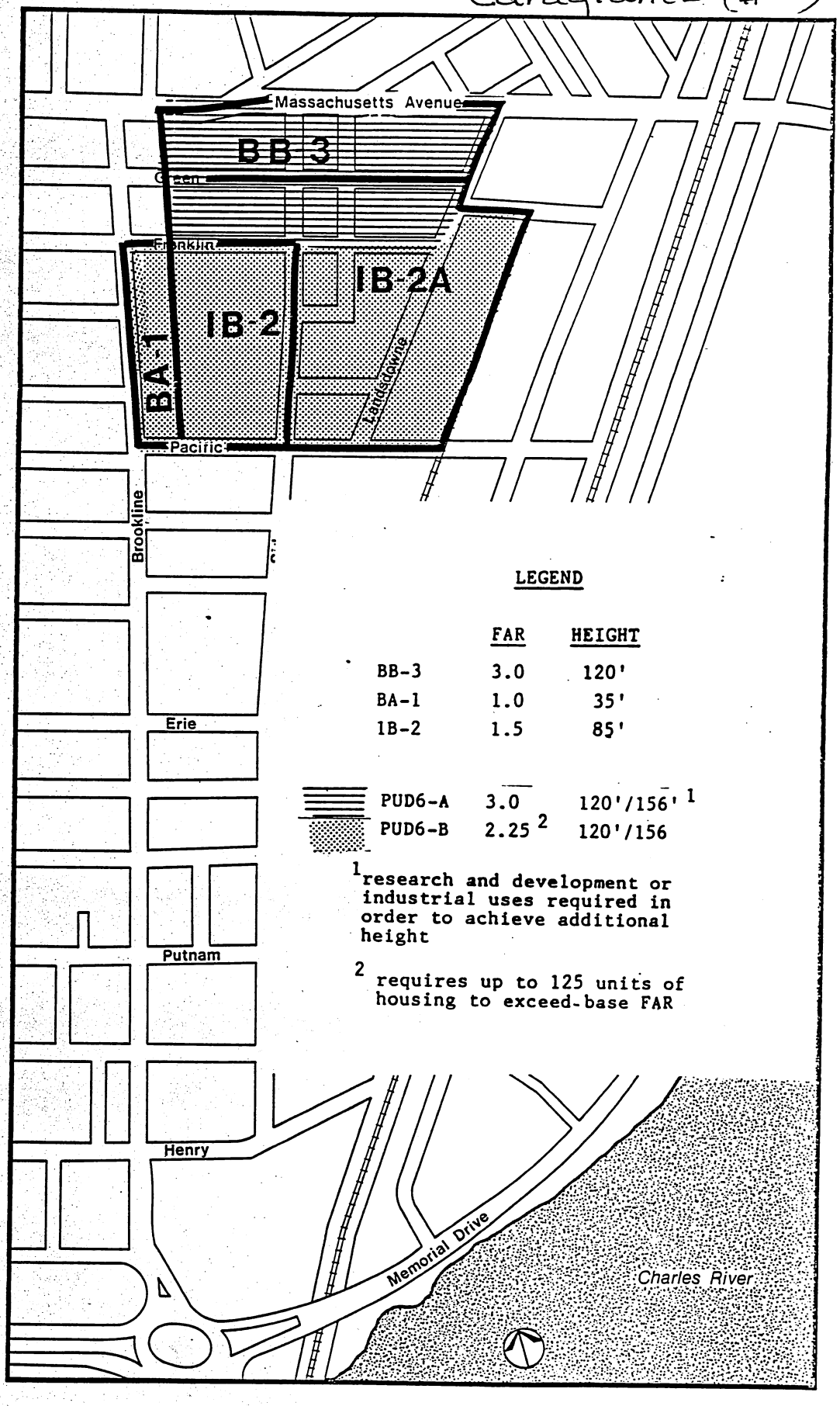
LEGEND

	FAR	HEIGHT
BB-3	3.0	120'
BA-1	1.0	35'
1B-2	1.5	85'
PUD6-A	3.0	120'/156' [1]
PUD6-B	2.25 [2]	120'/156

1 ADDITIONAL HEIGHT ACHIEVED BY PROVIDING LESS HEIGHT AND DENSITY ELSEWHERE

2 REQUIRES UP TO 125 UNITS OF HOUSING TO EXCEED BASE FAR

Sept. 1983
Caragianes (#2)



LEGEND

	FAR	HEIGHT
BB-3	3.0	120'
BA-1	1.0	35'
IB-2	1.5	85'
PUD6-A	3.0	120'/156'[1]
PUD6-B	2.25[2]	120'/156

[1] research and development or industrial uses required in order to achieve additional height

[2] requires up to 125 units of housing to exceed-base FAR

BayBank Harvard Trust Company
Post Office Box 300
Cambridge, Massachusetts 02139
(617) 661-3300

RECEIVED
OFFICE OF CITY CLERK
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CAMBRIDGE, MASS.

BayBank
Harvard Trust

October 6,1983

The Honorable Members
City Council Committee on Ordinance
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Ma. 02139

Dear Councillors,

Please record my support for the revised Caragianes Petition.

I believe favorable action on this zoning petition by the Ordinance Committee will improve the physical appearance of the Simplex area, improve the quality of life for neighbors and abutters, increase the tax base of the City of Cambridge, and be a source of needed new jobs.

I urge the Ordinance Committee to act favorably on the revised Caragianes Petition.

Sincerely,

Noel B. Graydon

Noel B. Graydon
Assistant Vice President
Central Sq. Office

NBG/dmp

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10-6-83

DEAR COUNCILLORS:

PLEASE RECORD MY SUPPORT FOR THE REVISED CARAGIMES PETITION.

WE BELIEVE THIS PROJECT WILL BE BENEFICIAL TO BUSINESS IN GENERAL IN THE CENTRAL SQ AREA.

WE URGE THE ORDINANCE COMMITTEE TO ACT FAVORABLY ON THE PETITION

SINCERELY

Owner

OWNER-MGR

diamonds . . . watches . . . jewelry **Rogers**

10-5-83

The Honorable Members
City Council Committee on Ordinance
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Ma. 02139

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I urge the Ordinance Committee to act favorably on the revised Caragianes petition

Sincerely,

Morton Arons

1402 hancock street • quincy, mass. 02169 • 773-3636
653 massachusetts avenue • cambridge, mass. 02139 • 354-2200

Putnam FURNITURE LEASING COMPANY, INC.

"WE RENT FINE FURNITURE"

SEP 29 2 03 PM '83
CAMBRIDGE, MASS.

September 26, 1983

EXECUTIVE OFFICES

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617-354-3358

SHOWROOMS

614 Massachusetts Avenue
Cambridge, Massachusetts 02139
617-354-3358

11 Acton Road
Chelmsford, Massachusetts 01824
617-256-9251

1280 Oaklawn Avenue
Cranston, Rhode Island 02920
1-401-463-6360

447 Wethersfield Avenue
Hartford, Connecticut 06114
1-203-249-4015

23 Daniel Street
Milford, Connecticut 06460
1-203-877-2791

Mr. Paul E. Healy, City Clerk
City Hall
Mass AVenue
Cambridge, MA 02139

RE: Revised Petition of James W. Caragianes

Dear Mr. Healy:

With reference to the above-noted revised petition to amend the Zoning Ordinances of the City of Cambridge and "area of land bounded generally by Massachusetts Avenue, Brookline Street, Pacific and Purrington Street, please record my support for said revised petition.

I feel that it would be in the best interest of all parties to reach a conclusion that would permit the implementation of activity in this area, and remove it as an eyesore from physical appearance, and, at the same time, improve the quality of life for all of the neighbors and abutters, as well as increase the tax rolls of the City of Cambridge.

I strongly support this revised petition, and trust that my point of view will be presented at the Public Hearing to be held on Thursday, October 6, 1983, at 5:00 p.m. in the City Council Chamber.

Very truly yours,

Carl F. Barron

CFB:db

cc: The Board of Directors

MEMBER
FURNITURE
RENTAL
ASSOCIATION
OF AMERICA

Putnam FURNITURE LEASING COMPANY, INC.

"WE RENT LINE FURNITURE"

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CAMBRIDGE, MASS.

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September 26, 1983

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Mass AVenue
Cambridge, MA 02139

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Very truly yours,

Carl F. Barron

CFB:db

cc: The Board of Directors

MEMBER
FURNITURE
RENTAL
ASSOCIATION
OF AMERICA

Comm. from Carl F. Barron in support of the revised petition of James W. Caragianes, et al, to amend the Zoning Ordinances in the Mass. Ave., Brookline St. & Purrington St. area.

In City Council,

October 3, 1983

10/3/83

Referred to the

-Petition-

SPEECH DELIVERED BY BILL CAVELLINI - CITY COUNCIL COMMITTEE ON ORDINANCES
August 30, 1983

I am the son of Italian immigrants. The port of New York opened its arms to my parents. Whatever the reasons...and I believe that they are not only the one's inscribed on the statue of liberty....still... the port of New York City opened its arms to my parents. Cambridge once was a city like that. Immigrants came here, found jobs and homes. That is not true anymore. Mostly rich transients move in and out of Cambridge now. This is a fact...it has been for some time. It's not up for debate...we all know it!! Personally, I think that this is unfortunate. But, others may not care. They say that there are other "ports of entry". And maybe, they are right.

But, more than immigrants (Italian, Irish, Greek, Afro-American, Hispanic, Haitian, and others)are being priced out of Cambridge. Some of the immigrant families who came to Cambridge about the same time that my parents came to New- York City....some of them were not so fortunate... or for whatever reason...couldn't (or didn't) buy their own homes/or couldn't (or didn't) pay off their mortgages.....they are being forced, ever so slowly...one by one... to tear up their roots and start over again somewhere else. WHY? Because their jobs are disappearing, and their homes are being priced out of their range. To me, this is more than unfortunate.... this is a tragedy. Again, some may disagree with me, but I think the number of people disagreeing is getting smaller.

How about the rest of you? Can your sons and daughters afford to live in Cambridge if you don't have room for them in your apartment or house, once they get old enough to be on their own or get married?? I bet there aren't many of us that can answer"yes" to that question. Shouldn't our children have that choice? Wouldn't you want them to at least be able to consider it? I think the number of people in this room and in Cambridgeport who cannot relate to even part of what I am saying is getting still smaller.

THis is why I and other Cambridgeport residents started organizing almost eleven (11) years ago. At first, we asked questions, talked about our needs, asked the city for help. Then we planned for ourselves. We presented our ideas to MIT. Our ideas fell on deaf ears. We pressed, we demanded, and finally, out of frustration, we confronted.

And now it comes down to this....an MIT zoning plan and a developer's scheme that not only does nothing to reverse, soften, or compensate for the trends that have caused such neighborhood disruption as I referred to earlier.... but a zoning plan and developer's scheme that actually feeds and accelerates these trends....threatening to sow further disruption on our already troubled community.

What do you...the City Council.....say to all this?
You could say...we've given enough time to this issue, this neighborhood, these people....after all, it's been 2½ years and 8 zoning petitions.
You could say...let's pass this one:-

- -even if it is an MIT plan, only partially dealing with an archaic zoning in the Cambridgeport Industrial District,
- -even though MIT stonewalled a city-financed mediation effort,

-even though MIT went right ahead and selected a development scheme in the midst of the City Council deliberations of its own zoning plan.

It would be understandable if the City Council passed the MIT Plan.

But, would it be acceptable? Is it a decision you can live with and not regret? Will we look back on the results of this zoning in 10-15 years and say:- why couldn't we see this coming? Why did we let the last great industrial area go the way of Lechmere and Alewife? Why didn't we seize the opportunity to preserve the last chance for some diversity in our industrial base? Will Boston adopt and implement the concept of "linkage" before we do? Why couldn't we see that this was a city-wide issue reaching into all our neighborhoods, not just C'Port? Will the gnawing, empty feeling of betrayal of our own self-interest creep into our consciousness? MAYBE NOT!!

Or maybe this City Council will say, as it has done before:- ...we cannot stop MIT or Harvard. They are too powerful. They will sue us and it will cost us big bucks to defend ourselves, even if we win. If these institutions get angry with us, will we have Harvard Yard for the Annual Senior's Picnic or Kresge Auditorium for other public events.
If you fail to act in the people's interest for this reason, you are deceiving yourself and all of us. You have the power to block MIT's Plan, and to encourage and support a more neighborhood-oriented development.

MIT's scheme requires city approvals for 2 street closings, one street opening, one street widening, and dozens of curb cuts(not all of them mandatory). Furthermore, it calls for removal permits for at least 8 apartment houses slated for demolition, and demolition permits for numerous commercial and industrial buildings. This is all in addition to the power you have through zoning.

Yes, you have the power. I urge you, if you cannot see it within you to govern a city that welcomes immigrants like my parents, at least govern in such a way that those who reside here can choose to remain or leave instead of being forced to move. One step towards doing this is to report the MIT zoning plan out of the Ordinance Committee with an unfavorable recommendation. Thank you.

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August 30, 1983

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But, more than immigrants (Italian, Irish, Greek, Afro-American, Hispanic, Haitian, and others)are being priced out of Cambridge. Some of the immigrant families who came to Cambridge about the same time that my parents came to New- York City....some of them were not so fortunate... or for whatever reason...couldn't (or didn't) buy their own homes/or couldn't (or didn't) pay off their mortgages.....they are being forced, ever so slowly...one by one... to tear up their roots and start over again somewhere else. WHY? Because their jobs are disappearing, and their homes are being priced out of their range. To me, this is more than unfortunate.... this is a tragedy. Again, some may disagree with me, but I think the number of people disagreeing is getting smaller.

How about the rest of you? Can your sons and daughters afford to live in Cambridge if you don't have room for them in your apartment or house, once they get old enough to be on their own or get married?? I bet there aren't many of us that can answer"yes" to that question. Shouldn't our children have that choice? Wouldn't you want them to at least be able to consider it? I think the number of people in this room and in Cambridgeport who cannot relate to even part of what I am saying is getting still smaller.

THis is why I and other Cambridgeport residents started organizing almost eleven (11) years ago. At first, we asked questions, talked about our needs, asked the city for help. Then we planned for ourselves. We presented our ideas to MIT. Our ideas fell on deaf ears. We pressed, we demanded, and finally, out of frustration, we confronted.

And now it comes down to this....an MIT zoning plan and a developer's scheme that not only does nothing to reverse, soften, or compensate for the trends that have caused such neighborhood disruption as I referred to earlier.... but a zoning plan and developer's scheme that actually feeds and accelerates these trends....threatening to sow further disruption on our already troubled community.

What do you...the City Council.....say to all this?
You could say...we've given enough time to this issue, this neighborhood, these people....after all, it's been 2½ years and 8 zoning petitions.
You could say...let's pass this one:-

-even if it is an MIT plan, only partially dealing with an archaic zoning in the Cambridgeport Industrial District,
-even though MIT stonewalled a city-financed mediation effort,

-even though MIT went right ahead and selected a development scheme in the midst of the City Council deliberations of its own zoning plan.

It would be understandable if the City Council passed the MIT Plan.

But, would it be acceptable? Is it a decision you can live with and not regret? Will we look back on the results of this zoning in 10-15 years and say:- why couldn't we see this coming? Why did we let the last great industrial area go the way of Lechmere and Alewife? Why didn't we seize the opportunity to preserve the last chance for some diversity in our industrial base? Will Boston adopt and implement the concept of "linkage" before we do? Why couldn't we see that this was a city-wide issue reaching into all our neighborhoods, not just C'Port? Will the gnawing, empty feeling of betrayal of our own self-interest creep into our consciousness? MAYBE NOT!!

Or maybe this City Council will say, as it has done before:- ...we cannot stop MIT or Harvard. They are too powerful. They will sue us and it will cost us big bucks to defend ourselves, even if we win. If these institutions get angry with us, will we have Harvard Yard for the Annual Senior's Picnic or Kresge Auditorium for other public events.

If you fail to act in the people's interest for this reason, you are deceiving yourself and all of us. You have the power to block MIT's Plan, and to encourage and support a more neighborhood-oriented development.

MIT's scheme requires city approvals for 2 street closings, one street opening, one street widening, and dozens of curb cuts(not all of them mandatory). Furthermore, it calls for removal permits for at least 8 apartment houses slated for demolition, and demolition permits for numerous commercial and industrial buildings. This is all in addition to the power you have through zoning.

Yes, you have the power. I urge you, if you cannot see it within you to govern a city that welcomes immigrants like my parents, at least govern in such a way that those who reside here can choose to remain or leave instead of being forced to move. One step towards doing this is to report the MIT zoning plan out of the Ordinance Committee with an unfavorable recommendation. Thank you.

CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex Inman & Broadway

To Planning Board

From Community Development Dept. Staff **Date** August 2, 1983
Revised Oct. 5, 1983

Subject Brief History of Cambridgeport Rezoning Petitions

The history of the Cambridgeport rezoning petitions begins in March 1981 with both a Planning Board Petition and a Quinton Petition. Since then, there have been eight additional petitions, the most recent being the second Caragianes Petition filed on September 8, 1983. The following summary reviews the contents of the different petitions, the recommendations of the Planning Board, and actions taken by City Council. Maps for each petition are attached to show zoning and overlay districts.

It is important to note certain common objectives that occur among the many variations in the zoning proposals. First the total development potential is reduced from what is now allowed in the 1B zoning district (FAR of 4.0 and unlimited height). Secondly, the zoning proposals are designed to encourage construction of housing, promote economic development that will provide diversity in job opportunities, and upgrade the environment. Neither of the original petitions had requirements for subsidized housing; all petitions since have required subsidized housing, ranging from 10% to 30% of all dwelling units. Several of the petitions have limited the amount of office use with the intent of promoting light industrial use.. All petitions include a certain amount of on grade, publicly accessible open space.

As everyone realizes, there are many different viewpoints found in the neighborhood, the business community, and land owners. The history of the zoning petitions reflects these differences as well as the attempts to achieve resolution.

I. First Round

A. Planning Board Petition, filed March 26, 1981

1. Base zone - BB along Mass. Ave. (100' back)
   BA-1 along Brookline Street
   1B-2 elsewhere
   C-1 along Henry and up Sidney (1 block)

2. Overlay - PUD-6 with 2.5 FAR and 120' height.

B. Quinton Petition (#1), filed March 23, 1981

A large number of different zones and no PUD.

Basic theme - encourage housing and industry, zone open space on Simplex Site.

C-1 on Simplex Site.

1B-3 allows no housing, no office use, covers area between Erie and Cross, Sidney and RR.

C. Planning Board Recommendation, June 16, 1981

1. Base zone - BB-3 and 1B-2

2. PUD-6 overlay - 3.0 Mass. Ave. to Green
2.5 Green to Pacific
2.0 Pacific to Memorial Drive

- 120' height except 180' for residential (hotel).

- 50% of all development over 1.5 FAR must be devoted to housing and/or industry.

D. City Council Action (end of June)

1. Planning Board Petition (recommendation) defeated.

2. Quinton Petition tabled.

II. Second Round

A. Quinton Petition (#2), filed August 3, 1981.

Similar to #1, except housing is subsidized 20 to 30% of all housing shall be available for low- and moderate-income families. In exchange dimensional regulations are increased, allow 1.0 FAR (over .65 FAR in base).

B. MIT Petition, filed September 10, 1981.

Petition covers land between Massachusetts Avenue and approximately 300' below Pacific Street.

1. Base zone BB-3 and 1B-2

2. PUD-6 overlay, 2.5 FAR and 120' height, 180' for residential. Housing allowed by special permit with 10% reserved for low- and moderate-income families.

C. Planning Board Recommendation, December 17, 1981.

The Planning Baord based its recommendation on a combination of the two petitions.

1. From Mass. Ave. to Pacific Street:

(a) Base: BB-3 along Mass. Ave.
BA-1 and C-2 along Brookline
IB-2 elsewhere

(b) PUD-6. FAR varies from 3.0 along Mass. Ave. to 2.5 east of Sidney and 2.0 west of Sidney. 120' height with 150' for hotel only.

2. From Pacific Street to Memorial Drive:

1B-3 with 1.75 FAR, 85' height and housing by special permit at 72 du/acre.

C-1 along Henry Street and Sidney Street.

No inclusionary housing recommended.

D. City Council Action (January 1982).

1. Both petitions died through lack of action by City Council.

III. Third Round

A. Quinton Petition (#3), filed September 30, 1982.

Similar to Quinton Petition (#2) except for inclusionary housing provision. Office and commercial development with FAR greater than 1.5 triggers requirement for low- and moderate-income housing. All new housing construction shall include 20-30% low and moderate-income units.

B. City Council Proposal

In response to requests from Councillors Wylie and Clinton, the Community Development Department prepared a proposal that could be achieved through amendments to the Quinton Petition. The basic change was to cover the area with overlays.

PUD-6 - A,B,C and D from Massachusetts Avenue to Pacific St.

An industrial district overlay from Pacific to Chestnut St. with 1.75 FAR, 60' height.

PUD-7 from Chestnut Street to Memorial Drive; FAR - 2.0, height 85'.

Housing for low- and moderate-income families at 30% required in PUD-6 and 7.

C. City Council Action

Amendments to Quinton Petition were passed but the petition failed.

IV. Fourth Round

A. Planning Board Petition, filed April 21, 1983.

Similar to the City Council proposal of January, 1983.

1. Base zone of IB-2 and new IB-3 (40% office max.) between Green and Erie Streets.

2. PUD 6A, B, C, D above Pacific with FAR of 1.5 to 3.0 depending on location.

PUD 7 between Chestnut and Memorial Drive.

3. Inclusionary housing would require 26 units in PUD 6 and 8 in PUD 7.

B. City Council Petition, filed May 2, 1983.

Retained most of the dimensional regulations of the Planning Board Petition but decreased the height in IB-3 from 85' to 60'.

Inclusionary housing was increased to 76 units in PUD 6.

C. Planning Board Response

The Planning Board made no recommendation on either petition once it was clear that the summer recess would intervene and that MIT was filing its own petition which businesses, community members and Councillors wanted to consider.

D. City Council Action, June 1983.

City Council voted down both petitions. Councillor David Sullivan filed for reconsideration of the City Council petition. Time will run out on the City Council Petition during the first week of September.

V. Fifth Round

A. Caragianes Petition (#1), filed June 23, 1983

1. Area covered - Massachusetts Avenue to Pacific Street

2. Base zone - BB-3 along Massachusetts Avenue
BA-1 along Brookline Street
IB-2 over Simplex block
IB-2A elsewhere (FAR = 2.0 and 91' height)

3. Overlay - PUD 6-A (FAR = 3.0, height = 120'/156')
PUD 6-B (FAR = 2.25, height = 120'/156')

4. Increased height and density possible under the PUD are designed as incentives for development of housing with 10% low- and moderate-income units and for construction of buildings for industrial/research and development uses.

B. The Planning Board supported many aspects of the petition but not the total amount of allowed development. The Planning Board recommended that the petitioners file a new petition that would incorporate the suggestions of the Planning Board to reduce development petition.

VI. Sixth Round

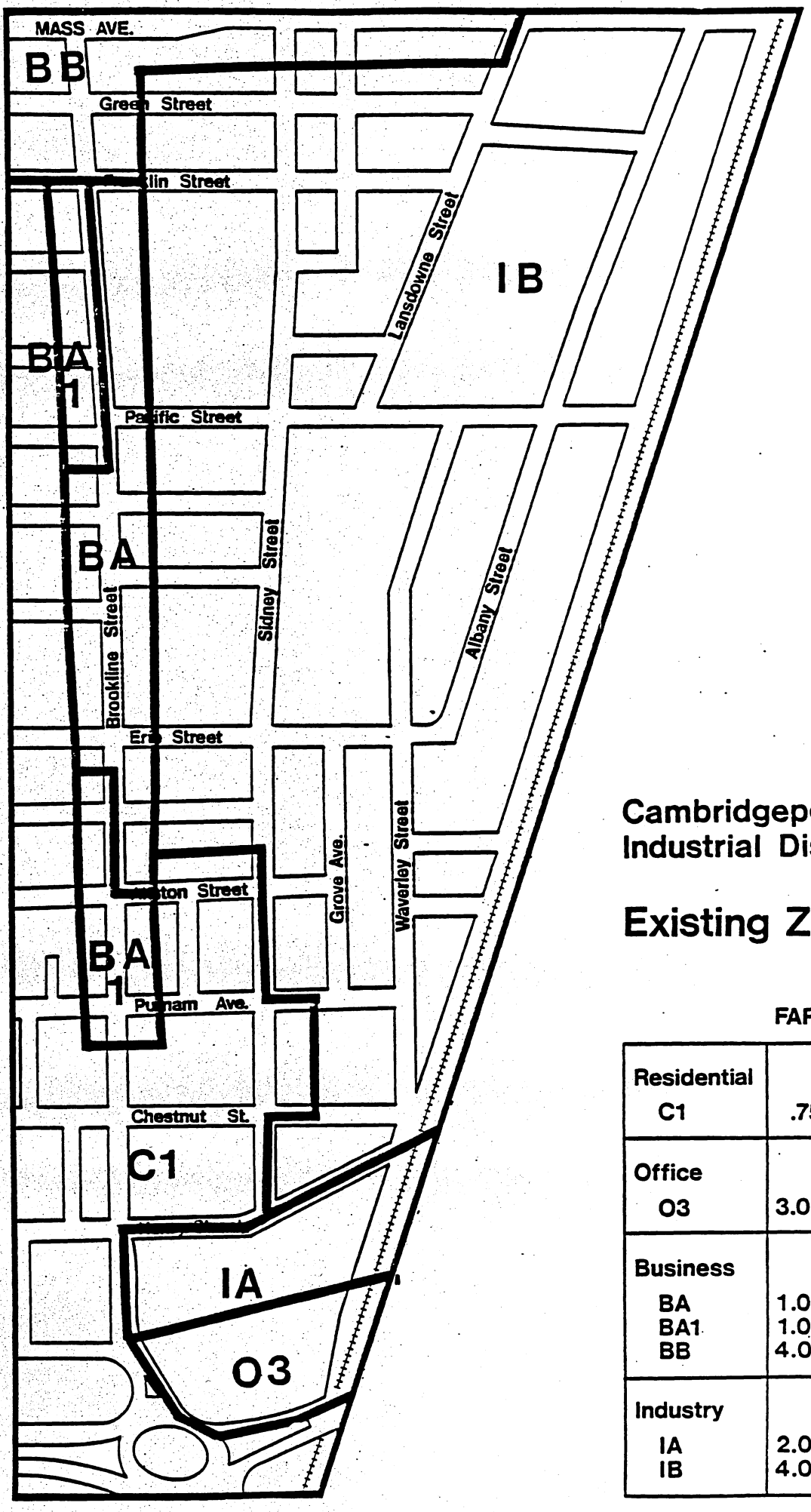
A. Caragianes Petition (#2), filed September 8, 1983.

1. Area covered: Massachusetts Avenue to Pacific Street, with small section along Massachusetts Avenue and Landsdowne dropped.

2. Base zone: BB-3 along Massachusetts Avenue
BA-1 along Brookline Street
IB-2 elsewhere

3. Overlay - PUD 6-A and B as in Caragianes #1.

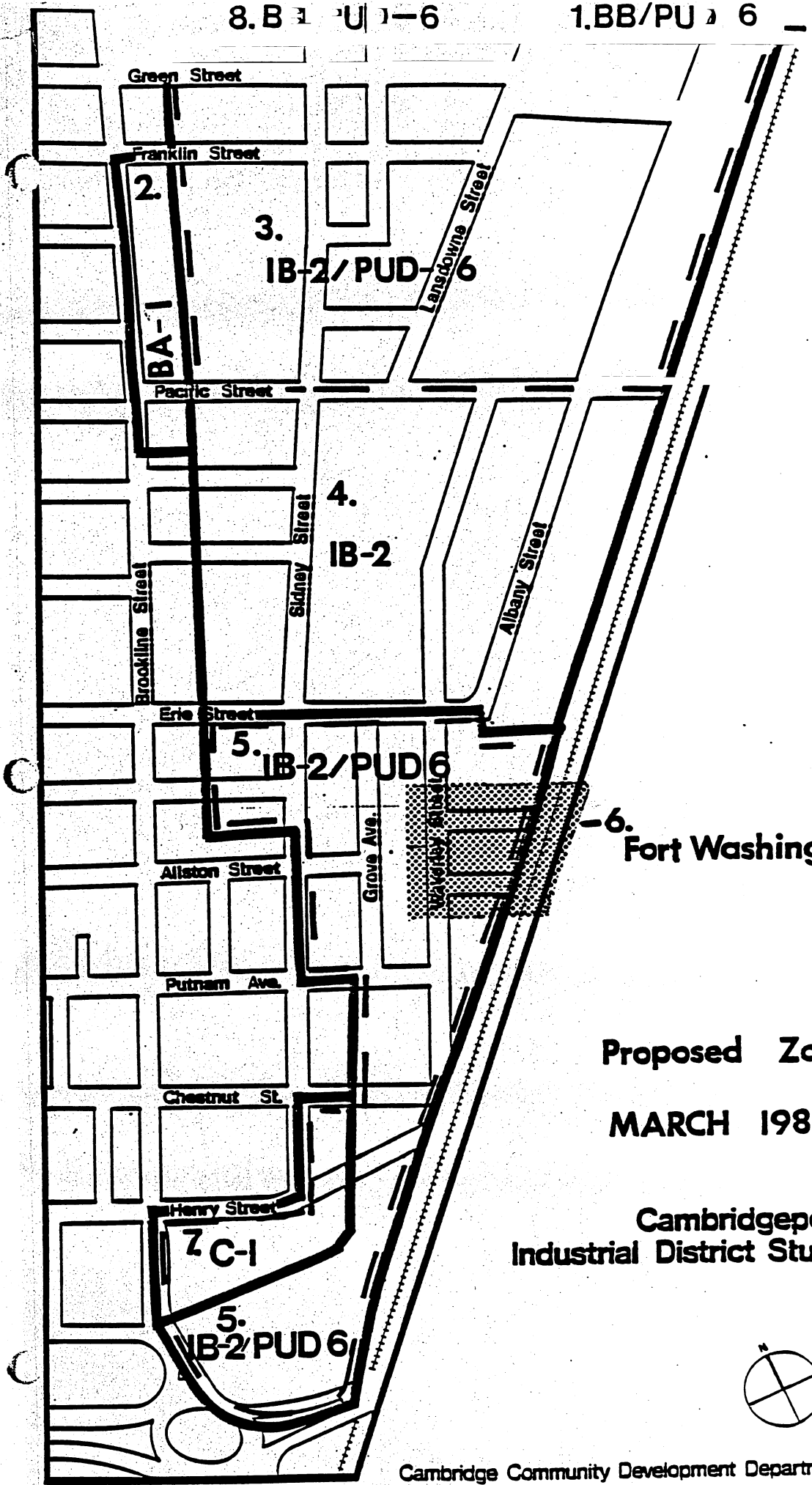
4. Caragianes Petition #2 (compared to petition #1) reduces the amount of development potential allowed in the base zoning districts. Under the PUD 6, criteria on transportation improvements are clarified. Otherwise petition #2 is similar to petition #1.



Cambridgeport Industrial District

Existing Zoning

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
Office			
O3	3.0	—	145
Business			
BA	1.0	35	72
BA1	1.0	35	36
BB	4.0	—	145
Industry			
IA	2.0	—	—
IB	4.0	—	—

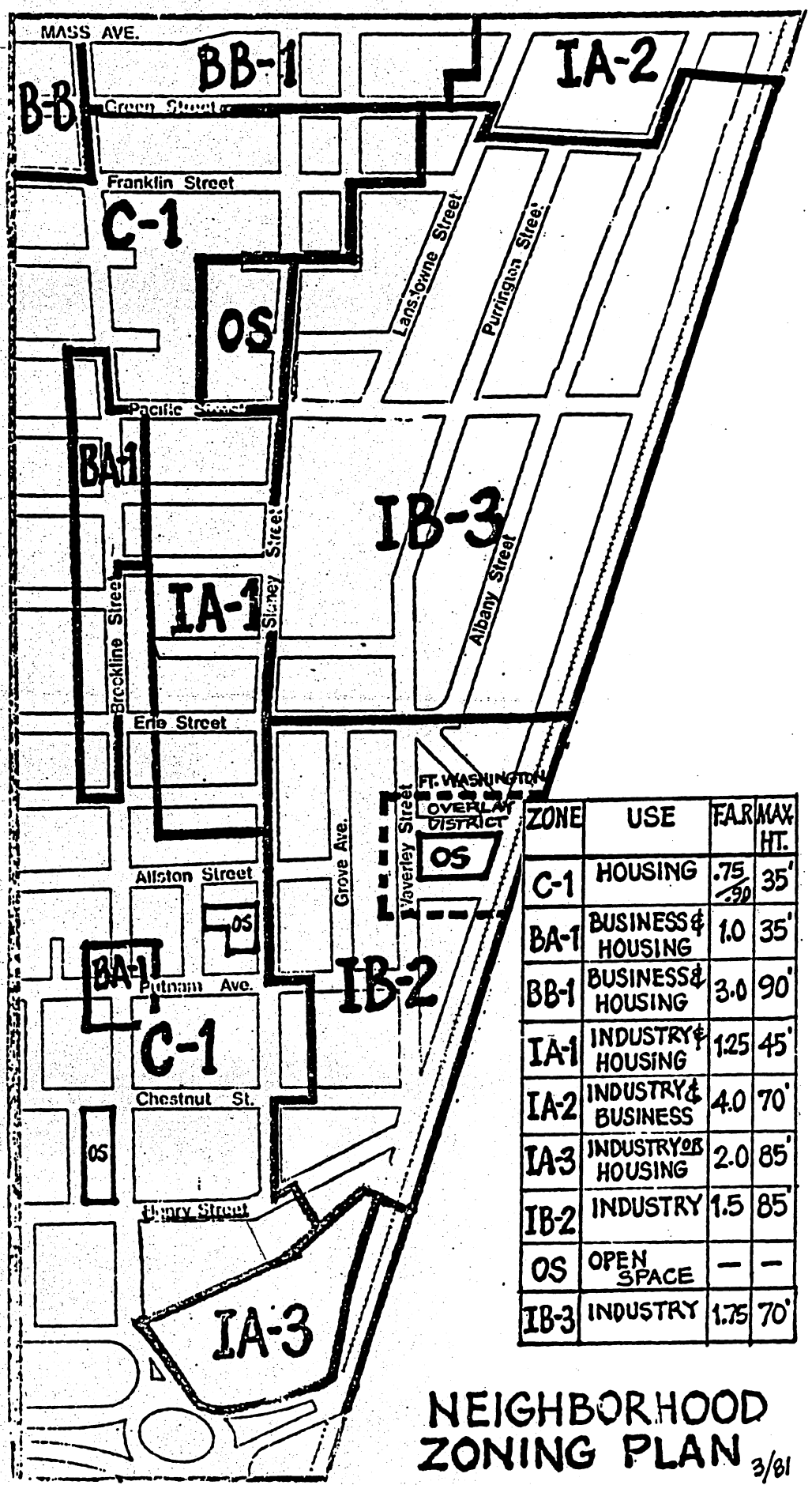


Proposed Zoning

MARCH 1981

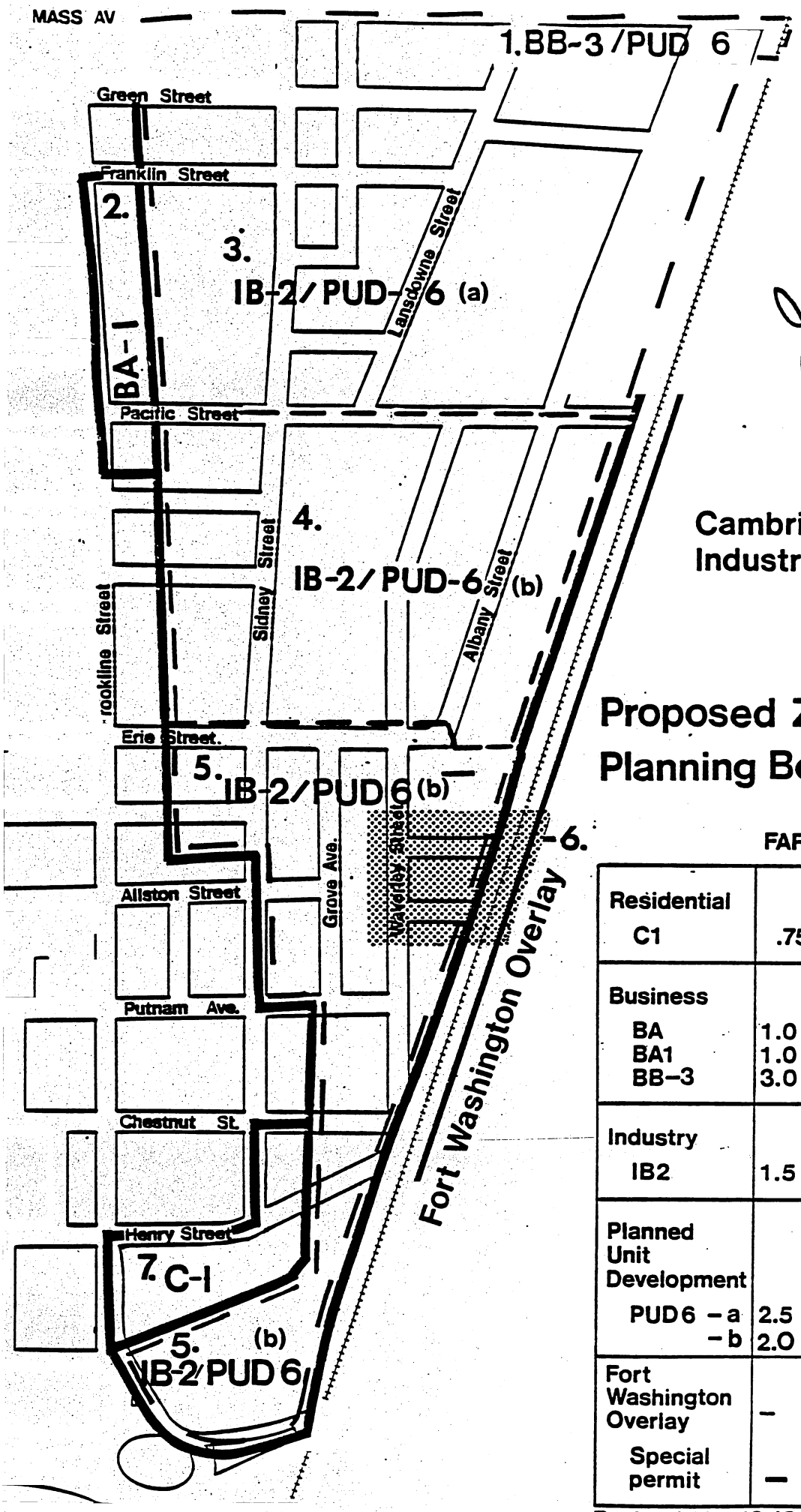
Cambridgeport Industrial District Study

Cambridge Community Development Department



ZONE	USE	F.A.R	MAX. HT.
C-1	HOUSING	.75/.90	35'
BA-1	BUSINESS & HOUSING	1.0	35'
BB-1	BUSINESS & HOUSING	3.0	90'
IA-1	INDUSTRY & HOUSING	1.25	45'
IA-2	INDUSTRY & BUSINESS	4.0	70'
IA-3	INDUSTRY OR HOUSING	2.0	85'
IB-2	INDUSTRY	1.5	85'
OS	OPEN SPACE	—	—
IB-3	INDUSTRY	1.75	70'

NEIGHBORHOOD ZONING PLAN 3/81



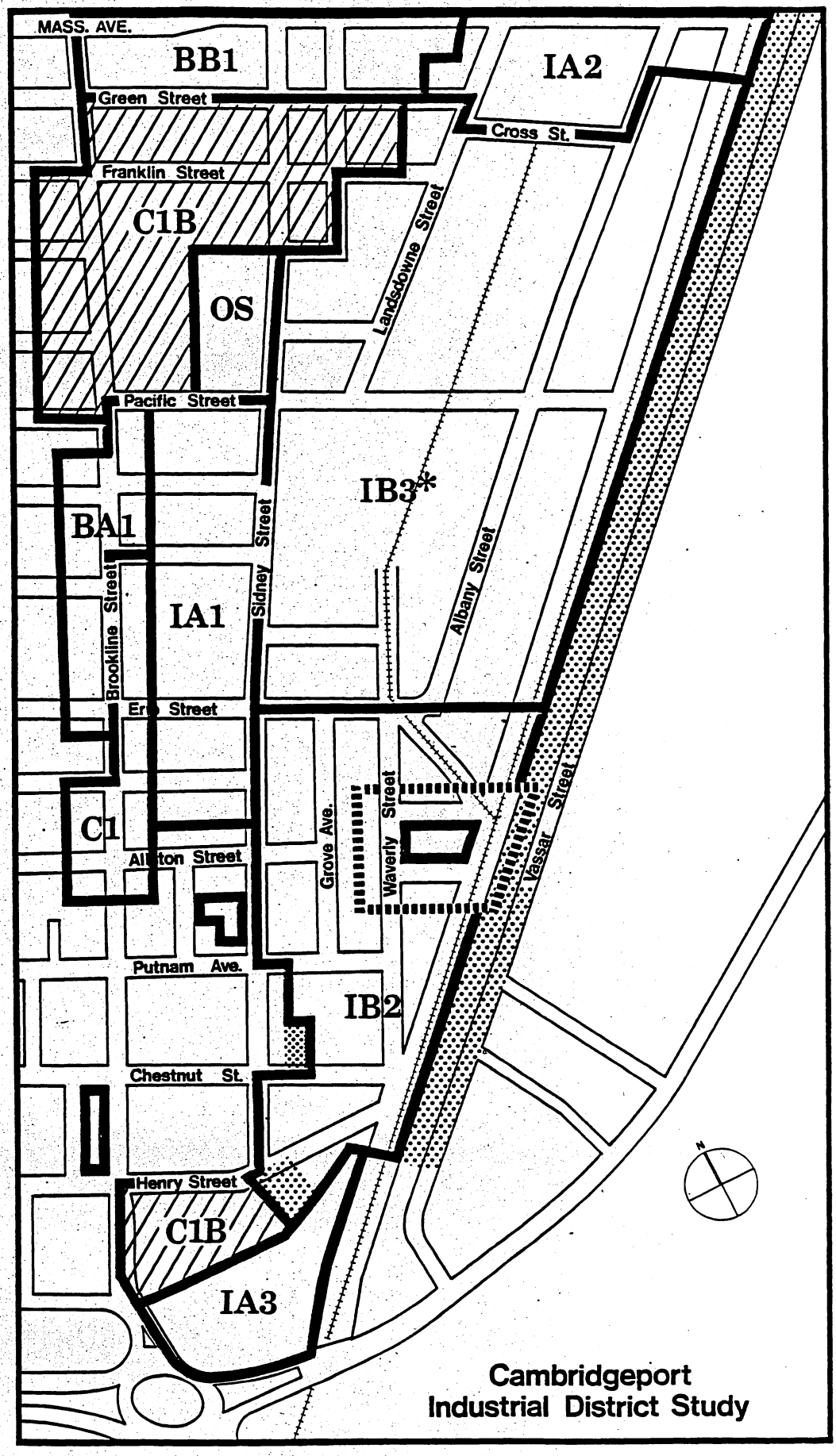
June '81

Cambridgeport Industrial District

Proposed Zoning Planning Board Petition

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
Business			
BA	1.0	85	72
BA1	1.0	35	36
BB–3	3.0	120	145
Industry			
IB2	1.5	85	—
Planned Unit Development			
PUD 6 – a	2.5	120	72
– b	2.0	120	72
Fort Washington Overlay	–		
Special permit	—	35	—

Revised May 19, 1981
June 16, 1981



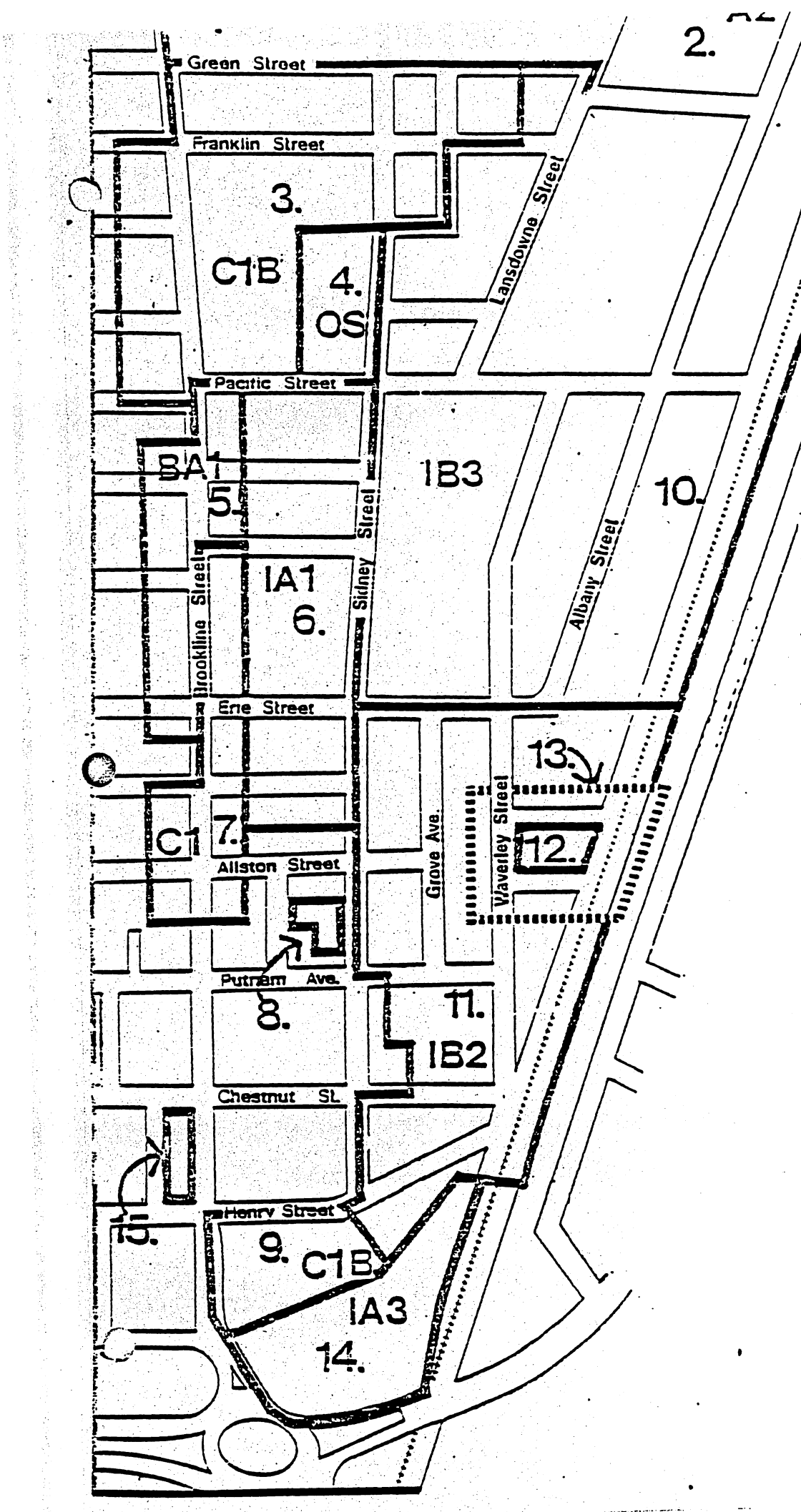
Second Quinton Zoning Petition

Changes from March 26, 1981 Petition

Changes in District Boundaries

Important regulation changes

***Very minor regulation changes**

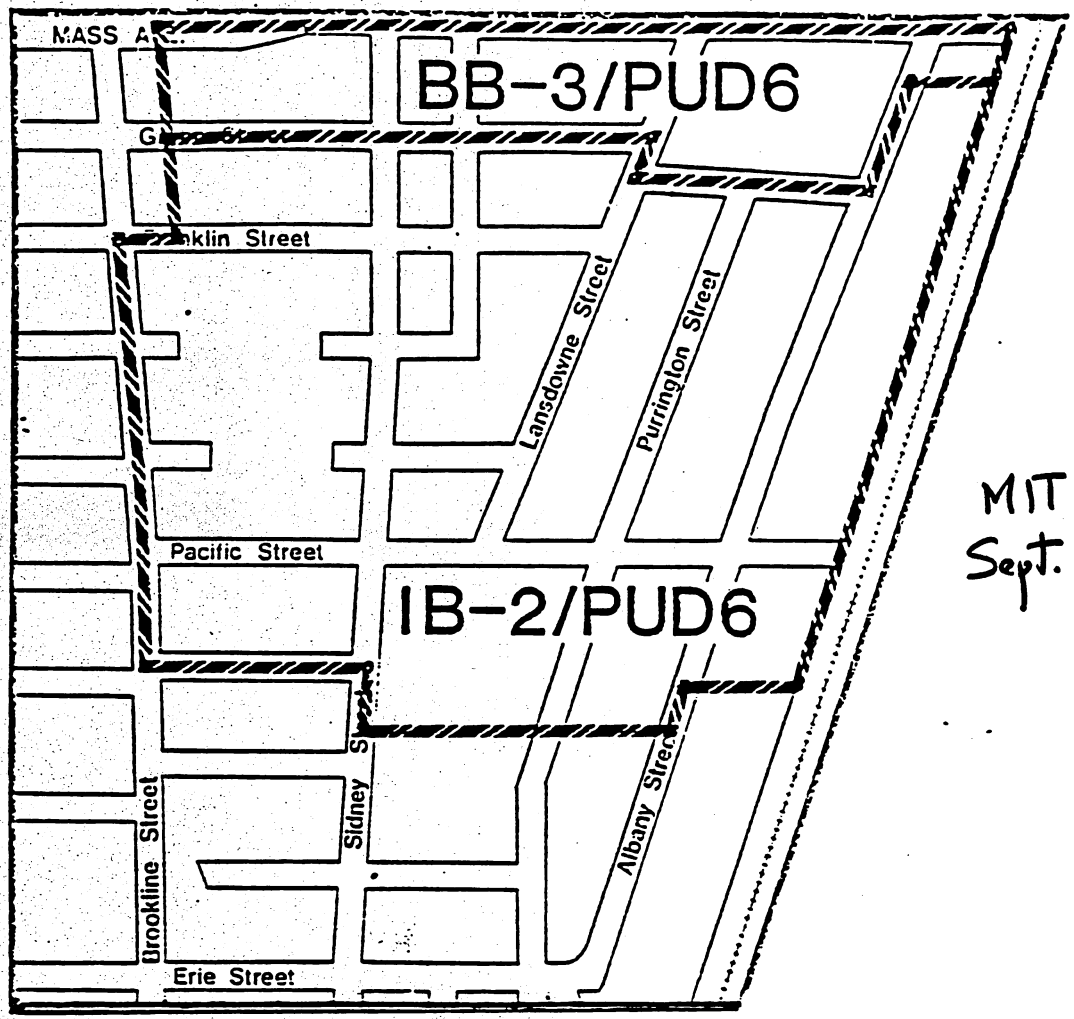


Aug '81

Cambridgeport Industrial Distric Proposed Zoning Quinton Petition

REVISED 8/81

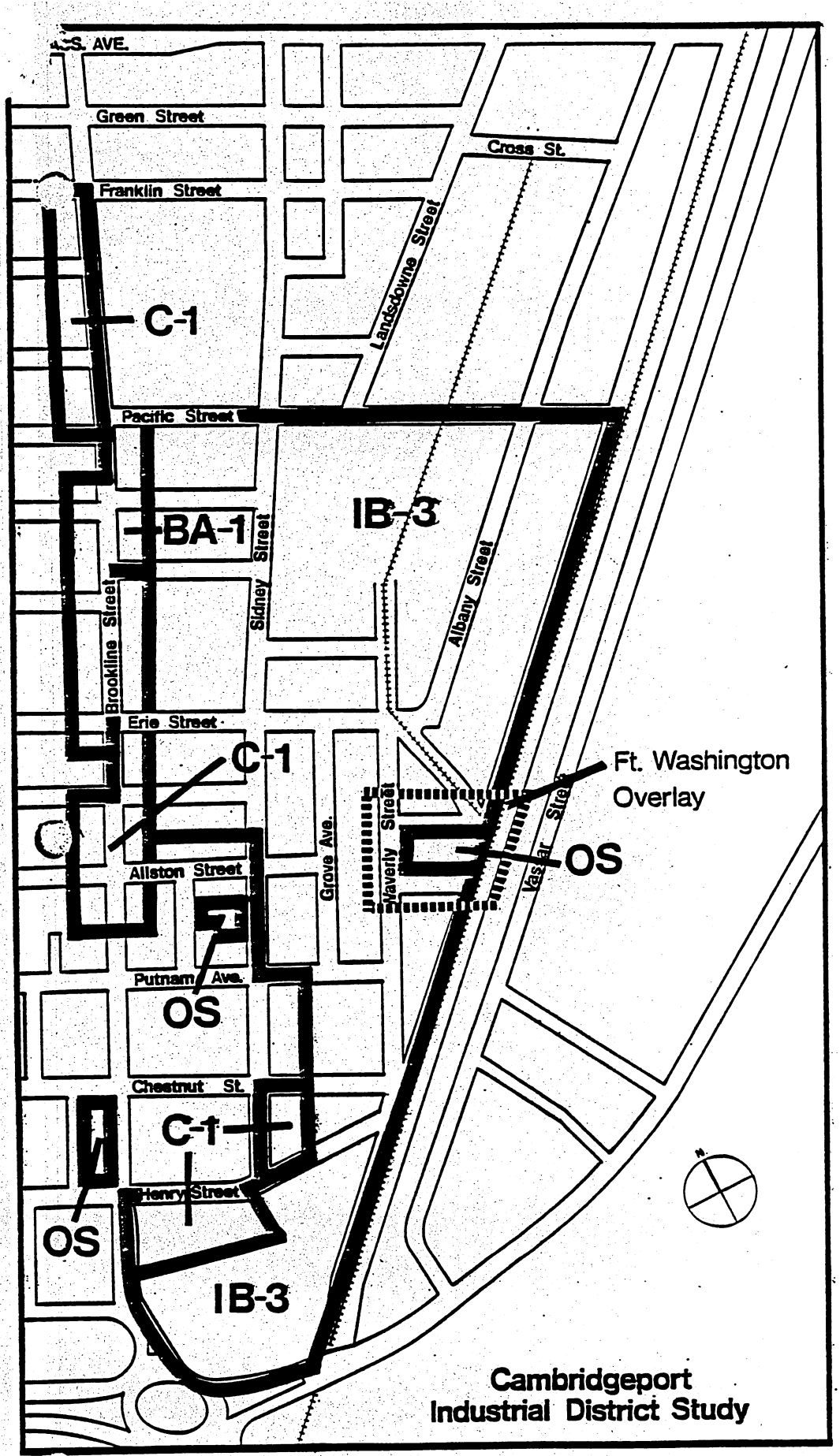
	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1 B	.65	35	27
Special permit	1.0	40	43
Business			
BA1	1.0	35	36
BB1	3.0	90	145
Industry			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Fort Washington Overlay			
Special permit	—	35	—



MIT - Sept. 10

SIMPLEX DEVELOPMENT AREA PETITION
PROPOSED ZONING

USE	FAR	MAX HT	DU/ACRE
BUSINESS			
BB-3	3.0	120	145
INDUSTRY			
IB-2	1.5	85	-
PLANNED UNIT DEVELOPMENT			
PUD-6	2.5	120	72

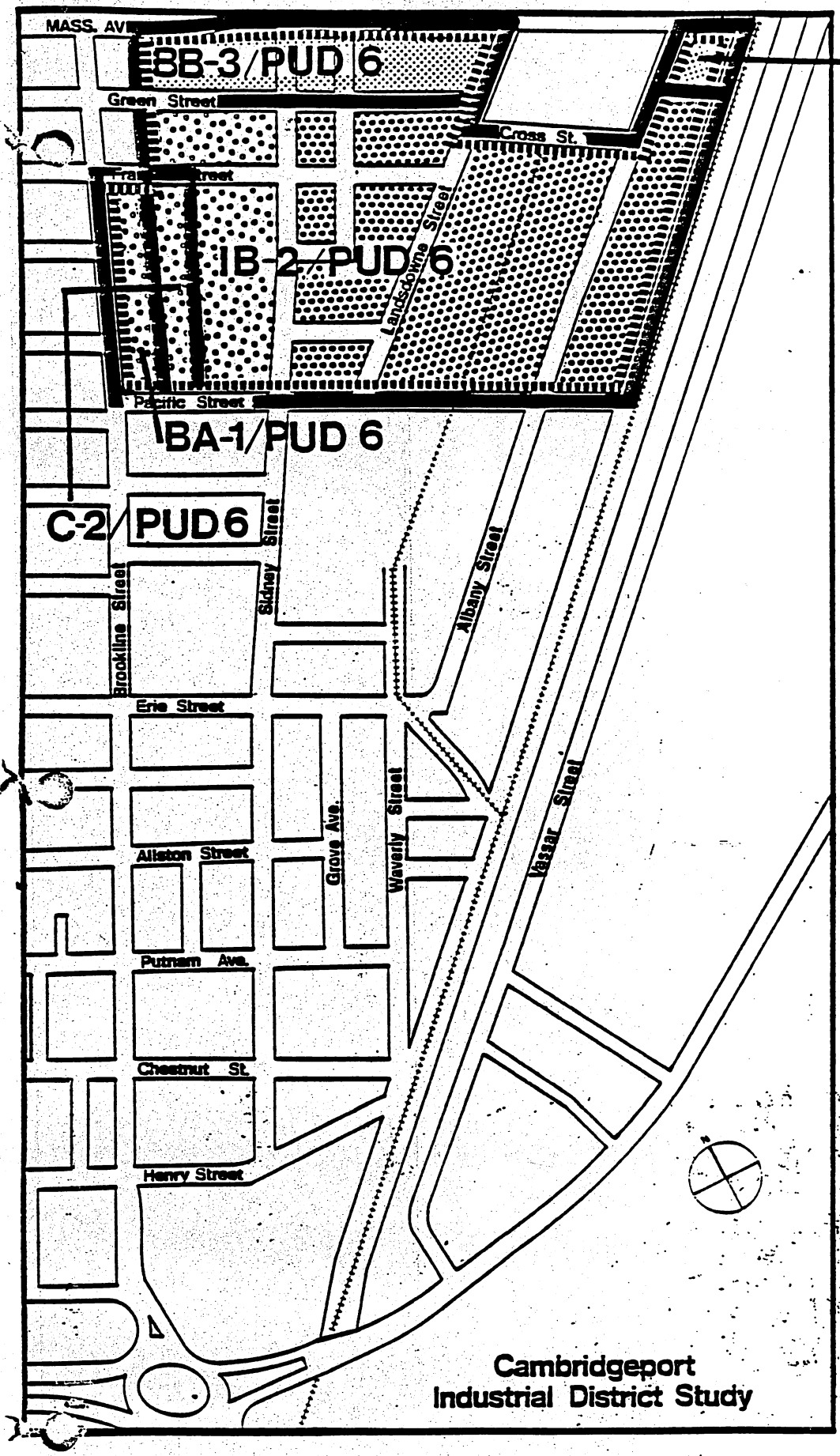


	FAR	Max Ht.	Du/ Acre
Residential C1	.75	35	36
Business BA1	1.0	35	36
Industry IB3	1.75	85	72*
Open Space	—	—	—
Fort Washington Overlay Special permit	—	35	—

* by special permit

Planning Board Recommendation on the Quinton Petition

December 1, 1981



BB-3/PUD 6

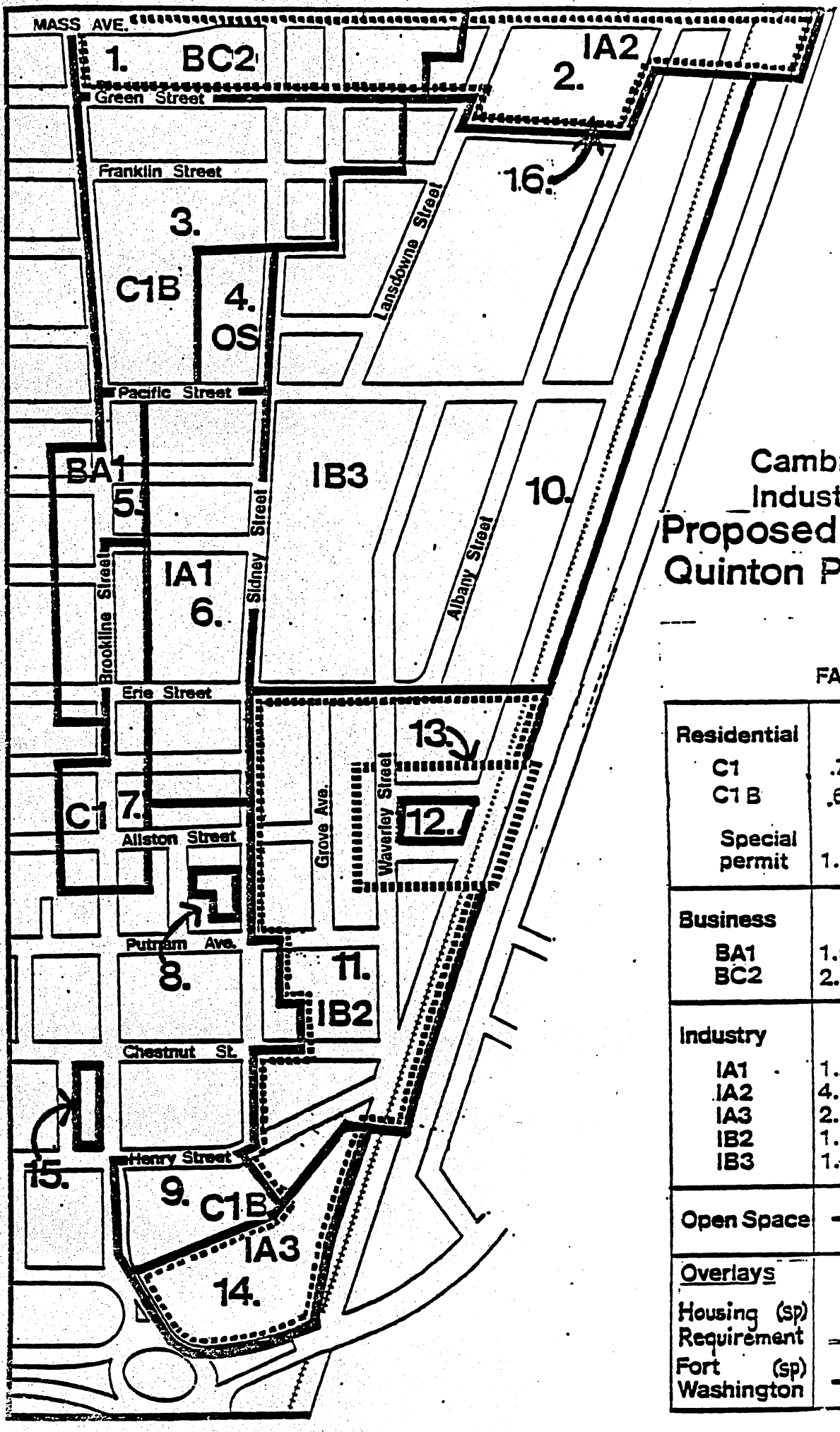
PUD 6 - A
-B
-C

	FAR	Max Ht.	Du/ Acre
Residential			
C2	1.75	85	72
Business			
BA1	1.0	35	36
BB-3	3.0	120*	145
Industry			
IB2	1.5	85	—
Planned Unit Development			
PUD 6 - A	3.0	120*	72
-B	2.5	120*	72
-C	2.0	120*	72

* 150' for a hotel

Planning Board Recommendation on the Milne Petition

December 15, 1981

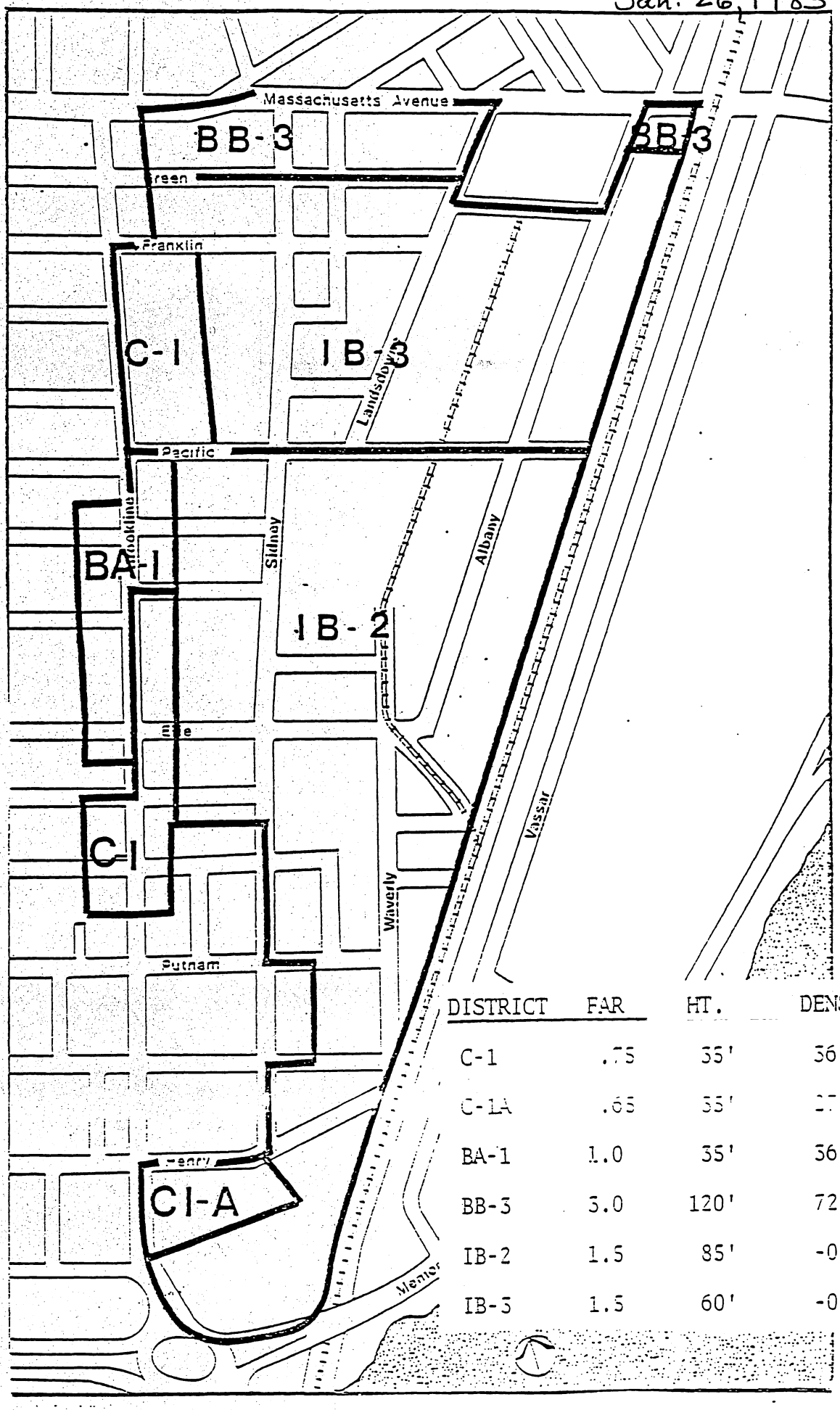


Cambridgeport Industrial District
Proposed Zoning
Quinton Petition

9-30-82

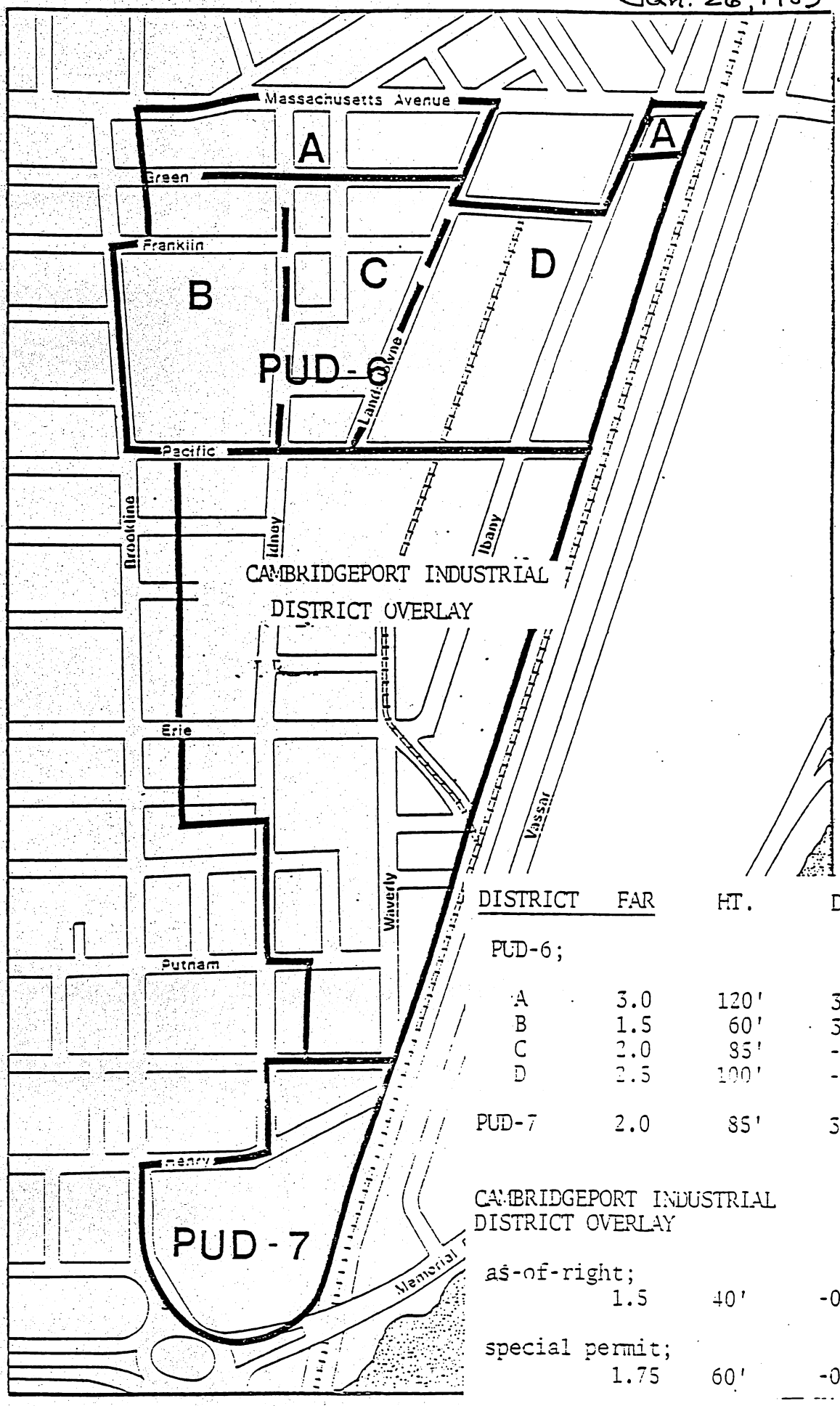
	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1 B	.65	35	27
Special permit	1.0	40	40
Business			
BA1	1.0	35	36
BC2	2.5	75	72
Industry			
IA1	1.25	45	36
IA2	4.0	70	36
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Overlays			
Housing (sp) Requirement	—	—	—
Fort (sp) Washington	—	35	—

Jan. 26, 1983



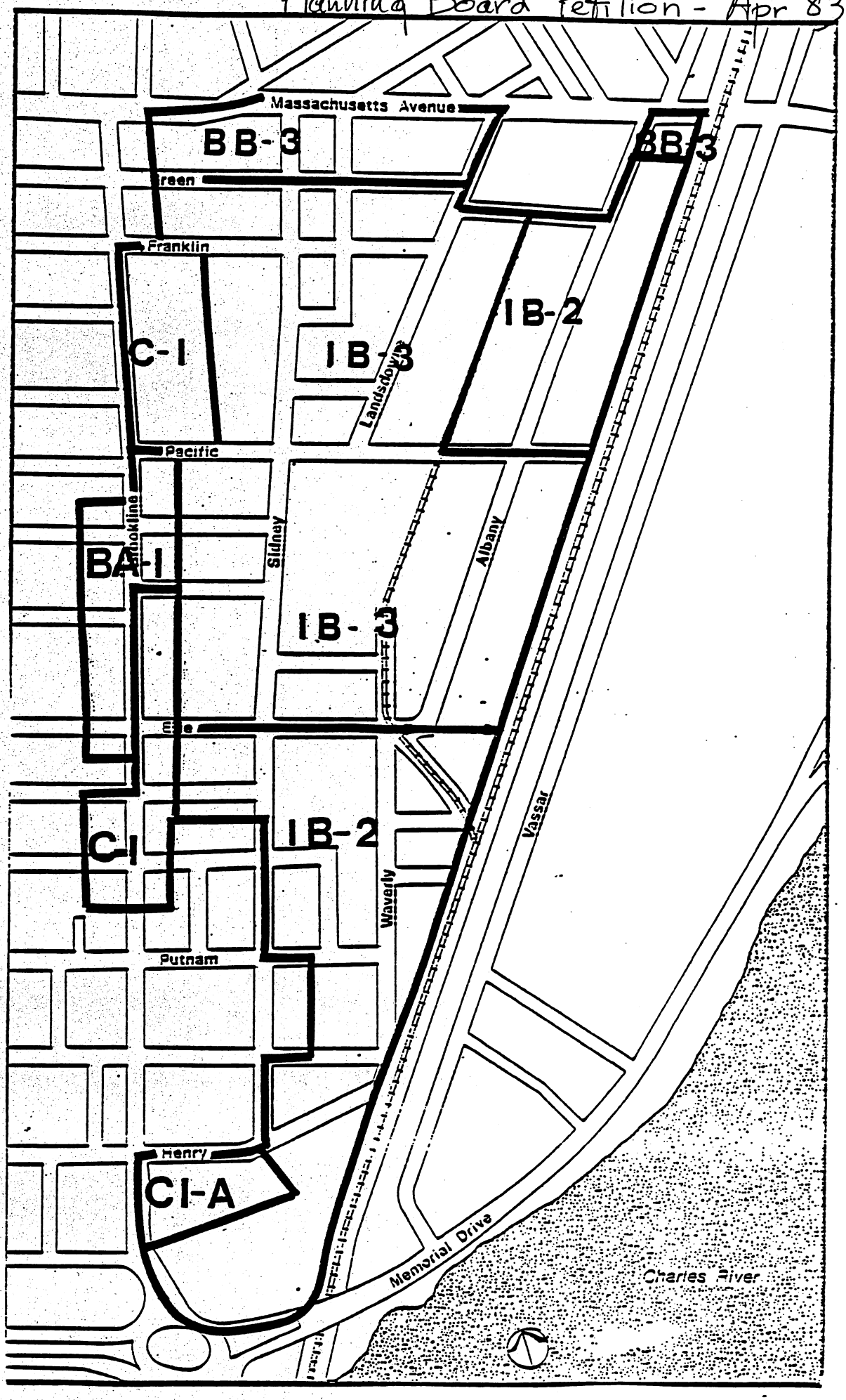
DISTRICT	FAR	HT.	DENSITY
C-1	.75	35'	36 d.u./ac
C-1A	.65	35'	27
BA-1	1.0	35'	36
BB-3	3.0	120'	72
IB-2	1.5	85'	-0-
IB-3	1.5	60'	-0-

Jan. 26, 1983



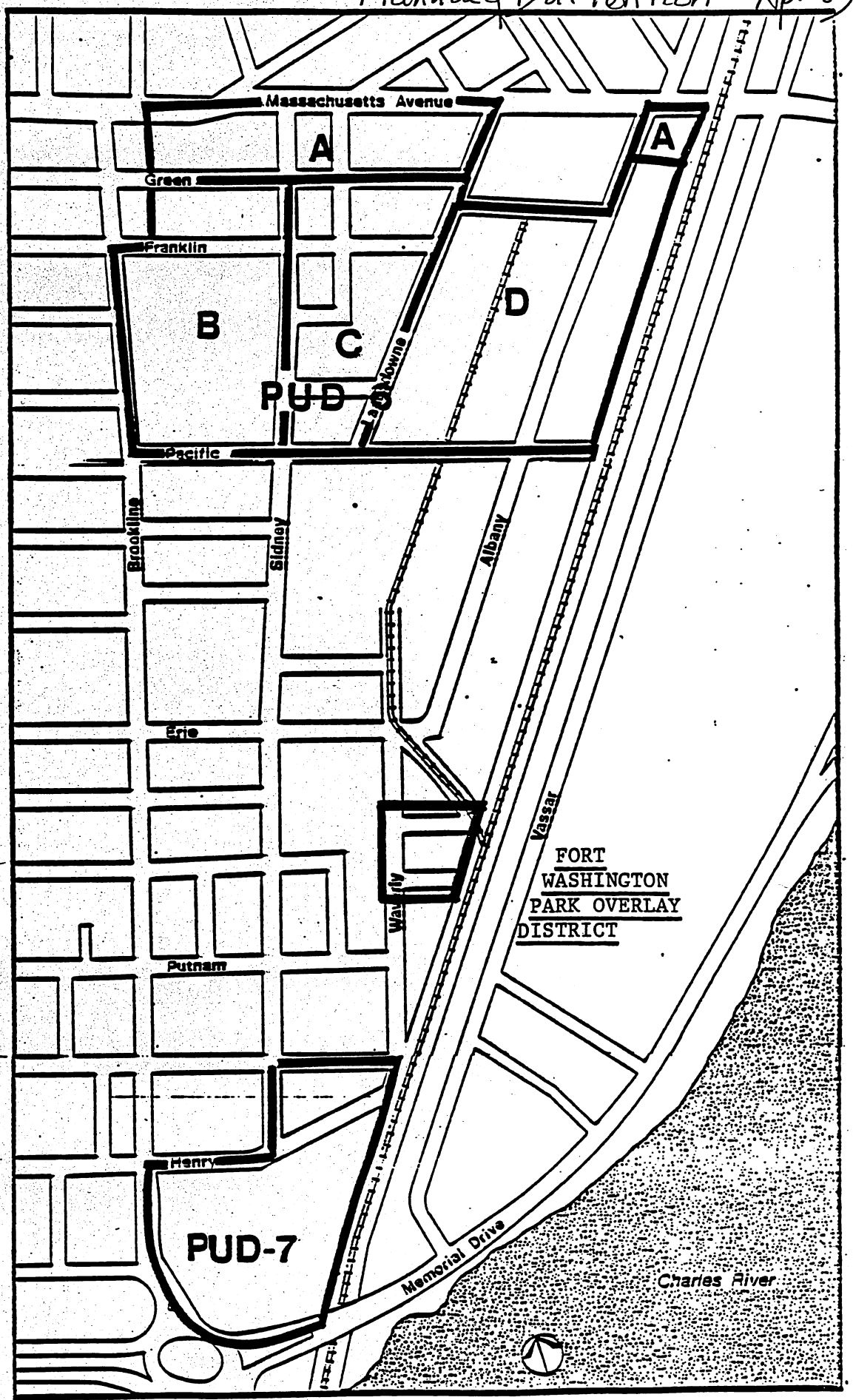
DISTRICT	FAR	HT.	DENSITY
PUD-6;			
A	3.0	120'	36 d.u./a
B	1.5	60'	36
C	2.0	85'	-0-
D	2.5	100'	-0-
PUD-7	2.0	85'	36
CAMBRIDGEPORT INDUSTRIAL DISTRICT OVERLAY			
as-of-right;	1.5	40'	-0-
special permit;	1.75	60'	-0-

Planning Board Petition - Apr '83

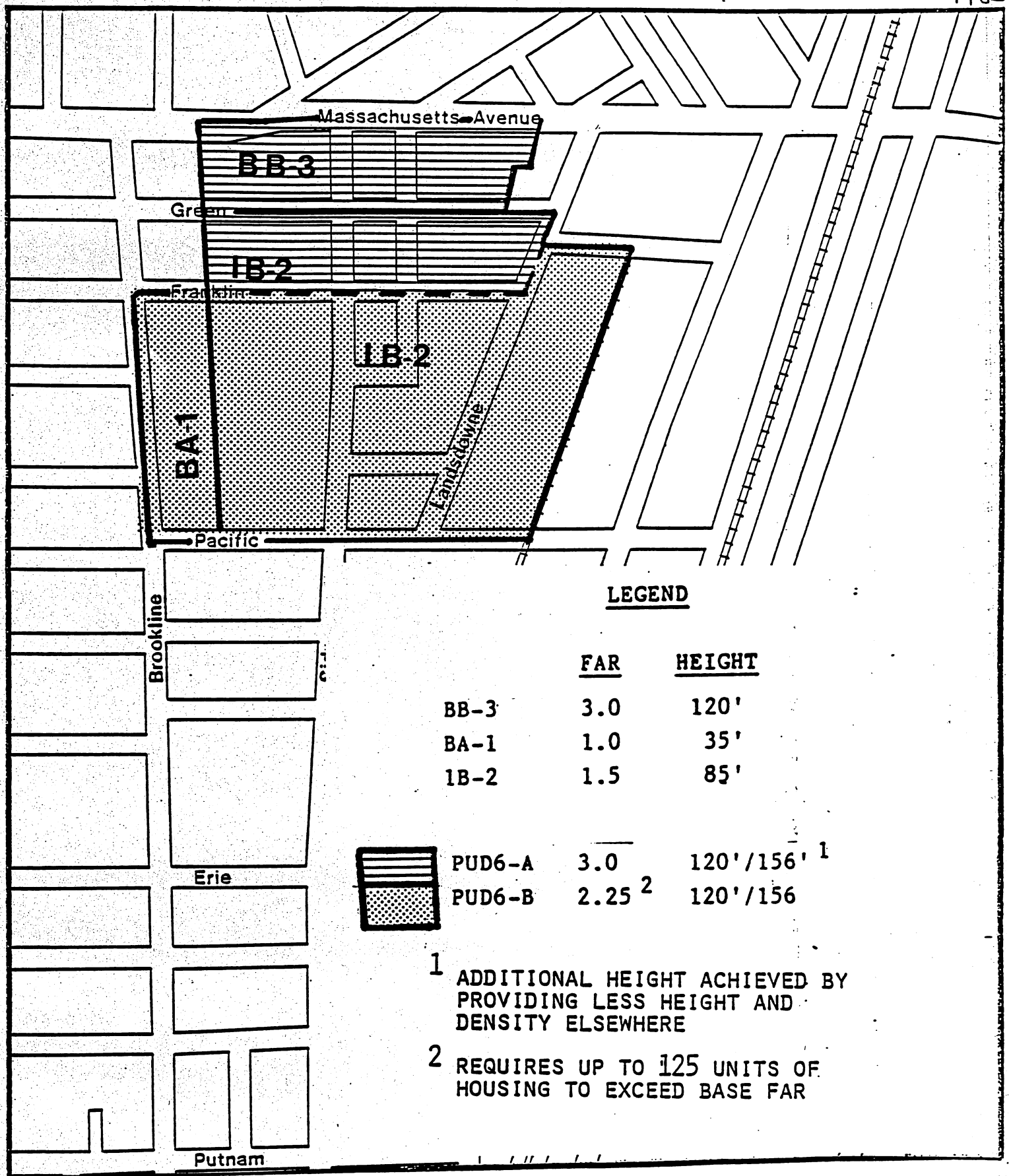


OVERLAY DISTRICTS

Planning Bd. Petition - Apr '83



Caragianes (#1) - Jun 1983



LEGEND

	FAR	HEIGHT
BB-3	3.0	120'
BA-1	1.0	35'
1B-2	1.5	85'
PUD6-A	3.0	120'/156' [1]
PUD6-B	2.25 [2]	120'/156

1 ADDITIONAL HEIGHT ACHIEVED BY PROVIDING LESS HEIGHT AND DENSITY ELSEWHERE

2 REQUIRES UP TO 125 UNITS OF HOUSING TO EXCEED BASE FAR

RECEIVED IN
OFFICE OF CITY CLERK
SEP 8 3 13 PM '83
CAMBRIDGE, MASS.

September 8, 1983

The Honorable Members
Cambridge City Council
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Councillors:

The enclosed petition is submitted to you after having passed, in a different form, through a public review process which included hearings before the Planning Board and the City Council Ordinance Committee.

At its hearing, the Planning Board and others raised some points which resulted in the recommendations that were subsequently submitted to you. These recommendations have been incorporated in full in the new petition now being filed. The Ordinance Committee hearing also raised some additional points which are reflected in this new petition.

Accordingly, and as a result of this public process, we now submit to you the second Caragianes petition.

Thank you for your consideration.

Sincerely,

James W. Caragianes

James W. Caragianes
4 William Street
Cambridge, MA 02139

September 8, 1983

The Honorable Members
Cambridge City Council
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

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Accordingly, and as a result of this public process, we now submit to you the second Caragianes petition.

Thank you for your consideration.

Sincerely,

James A. Caragianes
4 William Street
Cambridge, MA 02139

The undersigned, all of whom are registered voters in the City of Cambridge, respectfully pray to amend the zoning ordinance of the City of Cambridge as set forth in the attached petition.

James W. Caragianes, 4 William St.

Thomas A. Downs, 26 Lopez St.

Martin C. Foster, 69 Brookline St.

Charles A. Watson, 3 Granite St.

Henry E. Maggio, 565 Putnam Ave.

Fred R. Addonizio, 19 Whitney Ave.

Carmela Quinn, 9 Watson St.

Mary Rowe, 39 Linnaean St.

Henry E. Kloss, 174 Brattle St.

Marie Christofaro, 20 Kelly St.

Gertrude Maggio, 567 Putnam Ave.

Phillip V. Tortora, 20 Lopez St.

Vincent F. Mastrullo, 8 Cottage St.

Robert A. Alberty, 7 Old Dee Rd.

Elinor S. Snell, 285 Brookline St.

Geneva Malenfant, 75 Henry St.

Jean R. Maggio, 565 Putnam Ave.

Langley Keyes, 92 Chilton St.

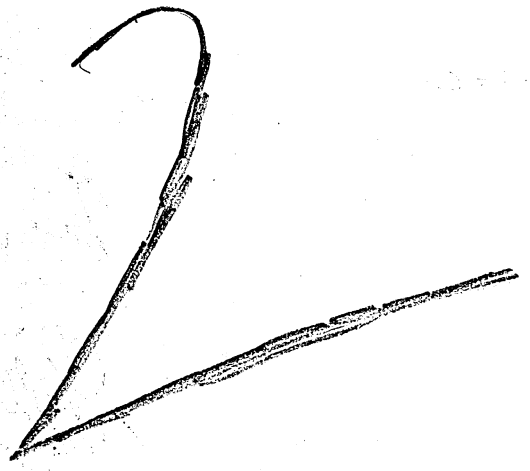
Rosemarie DiNatale, 14 Valentine St.

Elizabeth J. Malenfant, 75 Henry St.

Ronald E. Snell, 285 Brookline St.

Howard W. Johnson, 100 Memorial Dr.

11 registered voters



HIGHLIGHTS OF THE SECOND CARAGIANES PETITION

1. Reduces the density allowed as-of-right in the base zone

2. Only housing at a C-1 density is encouraged to be built along Brookline Street in the area zoned BA-1.

3. More explicit review criteria are included for development under the PUD.

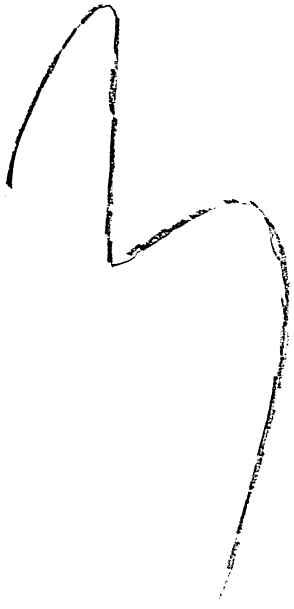
4. The payment provisions of the inclusionary housing requirements have been increased and provisions made to ensure that both elderly and family units will be included.

5. Residential property along Green Street has been excluded in response to concerns raised by residents.

Base Zones in Map 1			PUD Zones in Map 2		
	FAR	Height			
BA-1	1.0	35'	PUD6-A	3.0	120'/156' [1]
IB-2	1.5	85'	PUD6-B	2.25[2]	120'/156'
BB-3	3.0	120'			

1 requires up to 125 units of housing in exchange for increases in density

2 additional height may be achieved by providing less height and density elsewhere



THE PETITION

I. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

A. Create a new Business B-3 District by amending the Zoning Ordinance as follows:

1. Amend Section 3.10, Division of the City into Zoning Districts by inserting a new number 19 as follows:

19. Business B-3 District...."General business, business and professional offices, and multi-family dwellings" (apartment house, hotel)

Renumber existing numbers 19-27 as 20-28.

2. Amend Section 4.30, Table of Use Regulations, by adding B-3 after Bus. B, B-1, B-2 to the heading of column eight.

3. Add a new line to subsection 5.33 Business Districts between line Bus. B-2 and line Bus. C as follows:

Bus. B-3 3.0 none 300 none none none none 120 none

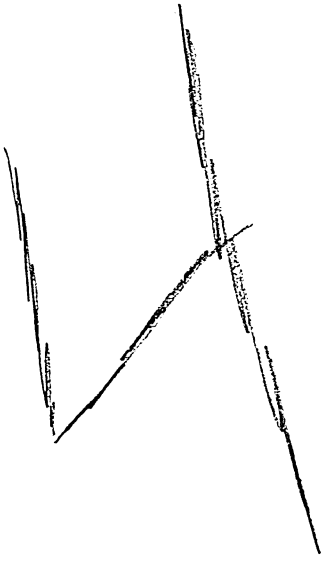
4. Delete footnote 5, subsection 5.33 and substitute therefore the following:

"5. A dwelling in a Business B or Business B-3 District shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-3 District except a dwelling in the Business B-3 District shall have a maximum height of 120 feet."

5. Delete footnote 10, subsection 4.40 and substitute therefore the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.27.

6. Amend subsection 6.36, Schedule of Parking and Loading Requirements



by adding B-3 after Bus. B-1, B-2 to the heading of column four.

B. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for PUD overlay districts in the Cambridgeport Revitalization Area.

13.70 PUD-6 DISTRICTS: A and B: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 districts are intended to provide for the creation of a high quality mixed use urban environment which permits development of general and technical (research and development) offices with supporting commercial activities, light industrial and housing, hotel and retail uses, at a larger scale than the base zone. The PUD-6 districts are also intended to provide a process which encourages investment and guides the nature of specific proposals to maximize public benefits. Development Proposals within the PUD-6 districts shall be consistent with the development policies of the Cambridgeport Revitalization Plan as summarized in Section 13.7.9.1.

13.72 Uses Allowed in the PUD-6 Districts. The uses listed in this Section 13.72, alone or in combination with each other, shall be allowed upon permission of the Planning Board.

13.721 Residential Uses

(1) Single and Two-Family Housing

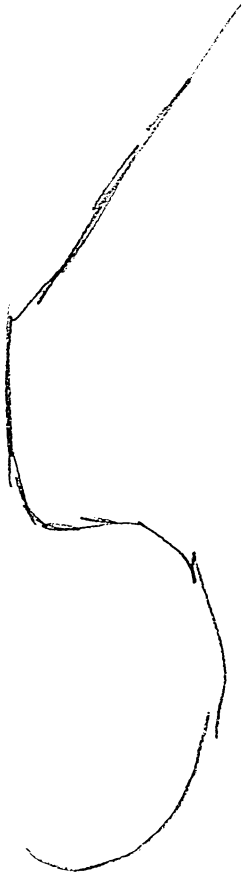
(2) Townhouse Development

(3) Multi-family Development

(4) Hotel Development

Any special permit for residential uses required elsewhere in the ordinance may be granted by the Planning Board as part of a planned unit development in PUD 6.

13.722 Transportation, Communication, Utility Uses and



Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed as of right or by special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34 and which are allowed as of right and by special permit in the base zoning district.

13.724 Retail Business and Consumer Service Establishments.

(1) Stores for retail sale of merchandise.

(2) Printing and reproduction service establishment, photography studio.

(3) Barber shop, beauty shop, laundry and dry cleaning pick-up agency, shoe repair, self-service laundry, or other similar establishments.

(4) Restaurants or other eating and drinking establishments listed in subsection 4.35e, f, and g.

(5) Theatre or hall for public gatherings.

(6) Bowling alley, skating rink, tennis center, or other commercial recreation establishments.

(7) Rental agencies for automobiles.

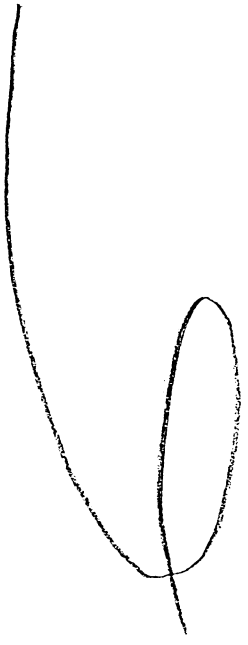
(8) Fast order food establishment.

13.725 Light Industrial Uses.

Manufacturing, processing, assembly and packaging of products listed in Section 4.37(a), (b) 1-15, and 4.37(f).

13.726 Other Uses.

Any use not listed in subsections 13.721-13.725 shall be allowed only upon written determination by the Planning Board that such use is consistent with the objectives of the PUD-6 district and is



necessary to support the predominant uses in the district.

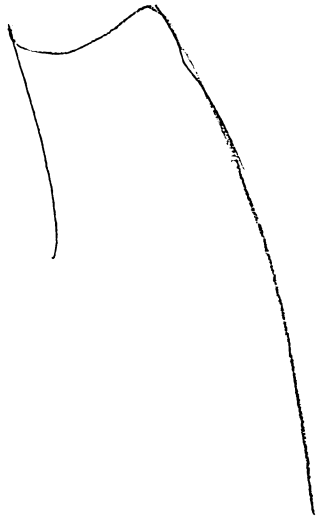
13.73 District Dimensional Regulations in all PUD-6 Districts

13.731 The minimum size of the development parcel for PUD-6 districts shall be one (1) acre. The Planning Board may allow development parcels containing less than one acre, but at least 25,000 square feet, if the predominant use of the development is devoted to multi-family or townhouse use. There shall be no specified minimum lot size for lots located within a development parcel. The Planning Board shall approve all lot sizes located within a development parcel. A development parcel within the PUD-6 districts may contain non-contiguous lots located in any other of the PUD-6 districts.

In accepting a PUD-6 application for a development parcel substantially smaller than the total holdings of the applicant and/or owner within the PUD-6 area the Board may require the submission of plans and documents indicating in general terms the intended uses, locations and scale of development for the remainder of the holdings in the PUD-6 district whether or not such development is intended to make use of the PUD.

13.732 There shall be no minimum width for the development parcel and no minimum width for lots located within the development parcel. There shall be no other minimum required front, rear, and side yard requirements for a development parcel or for lots located within a development parcel except as may be required in Section 13.78.

13.733 Floor Area Ratio. A floor area ratio of 4.0 may be allowed on a single lot or an contiguous lots within a development parcel



provided the floor area ratio of the total development parcel does not exceed those specified in Sections 13.781(2) and 13.782(2).

13.74 Open Space Requirements in all PUD-6 Districts.

13.741 Definition of Open Space. For the purpose of this Section 13.74, open space shall mean a part or parts of a development parcel, lot, or building reserved for the purpose of providing light and air, or scenic, recreational, or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) with which it is associated and the general public, except where such open space is devoted to residential uses listed in Section 4.31 d, e, f and g. Open space shall include parks, plazas, lawns, landscaped areas, water bodies, decorative plantings, pedestrian ways as listed in subsection 14.452, and active and passive recreation areas, including playgrounds and swimming pools.

13.742 Minimum Open Space Requirements

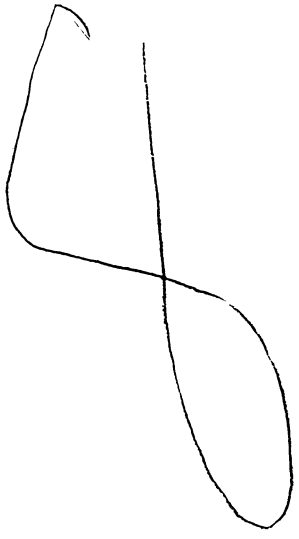
(1) The minimum amount of open space to be provided on each development parcel shall be equal to 15 percent of the land area.

(2) The required open space on the ground level shall have a minimum dimension of 20 feet.

(3) Open space at other levels must be open to the sky. These areas shall have a minimum dimension of ten (10) feet and a minimum area of 200 square feet.

(4) At least 50 percent of the open space required in this subsection 13.742 shall be provided at finished grade level.

13.743 Where non-residential and residential uses listed in Section



4.31d, e, f and g are mixed in a PUD, the required minimum usable open space for those residential uses shall be calculated in relation to the portion of the development parcel which the residential floor area is to the total floor area of the PUD.

13.744 Open Space in PUD-6 Districts. Open space required to be provided in non-residential areas should be generally intended to enhance the public elements of the Cambridgeport Revitalization Area--its streets, sidewalks and public parks. Among the open space features which are encouraged to be provided are areas designed for active general public use at locations convenient to the neighborhood and may include:

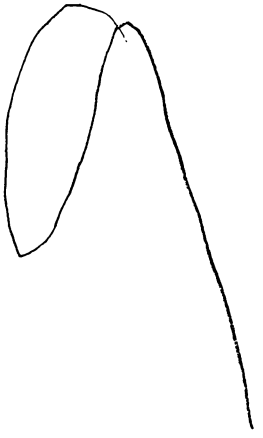
(1) tot lot/playground activity area,

(2) landscaped sitting area.

13.75 Parking and Loading Requirements in all PUD-6 Districts. Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000 for the base zoning district, including landscaping requirements.

13.76 Sign Requirements in all PUD-6 Districts. Business signs should not be visually intrusive or dominate the public environment; therefore, signs shall be allowed only in conformance with the requirements of subsection 11.66 (Parkway Overlay District), except as otherwise permitted by the Planning Board within the scope of the PUD special permit.

13.77 Research and Development and Industrial Use Provisions in all PUD-6 Districts. If an applicant submits a Development Proposal which provides for the establishment of Research and Development or Industrial uses in the development parcel, that development parcel or a



development parcel described in another Development Proposal submitted by the same applicant may contain, in addition to hotels in excess of 120 feet, other buildings which exceed 120 feet in height up to a maximum of 156 feet in height; provided that:

(1) Such other buildings cover no more area than the area covered by Research and Development and Industrial uses; and

(2) That no more than 25% of a development parcel will be covered by such other buildings; and,

(3) No more than 10% of all of any applicant's development parcels is covered by such other buildings.

(4) The height restrictions of Section 13.78 are complied with.

(5) The research and development and/or industrial uses shall have an FAR no greater than 1.0 and a maximum building height no greater than 45 feet.

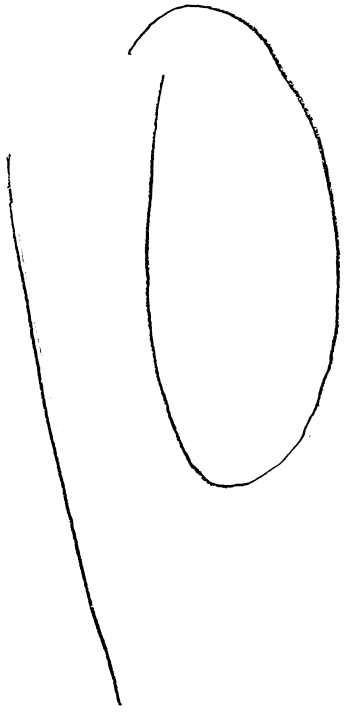
13.78 Specified District Regulations

13.781 PUD 6-"A" District -

13.781(1) Building Height - The maximum height of any building shall be 120 feet, except where the principal use of the building is hotel use, the maximum height shall be 156 feet, and where the principal use of a building is other than hotel, the height may be increased to 156 feet as allowed by the Planning Board under the terms of Section 13.77.

13.781(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 3.0 except as provided in Section 17.333.

13.781(3) Residential Density. The minimum land area for each



dwelling unit shall be 300 square feet.

13.782 PUD 6-"B" District

13.782(1) Building Height - The maximum height of any building shall not exceed 120 feet except:

a. Where the base zoning district is Business A-1, the maximum height allowed in the Business A-1 portion of the PUD shall not exceed that permitted in the base district within 100 feet of Brookline Street.

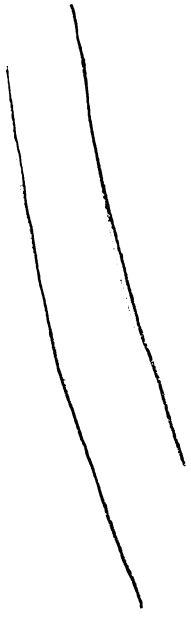
b. Where the base zoning district is Industrial B-2 in that area between 100 and 200 feet of Brookline Street, the maximum height allowed in that area shall be determined by a 30 degree setback plane beginning at an elevation 35 feet above a line 100 feet east of and parallel to Brookline Street.

c. East of Sidney Street the maximum height may be increased to 156' as allowed by the Planning Board under Section 13.77.

13.782(2) FAR - The maximum ratio of floor area to total area of the development parcel shall be 2.25 except as provided in Section 17.333. One (1) housing unit shall be provided for each 1000 square feet of the first 125,000 square feet of gross floor area developed within the PUD6-B for non-residential uses in excess of the gross floor area allowed in the base zoning district, up to 125 units. Housing required to be constructed under the provisions of this section shall comply with Section 13.782(3), Low and Moderate Income Housing in PUD-6B.

13.782(3) Low and Moderate Income Housing in PUD-6B Districts:

a. Housing units which are required to be built under Section 13.782(2) in conjunction with construction in a development parcel



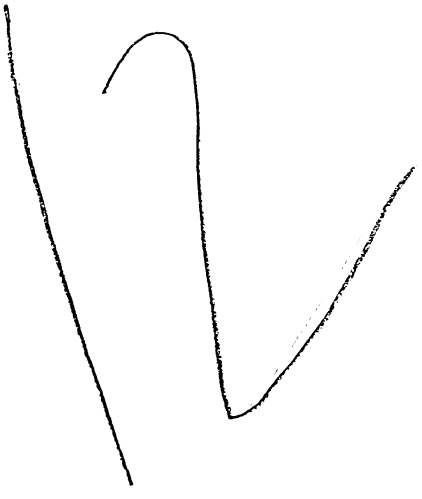
which will exceed the allowed floor area ratio in the base zoning district shall include units set aside for households and elderly persons of low and moderate income in compliance with the provisions of Section 13.7.10.

b. Where residential development is proposed to be located in any portion of a development parcel which is in the Business A-1 zoning district, such residential development in the Business A-1 district shall include housing units for households and elderly persons of low and moderate income in compliance with Section 13.7.10.

13.782(4) Residential Density - The minimum land area for each dwelling unit shall be 600 square feet within any specific development parcel. However, the total number of units constructed in any specific development parcel in the PUD-6B district shall not exceed 1 per 1200 square feet. Within 100 feet of Brookline Street all dimensional requirements of a residence C-1 district shall apply, including FAR.

13.782(5) Use Limitations - Where a development parcel or portion of a development parcel has a base zoning designation of Business A-1 the use regulations of a residence C-1 district shall apply in that portion of the development parcel located in the Business A-1 district.

13.79 Development Review - The Planning Board in reviewing development proposals in the PUD-6 districts shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 districts as stated in Section 13.71 and that the development



proposed adequately addresses the development objectives of the Cambridgeport Revitalization Plan. In addition the following special review requirements shall be met.

13.791 Hotel Development. Hotel use alone or in combination with other uses may be allowed only if such development meets the following criteria:

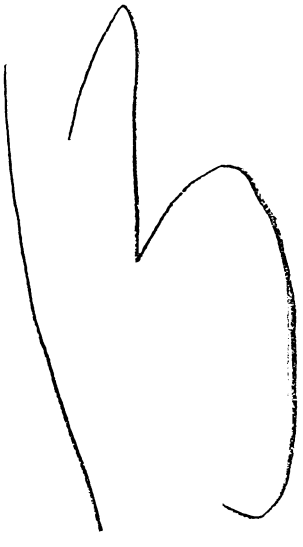
(1) Where the development parcel abuts Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.

(2) Ground floor levels shall contain uses which are active and create a safe and inviting pedestrian environment. These uses may include, but are not limited to, retail uses such as restaurants or theatres.

13.792 PUD's Required to Contain Industrial and/or Research and Development Uses - In reviewing any development containing industrial or research and development uses, the applicant shall provide to the Board a detailed plan for the establishment of such uses whether simultaneously with the construction of other elements of the development proposal or at a designated subsequent date; the range of uses intended, with preference to permitted industrial uses; and the program to be employed to establish and sustain such uses in the approved locations in the future.

13.793 Guidelines for Approval of PUD Development Proposals. In reviewing any development proposal, the Board shall find that the following criteria have been met:

(1) That the plan encourages the highest densities and greatest



height of buildings toward Massachusetts Avenue and away from the adjacent residential neighborhood.

(2) That proposed buildings will not cast shadows or alter air currents in ways that will unreasonably limit the amount of light and air reaching other buildings in the vicinity to a significantly greater extent than if the building height did not exceed the base district height;

(3) That the proposed plan would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;

(4) That the proposed plan would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;

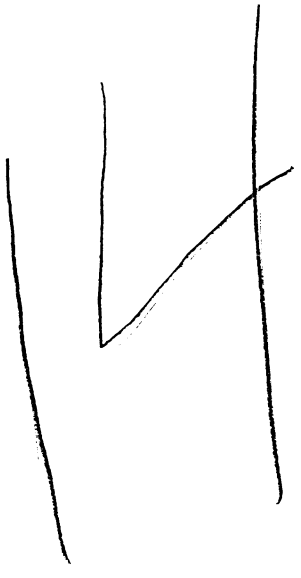
(5) That increases in height or other dimensional limitations would result from actions taken to lessen the impact of traffic and parking on the surrounding area;

(6) That the orientation and location of the proposed development would not otherwise diminish the health and safety of the area around the development;

(7) That the orientation and location of the proposed development is designed so as to achieve maximum energy efficiency.

13.794 Traffic/General Development

(1) For any PUD development proposal the Planning Board shall find that in its mix of uses, intensity of development, location and proposed transportation improvements, the PUD shall be designed to minimize any negative impact on

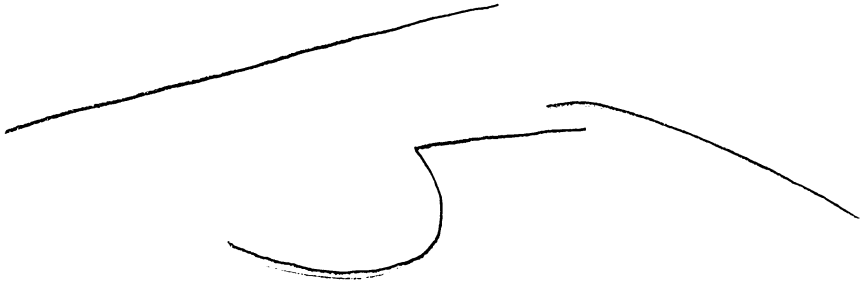


the adjacent residential neighborhood due to unreasonable increased in the volume of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream. The PUD shall be found to facilitate the movement of traffic within the Cambridgeport Revitalization Area and direct traffic related to its operations to Massachusetts Avenue or Memorial Drive through the Revitalization Area.

(2) For any PUD-6 development proposal which would add floor area in excess of 750,000 square feet of new floor area constructed within the PUD-6 District subsequent to the effective date of this Section 13.70, the Board shall require the applicant to provide such traffic studies necessary to indicate the impact of the proposed development on the existing or proposed transportation network and the adjacent residential neighborhood.

The Board may require, as a condition of Special Permit approval the provision of certain transportation improvements or other mitigating measures necessary to reduce any identified serious negative impact on inadequate streets within the Cambridgeport Revitalization Area as a whole or in the adjacent residential neighborhood.

Such improvements or measures may include, but not be limited to reduction in the total floor area proposed; alteration in the mix of uses; incorporation of streets within



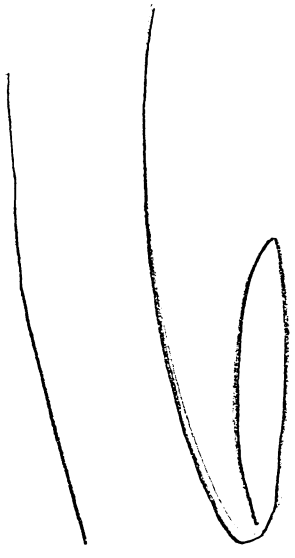
the development to serve general public needs; and improvements to adjacent or impacted public streets and intersections. Such improvements or measures shall be reasonably related to the increased traffic contribution made by the proposed development.

13.7.10 Inclusionary Housing for Residential Development in the PUD-6B District

13.7.10.1 Purpose - This Section 13.7.10 is intended to regulate the provision of housing for families and elderly persons of low and moderate income as a component of new housing developments within the PUD-6B district where required by Section 13.782(3) by contributing to the provision of adequate housing for citizens of Cambridge, and by encouraging a reasonable mix of housing opportunities in Cambridgeport.

13.7.10.2 Quantity Requirements for Inclusionary Housing - This provision shall apply to the development of the first 10 and all subsequent housing units determined cumulatively, as required in the PUD-6B district under Section 13.782(3), including units created by new construction, or conversion of a non-residential structure to residential uses, or substantial rehabilitation of an existing structure where the cost of such rehabilitation exceeds 50% of the market value of the structure before rehabilitation.

Any residential development subject to this section shall make provision for units suitable for and available to households and elderly persons of low and moderate income in an amount equal to 10 percent of the number of units to be constructed, provided, however, that no more than 50% of the required units



shall be intended for elderly persons. Where the application of the 10-percent requirement results in a fraction, one additional unit shall be provided where that fraction is equal to or greater than one-half.

13.7.10.3 General Requirements for Inclusionary Property - To fulfill the requirements of this Section 13.7.10 the applicant may elect either of the following mechanisms:

a. Provision of the units on site or on another site approved by the Planning Board which may include participation in any federal, state or city program for the provision of housing units for low-and-moderate-income households, or

b. A cash payment per required unit of low- or moderate-income housing shall be made to the City of Cambridge. The cash payment shall be $50,000 plus $50,000 multiplied by the percentage increase in the cost-of-living index between that in effect on the date which this section was adopted and that for the month three months prior to when the payment is to be made. The payment shall be used by the City Manager to make the desired housing available.

If public programs are employed to implement the foregoing provisions, preference shall be given to programs providing for home ownership.

13.7.10.4 Where the applicant provides the low-and-moderate-income units under Section 13.7.10.3a, it shall establish restrictions, conditions, or limitations to restrict occupancy to low-and-moderate income tenants for a period of at least 15 years.



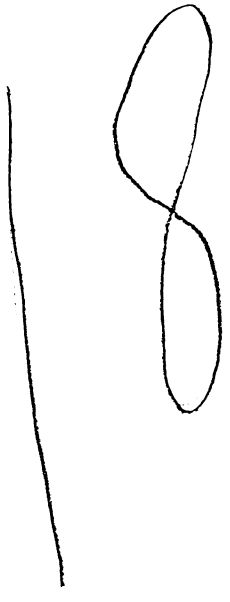
13.7.10.5 Where the housing is to be constructed in stages, the required low-and-moderate-income units shall be provided in each stage in at least the same proportion as required for the total development.

13.7.10.6 The issuance of a building permit for any residential development subject to this Section 13.7.10 shall be conclusive determination of compliance with the provisions of Section 13.7.10.

C. Amend Section 5.34 Industrial Districts, Table 5-4, Table of Dimensional Requirements, Footnote (c) by replacing it with the following new Footnote (c):

(c) Where a lot is within 100 feet of a Business A-1 zoning district line, the maximum building height shall be determined by a 30 degree setback plane beginning at an elevation 35 feet above the Business A-1 zoning district boundary line.

D. The provisions of this zoning ordinance are severable. If a court holds invalid any such provision, or its applicaton of any person, property, or circumstance, the validity of any other provision or application shall not be affected.



II. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-3 (with a Planned Unit Development District-6) that area presently zoned Business B and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Massachusetts Avenue and the northeasterly portion of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street:

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1000 feet to its intersection with the northeasterly projection of the northerly sideline of lot #110;

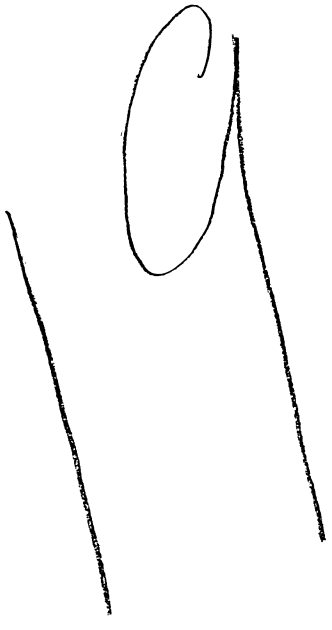
1.2 Thence turning and proceeding in a westerly direction along the northerly sideline of lot #110 and its projection for approximately 150 feet to its intersection with the northeasterly sideline of lot #115, as shown on Assessor's Plat #69;

1.3 Thence turning and proceeding in a northwesterly direction for approximately 60' along the northeasterly sidelines of lots #'s 115, 116, 117, to its intersection with the northwesterly sideline of lot #117.

1.4 Thence turning and proceeding in a southwesterly direction for approximately 120 feet along the northwesterly sideline of lot #117 to its intersection with the centerline of Green Street.

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street and its projection for approximately 926 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;

1.6 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeast sideline of Brookline



Street for approximately 240 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.

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

1.01 **Premises shown on Assessor's Plat #92:**

Even numbers 372 through 458 Massachusetts Avenue, odd numbers 81 through 145 Green Street, numbers 7 through 13 Sidney Street and which includes all or parts of lots numbered 69, 51, 89, 66, 117, 57, 62, 95, 96, 103, 58.

1.02 **Premises shown on Assessor's Plat #69:**

Even numbers 298 through 358 Massachusetts Avenue, odd numbers 21 through 43 Green Street, even numbers 4 through 22 Blanche Street and which includes all or parts of lots numbered 160, 159, 72, 99, 100, 101, 102, 103, 149, 163, 148, 109.

2.0 Rezone to Business A-1 (with a Planned Unit Development District-6) that area presently zoned Business A and which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Franklin Street;

2.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 730 feet to its intersection with the northwesterly projection of the centerline of Pacific Street, as shown on Assessor's Plat 92;

2.2 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street and its projection for approximately 120 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;

2.3 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of



Brookline Street for approximately 730 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #92;

2.4 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street and its extension for approximately 120 feet to its intersection with the centerline of Brookline Street, the point of origin.

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

2.01 **Premises shown on Assessor's Plat #92:**
Even numbers 46 through 104 Brookline Street, 119 Pacific Street, odd numbers 41-47 Pilgrim Street, and 154 Franklin Street, which includes all or parts of lots numbered 112, 115, 22, 105, 106, 19, 114, 82, 91, 4, 3, 116.

3.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay District-6) that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street and the centerline of Green Street;

3.1 Thence proceeding in a southeasterly direction along the centerline of Green Street for approximately 1090 feet to its intersection with the centerline of Landsdowne Street as shown on Assessor's Plat #92 and 68;

3.2 Thence turning and proceeding in a westerly direction along the centerline of Landsdowne Street for approximately 120 feet to its intersection with the northwesterly projection of the centerline of Cross Street;

3.3 Thence turning and proceeding in a southeasterly direction along the centerline of Cross Street and its projection and extension for approximately 260 feet to its intersection with the centerline of Purrington Street;



3.4 Thence turning and proceeding in a westerly direction along the centerline of Purrington Street for approximately 910 feet to its intersection with the centerline of Pacific Street.

3.5 Thence continuing in a northwesterly direction along the centerline of Pacific Street for approximately 915 feet to its intersection with the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street as shown on Assessor's Plat #95;

3.6 Thence turning and proceeding in a northeasterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookling Street for approximately 980 feet to its intersection with the centerline of Green Street, the point of origin.

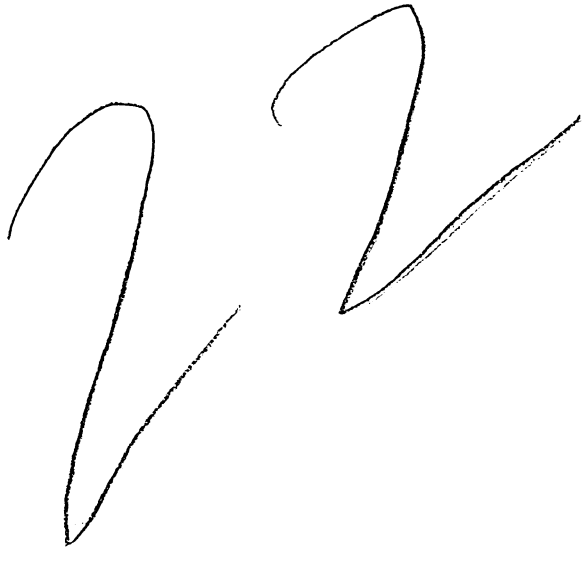
3.00 Said area includes all or parts of the following parcels of land:

3.01 **Premises shown on Assessor's Plat #92:**

Even numbers 78 through 144 Green Street, odd numbers 109 through 155 Franklin Street, odd numbers 19 through 29 Sidney Street, which include all or parts of the following lots numbered 33, 34, 31, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44. Even numbers 116-150 Franklin Stret, 63 Sidney Street, 115 Pacific Street and 41 Pilgrim Street, and which includes all or parts of lots numbered 112, 115, 19, 114, 4, 3, 116.

3.02 **Premises shown on Assessor's Plat #69:**

Even numbers 20 through 96 Sidney Street, odd numbers 55 through 75 Pacific Street, odd numbers 49 through 95 Franklin Street, even numbers 10 through 56 Green Street, odd numbers 33 through 81 Blanche Street, even numbers 36 through 80 Blanche Street, even numbers 12 through 30 Auburn Street and odd numbers 23 through 83 Landsdowne Street, which include all or parts of lots numbered 62, 147, 146, 61, 60, 58, 77, 78, 124, 125, 80, 129, 130, 131, 133, 132,

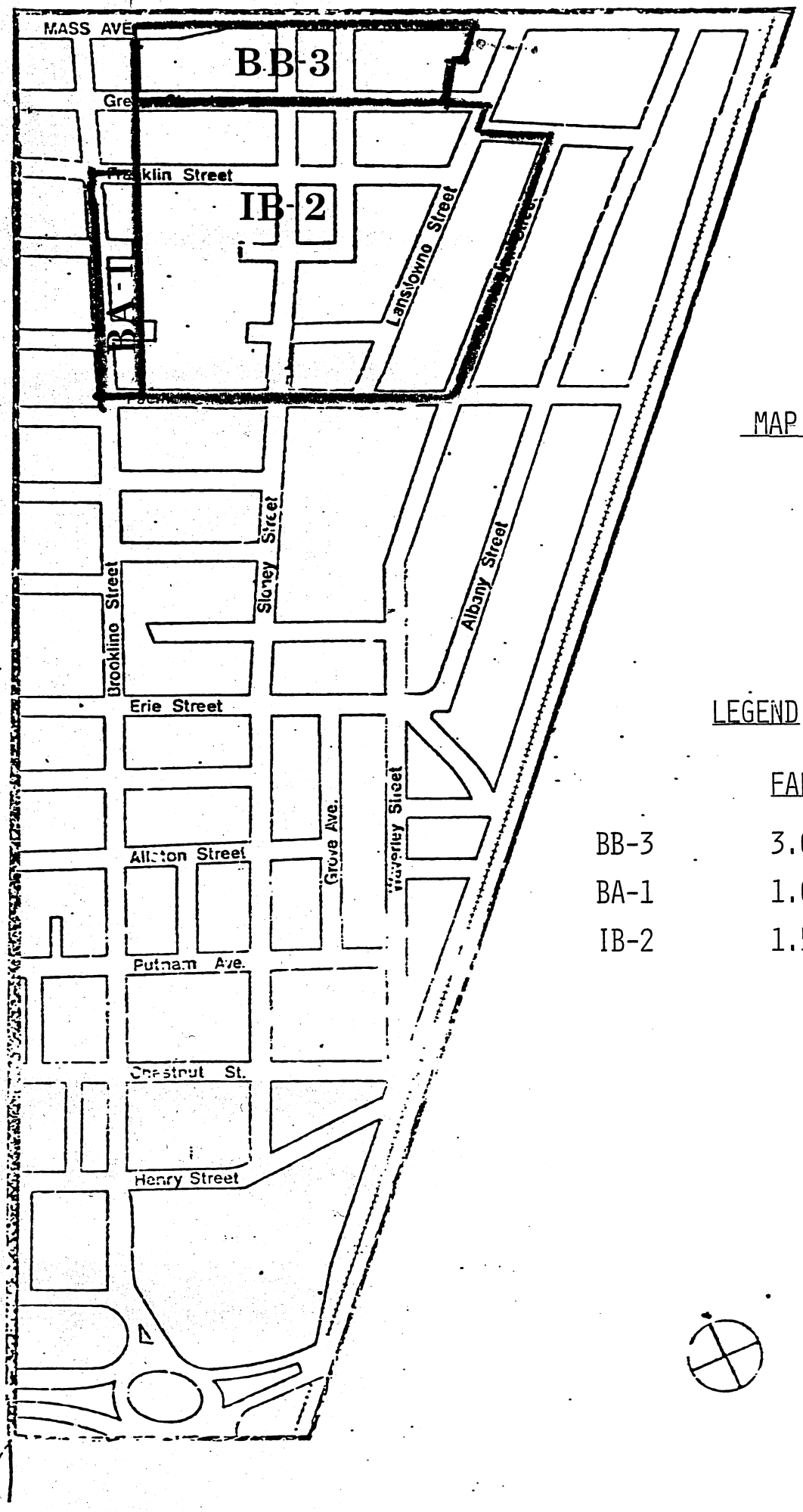


164, 53, 54, 51, 50, 49, 156, 155, 158, 157, 150, 153, 57, 138.

3.03 **Premises shown on Assessor's Plot #68:**

Even numbers 26 through 82 Landsdowne Street, even numbers 30 through 48 Cross Street, odd numbers 3 through 87 Purrington Street, odd numbers 27-49 Pacific Street, which include all or parts of lots 2, 54, 62, 61, 43, 31 and 30.





MAP 1

LEGEND

	FAR	HEIGHT
BB-3	3.0	120′
BA-1	1.0	35′
IB-2	1.5	85′

24

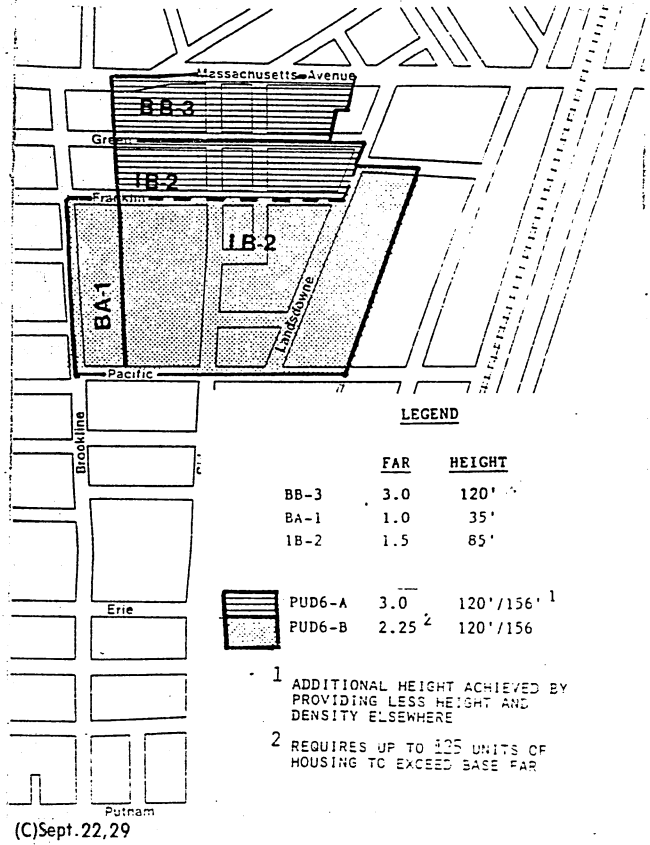
PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK.

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 Thursday, October 6, 1983 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a **petition by James W. Caragiames,** et al to amend the Zoning Ordinance of the City of Cambridge by rezoning an area of land bounded generally by Massachusetts Avenue, Brookline Street, Pacific Street and Purrington Street. The proposed petition would amend the map and text of the Zoning Ordinance by rezoning said area from Industry B, Business B and Business A to those districts illustrated on the attached map and by creating the following three new districts: Business B-3, PUD-6A and PUD-6B Overlay Districts.

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 Walter J. Sullivan,
Chairman



(C)Sept.22,29

PUBLIC NOTICE
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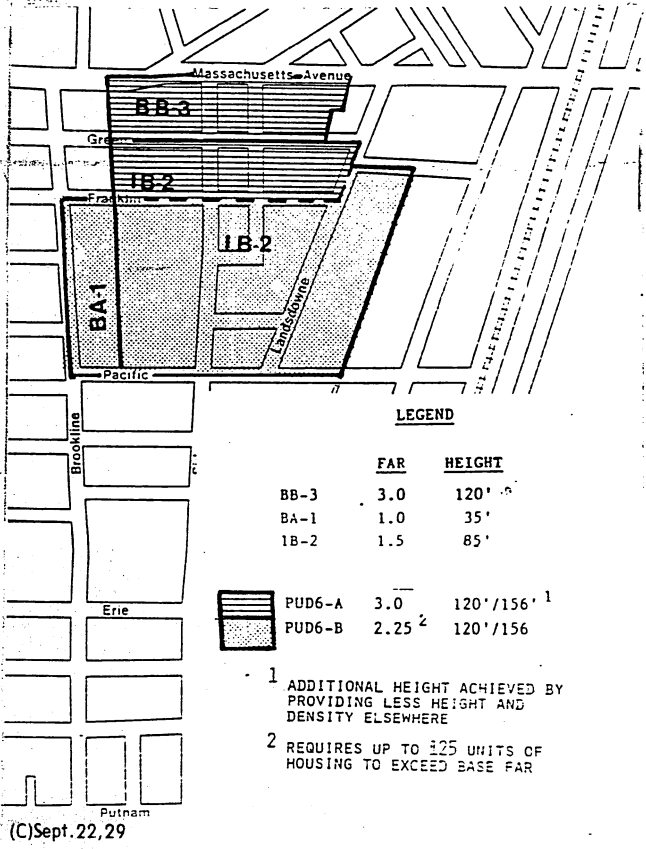

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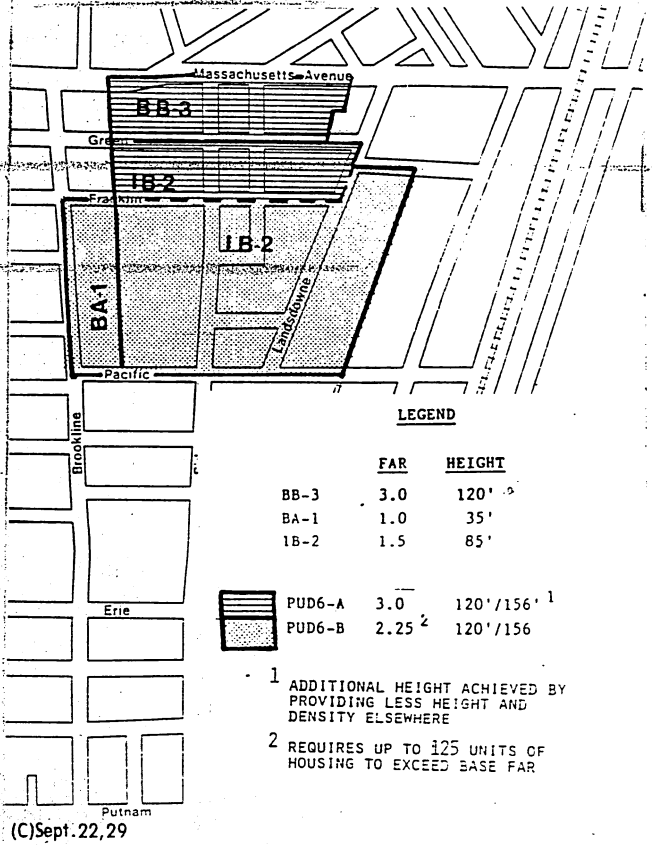


(C)Sept.22,29

Obituaries

By Mark Jaworski

Anthony Tallini

Anthony Tallini, a retired steel worker at the Industrial Stainless Steel Company of Cambridge for 35 years, died unexpectedly September 16 in St. John's Hospital in Lowell. He was 54.

Mr. Tallini was a native of Italy and lived in Cambridge for 35 years.

He is survived by three daughters, Diane O'Connell of Arlington, Maria Masucci of Watertown and Marina Tallini; one sister, Ida Harris of Billerica; one brother, Alfred Tallini of Andover and seven grandchildren.

A funeral Mass was held in St. Francis of Assisi Church in Cambridge. He was buried in Mt. Pleasant Cemetery in Arlington.

Funeral arrangements were made by the A. DeVito and Sons Funeral Home.

Nicholas Spartichino

Nicholas Spartichino, owner of Spartichino's Salvage Company and a lifelong resident of Cambridge, died unexpectedly September 16 in Mt. Auburn Hospital. He was 76.

He was the husband of the late Eva C. (Landry) Spartichino; the father of Jean Faraci, Joan Heck, Jane Lanning, June Harris, Jody Maitland, Jill Levine, Nicholas Jr., William and Joseph Spartichino; the brother of Rose Bertoli, Rita MacGillivray, Rocco, John, Alfred, William, George and the late Salvatore, Peter and Mario; the grandfather of 28 and the great-grandfather of seven.

A funeral Mass was held in the Immaculate Conception Church. He was buried in the Cambridge Cemetery.

Funeral arrangements were made by the Keefe Funeral Home.

John Harrington

John L. Harrington, a retired shipper for Swift and Company of Cambridge and a lifelong resident of Cambridge, died September 17 in Cambridge Hospital after a lengthy illness. He was 85.

He is survived by his wife, Margaret M. (Rourke) Harrington; three daughters, Margaret M. Cavanaugh of Wilmington, Dorothy E. Curry of Winchester and Joanne D. Corndell of Everett and one son, John J. of Cambridge.

A Mass was held in St. Patrick's Church. He was buried in St. Paul's Cemetery, Arlington.

Funeral arrangements were made by the Stanton Funeral Home.

Stephen O'Leary

Stephen W. O'Leary, a retired Art Director of the McCann and Erickson Advertising Agency, died September 17 in his Cambridge home after a lengthy illness. He was 87.

Mr. O'Leary, a lifelong Cambridge resident, was Past President of the Art Director's Club of Boston.

He was the husband of the late Agnes C. (Weber) O'Leary; the father of Patricia A. O'Leary of Cambridge, Eileen B. Arnold of Illinois, Maureen E. Fosher of Cambridge, Sheila P. Holland of Southboro and Stephanie Deeley of Belmont; the brother of Marguerite McMahon of Georgia, Kathleen Adcock of Belmont and the late Mary, Julia and Norah O'Leary; the grandfather of nine and the great-grandfather of one.

A funeral Mass was held in St. Peter's Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the William T. Hickey and Son Funeral Home.

Donations may be made in his name to the Bishop Riley Memorial Fund, c-o St. Peter's Church, Cambridge or to the charity of your choice.

John Sullivan

John "Jake" Sullivan, a stockman for New England Telephone and a lifelong Cambridge resident , died September 16 in Massachusetts General Hospital after a brief illness. He was 49.

Mr. Sullivan was a member of the International Brotherhood of Electrical Workers, Local 2222 and the Cambridge Elks, number 839.

He is survived by his wife, Anna (Johnson) Sullivan; his mother, Mary O'Reilly; three daughters, Anne Marie Ciccarelli, Jean and Joan Sullivan; one sister, Trudy Glaser and three brothers, William, Edward "Teddy" and Paul Sulivan.

A funeral Mass was held in St. Patrick's Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the Donovan-Aufiero Funeral Home.

Donations may be made in his memory to St. Patrick's Church.

Elizabeth Norton

Elizabeth Norton, a native of Glasgow, Scotland and a U.S. resident of 65 years, most of those in Cambridge, died September 16 in Mt. Auburn Hospital after a lengthy illness. She was 84.

She was the wife of the late James E. Norton; the mother of Mrs. K. Phyllis Mahoney; the mother-in-law of former state Secretary of Elder Affairs and Cambridge School Committee Memger Dr. Thomas H.D. Mahoney of Cambridge; and the grandmother of Thomas, Linda, David, Peter and Phillip.

A Mass was held in the Jeanne Jugan Home of the Little Sisters of the Poor. She was buried in St. Paul's Cemetery in Arlington.

Donations may be made in her memory to the Little Sisters of the Poor Building Fund.

Dorothy Ewing

Dorothy E. (Phipps) Ewing, an employee of the dietary department of Massachusetts General Hospital and the mother of former Cambridge Rindge and Latin School basketball star Patrick Ewing, died unexpectedly September 15 in Cambridge Hospital. She was 55.

Mrs. Ewing was a native of Kingston, Jamaica, West Indies and lived in Cambridge since coming to the United States in 1971.

She is survived by her husband, Carl L. Ewing; five daughters, Lastina Starlett, Pauline Brooks, Karling Ewing, all of Cambridge, Barbara of Howard University in Washington D.C. and Rosemarie of Pennslyvania; two sons, Carl L. Jr. of Cambridge and Patrick Ewing, now at Georgetown University; and three grandchildren.

Funeral Services were held in St. Paul A.M.E. Church. She was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the A.J. Spears Funeral Home.

George Persson

George Persson, a retired airline mechanic for Eastern Airlines for 30 years, died unexpectedly September 16 in Mt. Auburn Hospital. He was 75.

Mr. Persson was born in Sweden and was a resident of Cambridge for 27 years. He was a member of the Woburn Elks, Lodge number 908.

He is survived by his wife, Janet (Penney) Persson, two sons, Stephen Persson of Cambridge and Mark Persson of Malden; three grandchildren; one brother and three sisters, all of Sweden.

Funeral services were held in the Berglund-Clark Funeral Home. He was buried in Mt. Auburn Cemetery.

Margaret Fitzgerald

Margaret G. Fizgerald, a stenographer for the Cambridge Board of Health, died September 16 in Sancta Maria Hospital after a brief illness.

Miss Fitzgerald was a lifelong resident of Cambridge and a member of the St. John's Guild.

She was the daughter of the late Patrick J. and Margaret (Reagan) Fitzgerald; the sister of Anne Mowatt and the aunt of several nieces, nephews, and grandnieces and nephews.

A funeral Mass was held in St. John's Church. She was buried in the Cambridge Cemetery.

Funeral arrangements were made by the Keefe Funeral Home.

Claire Frenier

Claire L. Frenier, vice President of the Cambridge Trust Company where she worked since 1943, died September 19 in Mt. Auburn Hospital. She was 58.

Miss Frenier was born in Cambridge and graduated from Our Lady of Pity grammar and high schools, and also took courses at the New England School of Banking and at Williams College.

She was a member of the Quota Club of Cambridge, the National Association of Banking Women and the Council of the 3rd Order of Mary.

Miss Frenier was active in Our lady of Pity Church as a lecturer and a member of the choir. She also was treasurer of the Charter 1000 Club.

She leaves two brothers, Henry F. of Franklin and and E. Richard Frenier of Concord; a sister, Lucille M. Cicone of Natick and 11 nieces and nephews.

A funeral Mass will be held this morning at 10 am in Our Lady of Pity Church. She will be buried in North Cambridge Catholic Cemetery.

Funeral arrangements were made by the Kevin A. Griffin Funeral Home.

William Gurry

Wiliam E. Gurry, a retired employee of the City of Cambridge's Recreation Departmemt, where he worked for 40 years, died September 19 in Mt. Auburn Hospital after a brief illness. He was 69.

Mr. Gurry was born in Salem but lived most of his life in Cambridge.

He is survived by his wife, M. Claire (McKeon) Gurry, and four daughters, Joanne M., Susan E. and Marian K. Gurry and Martha. C. Gurry-Axtman.

A funeral Mass will be held this morning in the Blessed Sacrament Church at 10 am. He will be buried in the Cambridge Cemetery.

Funeral arrangements were made by the Daniel F. O'Brien Funeral Home.

Donations may be made in his name to the Jimmy Fund.

Charles MacKinnon

Charles D. MacKinnon, a Supervisor and former Deputy Superintendent and Personnel Director for the Middlesex County Sherriff's Department, died unexpectedly September 19 in Mt. Auburn Hospital. He was 47.

Mr. MacKinnon was born in Newton but lived most of his life in Cambridge. He was a member of the Mizoah Lodge, Ancient Free and Accepted Masons.

He was the son of the late Charles and Mabel (MacKay) MacKinnon, and the brother of George Ross MacKinnon of Woburn.

Funeral Services were held in the North Congregational Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the Watson Funeral Home.

Donations may be made to the Heart Fund.

Linda Benedek

Linda (Raisz) Benedek, a native of Hungary and resident of Cambridge, died September 17 in the Sherrill Nursing Home in Boston. She was 94.

She was the wife of the late Julius Benedek, and the mother of Dr. Veronica B. Tisza of Cambridge and Frederica Kardi of Hungary.

Services were private. Her body was cremated.

Funeral arrangements were made by the A.E. Long Funeral Home.

Donations may be made to the Sherrill Nursing Home, Boston.

Helen Landers

Helen G. (Curry) Landers, a lifelong resident of Cambridge, died September 19 in Pine Knoll Manor Nursing Home after a lengthy illness. She was 83.

She was the wife of the late David L. Landers; the mother of John G. of Arlington, Dr. Leo A. of Stamford, Ct., Edward R. Chelmsford, Robert J. and David L. Jr. of Cambridge; the sister of the late Mary A. and William J. Curry; the grandmother of 15, and the great-grandmother of one.

A funeral Mass will be held in Sacred Heart Church in Watertown this morning at 10. She will be buried in St. Paul's Cemetery in Arlington.

Funeral arrangements were made by the Stanton Funeral Home.

Patricia Hallowell

Patricia (Jellinek) Hallowell, known in the art world as Blue Poitras for her gold-jewery handcrafted art pieces, died September 13 in New England Deaconess Hospital in Boston from cancer. She was 33.

A native of Wilmette, Ill., Mrs. Hallowell and her husband of a little more than two months, Francis Jackson Hallowell 2nd, just recently moved to Cambridge. She had a workshop and students in Harvard, MA, where she had lived eight years.

Her art work had been featured recently in Vogue and Harpers Bazaar magazines and her pieces have been displayed throughout the country under a grant from the Massachusetts Council of the Arts.

Mrs. Hallowell graduated from Garland Junior College in Boston and from the School of the Museum of Fine Arts. She won the Massachusetts council grant in a juried show in Boston in July.

In 1976, she had received a traveling study scholarship from Harvard, and she had been selected by the American Crafts Council to display her art in a traveling metal exhibiton in 1981. She had been a goldsmith since the mid-1970's.

In addition to her husband, she leaves her parents, Frank H. Jellinek and Irene (Rosenberg) Jellinek of Rye, N.H. and La Jolla, Calif., and two brothers, Frank of North Hampton, N.H. and John Jellinek of Highland Park, Ill.

Funeral services and burial were private.

Funeral arrangements were made by the J.S. Waterman and Sons Funeral Home.

Donations may be made to the Patricia Jellinek Hallowell Scholarship Fund, BayBank/Harvard Trust Co., P.O. Box 300, Cambridge, Ma. 02139. Attn. R.F. Gray.

Carlos Faria

Carlos Faria, 70, a machine operator and longtime resident of Cambridge, died September 13 in Sancta Maria Hospital after a lengthy illness.

Mr. Faria was a member of the Portugese American Civic League.

He is survived by his wife, Maria Gloria (Simas) Faria; a son, Durval Faria; a daughter, Lorene Peixoto; a sister, Maria C. Faria; a brother, Manuel Faria and four grandchildren.

A funeral Mass was held in St. Anthony's Church. He was buried in Cambridge Cemetery.

Funeral arrangements were made by the Rogers Funeral Home.

Arthur Silva

Arthur J. Silva, a former maintenence worker in Cambridge Hospital, died September 14 in Symmes Hospital in Arlington after a brief illness. He was 51.

Mr. Silva was a life long resident of Cambridge and served with the Army during the Korean War.

He is survived by his wife, Claire (Reardon) Silva; two daughters, Doreen Reposa and Denise Chaisson; and one son, Daniel J. Silva and one brother, James Silva.

A funeral Mass was held in Sacred Heart Church. He was buried in Mt. Auburn Cemetery.

Funeral arrangements were made by the Rogers Funeral Home.

Cantabs

Twelve Cambridge residents were among the 4,037 graduates of Northeastern University. They are: in the College of Computer Science, with a Bachelor of Science in Computer Science, **Edward Sullivan**; in the College of Business Administation, with a Bachelor of Science-Business Administration, **Mark Boulter**; in the College of Human Development, with a Bachelor of Science-Education, **Janet Belloste, Linda Duggan, Penelope Papadopoulos and Lorraine Weber**; in the College of Nursing, with a Bachelor of Science-Nursing, **Susan Younker**; in the College of Criminal Justice, with a Bachelor of Science, **Delmiro Dacosta**; in the University College, with no degree given, **Amer Koudsi**; **in the Lincoln College, with a Bachelor of Engineering Technology, Stephen Pelletrino and Frenando Viana**; and in the Lincoln College of day Engineering, with a Bachelor of Engineering Technology, **Simon Siu.**

Deborah Smith of Cambridge has joined the faculty of Lasell Junior College in Newton. Ms. Smith will lecture in the Department of Socail Relations.

Army National Guard Private Barbara Perason, daughter of James C. and Evelyn E. Pearson of 165 Western Ave., has completed asic training at Fort Jackson, S.C.

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, September 29, 1983 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Personal Computer
Textiles
Maintenance/Service to CT Scanner

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)Sept.15,22

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Sang Won Park**, Trustee of **"U.S. Asia Trust"**, of Cambridge, County of Middlesex, Massachusetts to **Marie Ann Kashmanian** of Canton, County of Norfolk, Massachusetts and **Phyllis E. LaMarca**, of Burlington, County of Middlesex, Massachusetts, Trustees of **"Ocean View Park Realty Trust"**, dated June 3, 1982 and recorded with the Middlesex South District Registry of Deeds, in Book 14627, Page 232, of which mortgage the undersigned in 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 o'clock A.M., on Friday, September 30, 1983, on the premises below described being known as 215-223 Prospect Street, in Cambridge, Middlesex County, Massachusetts and being described as follows, to wit:

A certain parcel of land with the buildings thereon situated on Prospect Street, at the junction of Summer Street, Cambridge, now known as St. Mary's Road, Middlesex County, Massachusetts, said buildings being numbered 215-223 Prospect Street, bounded and described as follows:

Beginning on the Northerly corner of said streets, thence running Westerly on said Summer Street, fifty-six feet six inches to land lately conveyed to Hanson; thence turning and running Northerly by said Land of Hanson, sixty-six feet to land of owners unknown; thence turning at a right angle and running Easterly by said land of persons unknown, fifty-six feet six inches to Prospect Street, sixty-six feet to the point of beginning on said corner.

Containing 3,729 square feet of land.

Being the same premises conveyed to Marie Ann Kashmanian **et aliud** as Trustees, by deed of **Joseph P. DiCarlo;** said Deed dated July 11, 1979, recorded with Middlesex South District Registry of Deeds, in Book 13738, Page 477.

Being the same premises conveyed to the Mortgagor by deed of the Mortgagee; said deed dated June 3, 1982, and recorded **herewith,** in Middlesex South District Registry of Deeds.

This is a purchase price mortgage given simultaneously with a receipt by the Mortgagor of a deed conveying title to said premises from the Mortgagee to the Mortgagor. The said mortgage is given to secure a part of the purchase price; and the deed mortgage is part of the same transaction. The indebtedness secured hereby is the said Promissory Note of the Mortgagor to the Mortgagee in the sum of $70,000.00, and covers a part of the purchase price for the premises.

Included as part of the realty and subject to the lien of this mortgage are all portable or sectional buildings, heating apparatus, plumbing, ranges, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors, awnings, combination storm and screen doors and windows, elevators, air conditioning apparatus, incinerators, and other fixtures of whatever kind and nature (including all existing and installed wall-to-wall carpeting) upon said premises, or hereafter placed thereon, prior to the full payment and discharge of this mortgage, insofar as the same are or can by agreement of the parties be made a part of the realty.

The above premises will be sold subject as above and to all outstanding tax titles, municipal or other public taxes, assessments, or liens, if any.

Seven Thousand Five Hundred ($7,500.00) Dollars will be required to be paid in cash or by certified check by the purchaser at the time and place of sale as earnest money. The balance is to be paid in cash or by certified check within twenty (20) days thereafter to be deposited in escrow with Frank N. Dardeno, Jr., Esquire, at 424 Broadway, in Somerville, Massachusetts 02145, pending approval of said sale by the Land Court. Other terms, if any, to be announced at the sale.

Marie Ann Kashmanian
and Phyllis E. LaMarca,
Trustees of
"Ocean View Park
Realty Trust",
Present Holders of
said mortgage,
By their attorney:
Frank N. Dardeno, Jr., Esquire
424 Broadway
Somerville, Massachusetts
02145
(617) 666-2601

Dated: September 2, 1983
From the Office of:
Frank N. Dardeno, Jr.
424 Broadway
Somerville, MA 02145
(617) 666-2601
(C)Sept.8,15,22

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court

NOTICE OF
Probate of Will
Without Sureties
Estate of **Edna M. Keating**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Joseph J. Keating** of Cambridge in the County of Middlesex be appointed executor thereof without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney should file a written appearance in said Court, at Cambridge, on or before October 11, 1983. You must in addition to filing a written appearance as aforesaid, file within thirty (30) days after said return day a written statement of objections to the petition, giving specific grounds therefor.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the eighth day of September, in the year of our Lord one thousand nine hundred and eighty-three.

/s/Paul J. Cavanaugh
Register of Probate

(C)Sept.22

INVITATION TO BID

The City of Cambridge, Massachusetts, the awarding Authority invites sealed bids for **Erie Street and Waverly Street reconstruction,** in accordance with the Contract Documents prepared by the Office of the City Engineer, Public Works Department, 147 Hampshire Street, Cambridge, Massachusetts 02139, Telephone 498-9051 and the Community Development Department, 57 Inman Street, Cambridge, Massachusetts 02139, Telephone 498-9034.

Reconstruction consists of: street, curbing, sidewalk, drainage, planting, and lighting appurtenances, a total of 1700 linear feet.

Location: Erie Street, between Brookline Street and Albany Street, Waverly Street, between Erie Street and Putnam Avenue.

Sealed bids for the General Contract will be received at the Office of the Purchasing Agent, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139, Friday, October 7, 1983 at 3:00 p.m. at which time all bids will be publicly opened and read aloud.

General Bidders may obtain two (2) complete sets of Contract Documents at the Office of the Purchasing Agent, City Hall, Cambridge, Massachusetts, 02139, upon deposit of $35.00 in the form of a check only made payable to the City of Cambridge, for each complete set. Additional sets may be obtained at the cost of reproduction. Copies of the Form for General Bid are available at no cost at the same office. The full amount of deposit will be refunded to all persons returning plans and specifications in good condition within ten days after date of General Bid opening.

The Contract Documents may be examined at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts; at the plan room of Dodge Construction Reports; at the Office of the Master Builders Association, 383 Dorchester Avenue, South Boston, Massachusetts.

Every general bid shall be accompanied by a bid bond or a certified check, or a treasurer's check or cashier's check issued by a responsible bank or trust company payable to the City of Cambridge in the amount of 5% of the total bid price.

Attention is called to the 10% Minority Business Enterprise goals as contained within the bidding documents.

The successful bidder will be required to furnish a 100% Performance Bond and also a 100% Labor and Materials or payment Bond as set forth in the specifications.

Work will be subject to Equal Employment Opportunity requirements and Executive Order 11246. The Bidder understands that he/she must not discriminate on the grounds of race, color, religion, sex, or national origin.

Attention is called to the fact that no less than the minimum wage rates as set forth in the schedule contained in the specifications must be paid on this project. State Wage Rates are applicable.

The Awarding Authority reserves the right to reject any or all bids and to waive any informalities in the bidding if it be in the public interest to do so, provided such rejection or waiver be in conformance with the General Laws, as amended.

No bidder may withdraw his/her bid within 30 days after the actual date of the opening thereof.

Bidders are requested to attend a pre-bid conference on Monday, October 3, 1983 at 10:00 a.m. at the Community Development Department, 57 Inman Street, Cambridge, Massachusetts, Conference Room.

Attention is called to the City's Supplemental Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program as contained in the bidding documents.

Barbara L. Duffy
Purchasing Agent

(C)Sept.22,29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division
Docket No. 152604
Summons by Publication
Francois Douyon
Plaintiff
vs.
Diana V. Douyon
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Francois Douyon, seeking Judgment for divorce on grounds of desertion.

You are required to serve upon Earl Auerbach, plaintiff's attorney, whose address is 18 Tremont St., Boston, Mass. 02108 your answer on or before the fifth (5th) day of December, 1983. 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.

Witness, Sheila E. McGovern Esquire, First Justice of said Court at Cambridge.

August 30, 1983

Paul J. Cavanaugh
Register of Probate

(C)Sept.8,15,22

SHERIFF'S SALE
22722
THE COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. July 6, A.D.1983

Taken on execution and will be sold by public auction, on Wednesday, the twelfth day of October A.D. 1983, at three o'clock P.M., at my office, 99 First Street in Cambridge, in said County of Middlesex, all the right, title and interest that **Nechemia Weissman** of Cambridge in said County of Middlesex, had (not exempt by law from attachment or levy on execution) on the sixth day of July A.D. 1983, at nine o'clock and no minutes, a.m., being the time when the same was taken on execution in and to the following described real estate, two wit: the premises in the **10-14 Remington Street Condominium** (a condominium subject to Massachusetts General Laws, Chapter 183A) in Cambridge, Middlesex County, Massachusetts, created by Master Deed dated May 9, 1977, recorded with Middlesex South District Registry of Deeds, Book 13190, Page 078.

Unit No. 27
Terms: **Cash**

Alfred L. Jacobson
Deputy Sheriff

(C)Sept.15,22,29

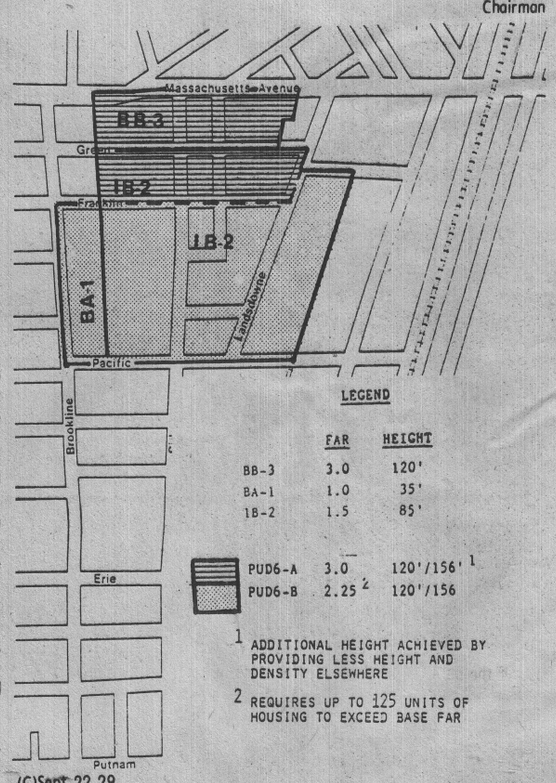
PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK.

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 Thursday, October 6, 1983 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a **petition by James W. Caragianes,** et al to amend the Zoning Ordinance of the City of Cambridge by rezoning an area of land bounded generally by Massachusetts Avenue, Brookline Street, Pacific Street and Purrington Street. The proposed petition would amend the map and text of the Zoning Ordinance by rezoning said area from Industry B, Business B and Business A to those districts illustrated on the attached map and by creating the following three new districts: Business B-3, PUD-6A and PUD-6B Overlay Districts.

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.

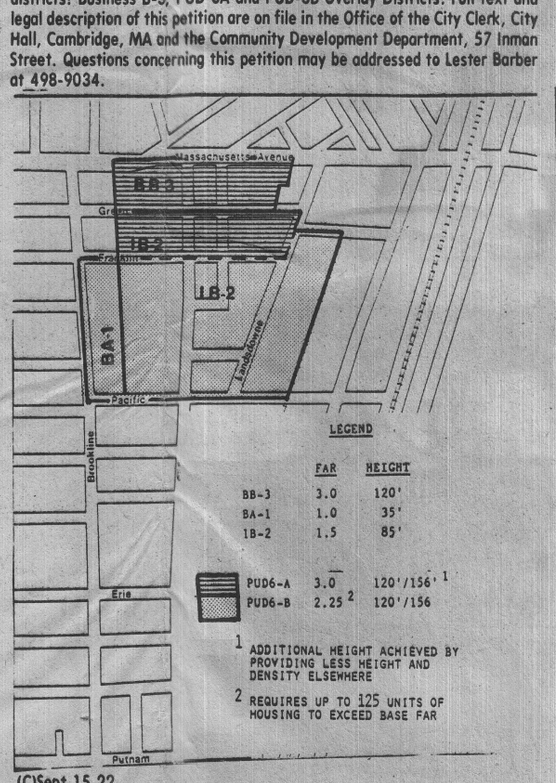
For the Committee,
Councillor Walter J. Sullivan,
Chairman



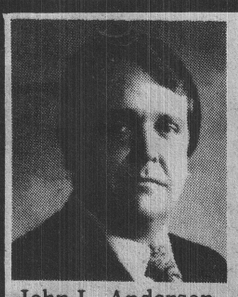
(C)Sept.22,29

Public Hearing Notice

The Cambridge Planning Board will hold a public hearing on Tuesday, October 4, 1983 at 8:30 p.m. in the Community Development Department, Conference Room, City Hall Annex, 57 Inman Street, Cambridge, MA on a petition by **James W. Caragianes** et al to amend the Zoning Ordinance of the City of Cambridge by rezoning an area of land bounded generally by Massachusetts Avenue, Brookline Street, Pacific Street and Purrington Street. The proposed petition would amend the map and text of the Zoning Ordinance by rezoning said area from Industry B, Business B and Business A to those districts illustrated on the attached map and by creating the following three new districts: Business B-3, PUD-6A and PUD-6B Overlay Districts. Full text and legal description of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA and the Community Development Department, 57 Inman Street. Questions concerning this petition may be addressed to Lester Barber at 498-9034.



(C)Sept.15,22



John L. Anderson,
Director

A thought for the week

How old is old? A 5 year old may think grandma is old at 45. Grandma, perhaps herself showing signs of gray, rarely refers to her mother at 65 as old, or even getting old. When obituaries show names of friends aged 65 to 70, often you hear, "Gee, he wasn't so old." At age 80, one often hears, "getting up there in years."

Clothes are made to make one look young (excepting certain styles at times). Cosmetics create a youthful glow from head to toe. Wrinkle erasers (do they really work?), can be bought. These are physical fallacies about age to support another fallacy, "you are as old as you feel." So again - how old is old?

General Douglas MacArthur, at age 75, answered it this way: "Nobody grows old by merely living a number of years. People grow old only by deserting their ideals. Years may wrinkle the skin but to give up interest wrinkles the soul." Come to think of it, his definition is good advice...(Incidentally, we like advice from time to time. Whether you agree or disagree with what you read here, write to us any time you wish.)...

Long Funeral Home, Inc.
1979 Massachusetts Ave.
Cambridge, Mass. 02140
Service Is A "Long" Word

On the arts scene

Infectious power of 'Typhoid Mary'

By David Wiegand
Staff writer

If you're the sort who avoids so-called "workshop theatre," you'd be well advised to put aside your prejudices in the case of the current Theatre in Process production of Tanya Contos's "Typhoid Mary."

Of course, it isn't really "politically correct," in the theatrical sense, to look forward to workshop productions with total dread, but I've long suspected many people secretly do. After all, say "workshop theatre" and the mind instantly conjures up images of half-baked, terribly self-serious plays, costumes and sets out of someone's basement and acting abilities seemingly acquired through a funeral directors correspondence school.

THEATRE REVIEW

Happily, "Typhoid Mary" has none of the above. That isn't to say there aren't a few rough spots in the production, but, overall, professionalism makes the play well worth a visit.

You may remember that Theatre in Process got its start in 1980 at the now-defunct Peoples Theatre in Inman Square. Since the sad demise of Peoples, however, TIP has prevailed as the vagabond of the local small theatre scene, setting up shop wherever space could be found. This year, for example, TIP plays will be staged at the Cambridge Center for Adult Education, the Institute of Contemporary Art and the Lyric Stage, the locale of the current production.

Indeed, before "Typhoid Mary" actually got started, director Richard Lawrence felt it necessary to tell the opening night audience that the sets and lighting had been set up for the current Lyric production of "Blithe Spirit." The unintended irony of using sets for the Noel Coward classic becomes evident as soon as "Typhoid Mary" begins, since it is clear that there is nothing at all "blithe" about the life of poor Mary Mallon (June Judson), the former cook who was accused of spreading a mini-plague of typhoid fever among 57 people, three of whom died.

It is Christmas day, 1932; Mary knows it must be Christmas since a piece of cinnamon cake and an orange have been left outside her door that morning. Except for an occasional variation on holidays, Mary's diet is as unremarkably the same as one day is from the next. For more years than she can remember any more, Mary has been exiled to Riverside Hospital on North Brother Island, New York City. She lives in a one-room cottage and, although she has the run of the small island, she has long ago given up any attempt to commune with the other patients, who all but run from the sight of her.

Mary never had the disease she is accused of spreading, but the health authorities have determined she is a "carrier" nonetheless. For her part, Mary steadfastly maintains her innocence to her few visitors — a young priest, a doctor and a young hospital aide who is too naive to be afraid of coming into contact with the "infamous" Mary Mallon.

The action of the play, naturally, concerns the question of Mary's guilt or innocence. Mary, a still-proud woman who earned her living cooking for the rich of New York, maintains the disease was caused and spread by contaminated water; her doctor advances the commonly held argument that Mary spread the disease by failing to wash her hands before returning to the kitchen after using the bathroom. As she lives out what will be the day she suffers an ultimately fatal stroke, the secret truths emerge as she is haunted by ghosts of the past and deceptively kind tormenters of the present.

From the standpoint of modern times, given the advances of medical science, there is no question that Mary Mallon was horribly mistreated, to such an extent that it ultimately doesn't matter whether she did spread the disease or not. The real mystery becomes one of motive — did she, in fact, spread the disease intentionally for the purpose of revenge?

Contos, past president of the Playwrights' Platform and winner of both a Playwright's Fellowship and Artist's Residency from the Artists Foundation, is particularly skillful in developing the title character, who, after all, has to carry the play nearly singlehandedly.

Contos shows her real powers in the second act, but that necessitates pointing out the one problem which does demand attention. Overall, the play is off balance. Contos works so hard at showing us the terrible tedium of Mary's life in the first act that she fails to build enough dramatic tension to carry us adequately into the more powerful second act. The first half of the play hints too vaguely at the questions which will be resolved in the second act.

As far as the performances go, only one really counts and that is Judson's mini-*tour de force* as Mary. One barely notices the few rough spots in the text of the play itself because of Judson's performance. No student of acting should miss what June Judson does with this character. How easy it would be to push Mary Mallon over the line, to make us pity her, but Judson maintains a delicate and beautiful balance in her careful performance. Judson's Mary Mallon is a tough old bird, whose pride alone has kept her from going crazy through all her lonely years. And it isn't only in line delivery that Judson shines. The nuances of her performance — the way she drags herself, step by step across the stage, the way she pushes her hands into her lower back to ease her rheumatism — make you feel the physical effects of her anguish.

In the secondary roles, Don Scope provides able support as both the doctor and John Porter Reynolds, as does Mark Flagg as the priest and Sonny Mallon. Eva Dolan is a bit stiff as the young hospital aide and Alice Reynolds.

Richard Lawrence has done a fine job directing "Typhoid Mary," but the pace of the first act is sometimes a little off the mark, particularly when Mary interacts with her visitors.

Judson played "Typhoid Mary" in TIP's first production of the play last year, but this is the first time the critics have been invited to review TIP productions. In this case, it's certainly "better late than never" because "Typhoid Mary" is one workshop production which should not be avoided like the plague.

* * *

"Typhoid Mary" will be staged Monday and Tuesday evenings at 8, Sept. 26 and 27 and Oct. 3 and 4 at the Lyric Stage, Charles street, Boston, by Theatre in Process. For information, call the Lyric at 742-8703.

By David Wiegand



THEATRE TIP—June Judson plays the infamous "Typhoid Mary" Mallon and Don Scope plays both a doctor and financier John Porter Reynolds in the Theatre in Process productrion of Tanya Contos' "Typhoid Mary" at the Lyric Stage in Boston. (Photo by Pamela Judson-Jahedi)

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Previews

Afloat

The Grolier Book Shop's poetry reading series will continue on Thursday, Sept. 29, with readings by **Sydney Lea**, author of "The Floating Candles" and editor of the "New England Review," and **Christopher Corkery**. The reading will be held at 8 pm at the Cronkhite Graduate Center, 6 Ash St., and admission is $2.

Sugar is sweet

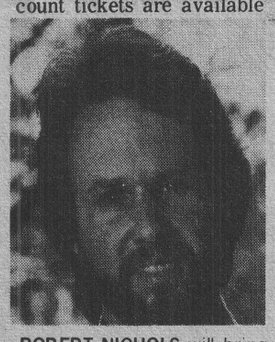
The Alley Theatre will begin its fifth season this week with the American premiere of Stephen Poliakoff's "City Sugar," described as a "biting commentary on the media in which the lives of an aggressive disc jockey and a teenage fan intertwine during a radio station's 'contest of the century,"

Poliakoff was appointed playwright in residence at Britain's National Theatre was has collaborated with David Hare, Trevor Griffiths and Brian Clark.

Alley artistic director Paul Dervis, who has spent most of the past two years in New York City where he is artistic director of Playwrights Previews Productions, will direct. Cast members include Bob Sacchetti, Stephanie Clayman, Jerry Goodwin, Carl Nolan, Doreen Disanza and Julie Popp.

The play opens tonight at 8 and will be staged Thursdays through Saturdays at 8 and Sundays at 3 pm through Oct. 22. General admission is $7 on Thursdays and Sundays, $8 on Fridays and Saturdays. Student and seniors discount tickets are available for $6. For reservations, call 491-8166 anytime since (hooray) the Alley now has an answering machine. Or, to speak with a humanoid, call 492-9567 after 7 pm daily.

The Alley is located at 1253 Cambridge St. in Inman Square.



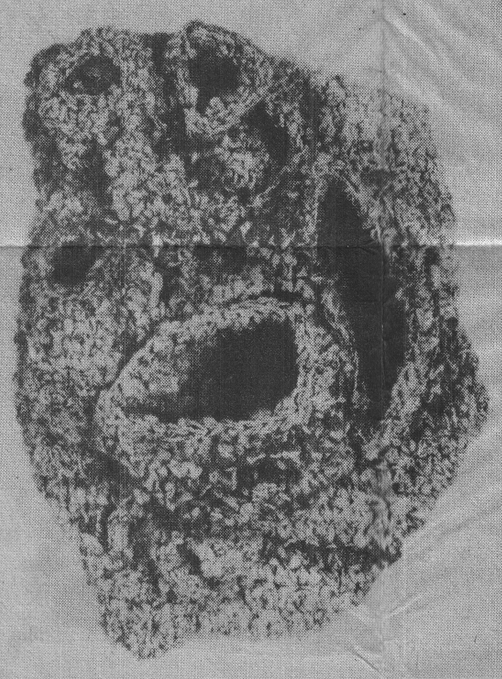
ROBERT NICHOLS will bring his unique blend of sensuous sounds and poetry to the Cambridge Center for Adult Education's music series at the Blacksmith House, 56 Brattle St., on Sept 29 at 8 pm. Tickets are $3. Call 547-6789 for information.

Go with the flow

Artist **Thomas Fodor** will install a large-scale, sinuous fabric sculpture on the banks of the Charles River on Sunday, Sept. 25, from 12 noon to dusk. The work is funded in part by the **Cambridge Arts Council** and will be located near the Weeks Footbridge, between JFK Street and Western Avenue.

Fodor says the work, entitled "**Landflow**," is intended to evoke images of the movement of ancient and other planetary geolgocial land strata. Landflow is the most recent piece in a series of fabric sculptures executed over a

(Continued on page 15)



ART IS HER FORTE—Marjorie Forte will exhibit her fibre art at the Edna Stebbins Gallery, Zero Church St., through Oct. 25. Shown above is Forte's "Fossil." Gallery hours are 11 am to 3 pm, Tuesday through Saturday.

Hardware Handyman



Ed Ver Planck

Probably no other single change can improve a house as such low cost as a large new window...It can replace a small exisiting window to exploit a good view or greatly improve a room where there was nothing but solid wall before...The best location for a large window is usually on the south side of a house. all other things being equal...It will receive more sun in winter than in summer and is comparatively easy to shade...A window on the north will get much daylight, but little sunshine...Knowing such things is important when a house is remodeled, as well as when merely installing a single new window...

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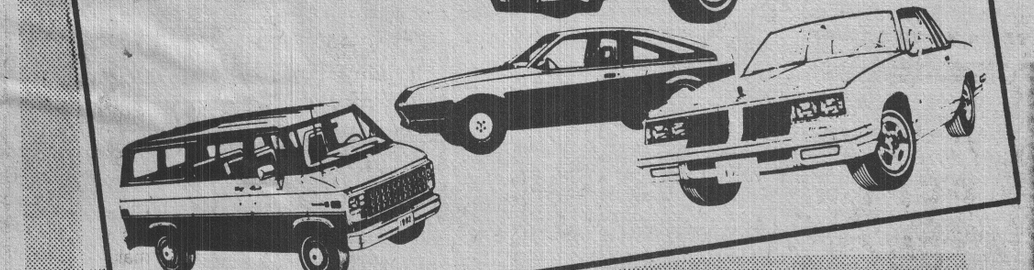

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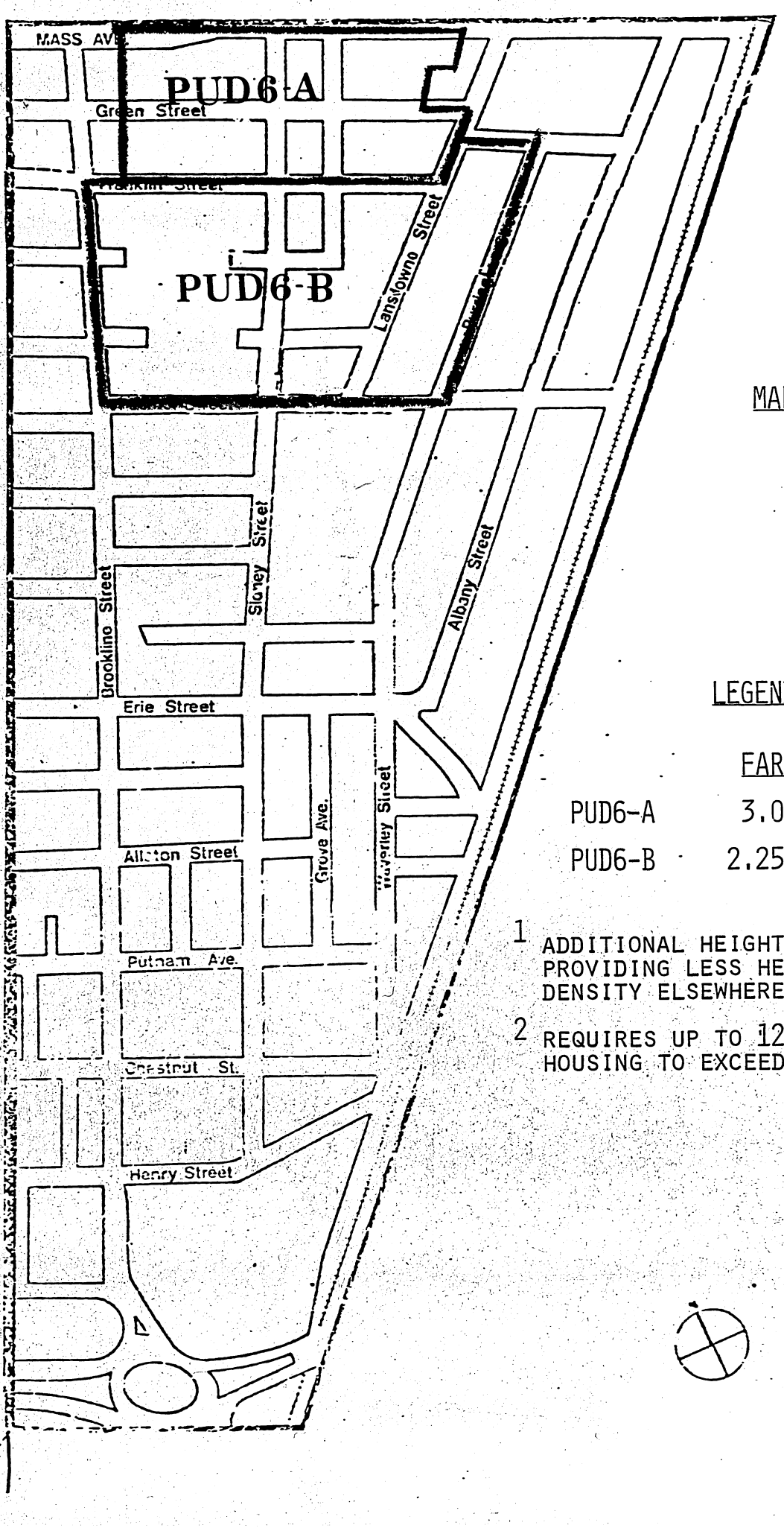

MAP 2

LEGEND

	FAR	HEIGHT
PUD6-A	3.0	120'/156'[1]
PUD6-B	2.25[2]	120'/156'

1 ADDITIONAL HEIGHT ACHIEVED BY PROVIDING LESS HEIGHT AND DENSITY ELSEWHERE

2 REQUIRES UP TO 125 UNITS OF HOUSING TO EXCEED BASE FAR

25

06

Comm. from James W. Caragianes, et al, transmitting a new & revised petition to amend the Zoning Ordinances in Section 13.10 entitled, "Division of the City into Zoning Districts", by inserting a new No. 19 entitled "Business B-3 District" & amending Article 13.000, Planned Development Districts by adding a section establishing regulations for PUD overlay districts in the Cambridgeport Revitalization area.

Sept 12, 1983
Referred to the Planning Board and Ordinance Committee for Hearing and Report.

1/2/84 Placed on file
Due to expiration
of time limit

In City Council,

September 12, 1983

Copies of petition sent to Planning Board + Ordinance Comm.'tee 9/14/83 mh