

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 13, 1990

To the Honorable, the City Council:

SUBJECT: Extension of the Cambridgeport Interim Planning Overlay District

The Planning Board is hereby submitting for City Council consideration an extension of the Cambridgeport Interim Planning Overlay District through February 28, 1991. With filing of a permanent rezoning recommendation for East Cambridge, it is expected that the Board will be able to devote extensive time to the fashioning of a permanent rezoning proposal for the Cambridgeport Industrial Area. The basic dimensional and use aspects of a final recommendation have been determined on a preliminary basis by the Board. During the time available through extension of the Interim Overlay District the Board will translate the preliminary determinations into a complete zoning package that can be forward to the Council for consideration early in the new year.

Respectfully submitted for the Planning Board,

  
Paul Dietrich, Chairman

Amend the text of the Zoning Ordinance, Section 3.14 - Cambridgeport Interim Planning Overlay District to read as follows:

Section 3.14 - Cambridgeport Interim Planning Overlay District

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet inclusive of those structural elements otherwise exempt under the provisions of Section 5.23 of the Zoning Ordinance;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made thereto providing the following conditions are met:
  - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 square feet, whichever is greater; and
  - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through February 28, 1991.

PETITION OF Cambridgeport Outcasts Planning  
Overlay to ~~Act~~ Feb 28, 1991

Petition filed with the City Clerk Dec. 17, 1990

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

14 day Dec.  
31 day Jan  
20 days Feb  
65 days Feb. 20, 1991 = all hearings

In City Council Dec. 17, 1990

Referred to the Planning Board for report Dec. 17, 1990

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

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be May 21, 1991.)

8 day Feb  
31 day Mar.  
30 day April  
21 day May  
90 days = May 21, 1991

City Council hearing published Chronicle on Jan. 31, 1991  
and Feb 7, 1991

Hearing before the Ordinance Committee Feb. 20, 1991 at 5:30 p.m.

Reported to the City Council March 4, 1991

Passed to a second reading on March 4, 1991

published in Chronicle on March 7, 1991

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

Ready for ordination on March 18, 1991

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

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

COMPLETION DATE May 21, 1991

5/22/91 Placed on file due to  
expiration of time limit



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

March 11, 1991

Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find copies of five amendments which were passed to a second reading at the City Council meeting of March 4, 1991 as follows:

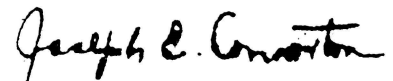
1. Zoning amendment to create a permanent East Cambridge zoning district.
2. Zoning amendment to extend the Cambridgeport Interim Planning Overlay District.
3. Zoning amendment to replace the regulations relative to signs and illuminations.
4. Municipal Code amendment entitled "Mandatory Recycling".
5. Municipal Code amendment relative to the Interim Parking Control Committee.

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

- 2 -

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

A handwritten signature in black ink that reads "Joseph E. Connarton". The signature is written in a cursive style with a large initial 'J'.

Joseph E. Connarton  
City Clerk

JEC/dl

Encs. First Publication Numbers 2522, 2523, 2524, 2525 & 2526

c.c. Councillor Duehay, Chairman, Committee on Ordinances  
Joseph Cellucci, Inspectional Services Commissioner  
Birge Albright, Law Dept.



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-One

## AN ORDINANCE

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

That the Zoning Ordinances of the City of Cambridge be amended as follows:

By creating a new section 11.400 - East Cambridge Overlay District, 13.80 - PUD-3A, 13.90 - PUD-3B, 17.20 - Special District II, 17.30 - Special District III, 17.40 - Special District IV, 18.10 - Traffic Mitigation Measures, and 18.20 - Construction Management Program; amend the Zoning Map of the City of Cambridge by deleting the existing zoning districts in the East Cambridge Interim Planning Overlay District and replace them with Residence C-1, Industry A-1, Business A-1, and the new Special Districts II, III and IV, the Zoning Map is also amended to include the East Cambridge Overlay Districts in the area of Charles Street to Binney Street and a new PUD 3A and PUD 3B in the area currently zoned Office 3 and PUD-3. The petition would replace the East Cambridge Interim Planning Overlay District in its entirety.

Passed to a second reading as amended at the City Council meeting held on March 4, 1991 and on or after March 18, 1991 the question comes on passing to be ordained.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages or ordinary book print may be examined at the Office of the City Clerk in the form of a printed pamphlet during office hours on or after March 4, 1991.

ATTEST:- Joseph E. Connarton,  
City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-One

## AN ORDINANCE

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

That the Zoning Ordinances of the City of Cambridge be amended as follows:

Amend the text of the Zoning Ordinance, Section 3.14 - Cambridgeport Interim Planning Overlay District to read as follows:

### Section 3.14 - Cambridgeport Interim Planning Overlay District

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet inclusive of those structural elements otherwise exempt under the provisions of Section 5.23 of the Zoning Ordinance;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made thereto providing the following conditions are met:
  - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 square feet, whichever is greater; and
  - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through February 28, 1991. Passed to a second reading at the City Council meeting held on March 4, 1991 and on or after March 18, 1991 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-One

## AN ORDINANCE

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

That the Zoning Ordinances of the city of Cambridge be amended as follows:

By amending the text of Article 7.000 - Signs and Illuminations by replacing the current regulations relative to signs with a new sign ordinances.

The purpose of the amendment is to limit the size of individual signs and tighten the circumstances under which damaged nonconforming signs can be replaced. The following is a list of the proposed modifications: reduce the total signage allowed on a lot, further reduce the size of freestanding and projecting signs, cap the size of wall signs, limit the circumstances under which internally illuminated signs can be employed, prohibit such illumination for freestanding and projecting signs, make the regulations uniform for all nonresidential districts, require the removal of some of the more visually offensive nonconforming signs, modify the current mechanism for review of the design of proposed signs and limit the height of all signs.

Passed to a second reading at the City Council meeting held on March 4, 1991 and on or after March 18, 1991 the question comes on passing to be ordained.

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ATTEST:- Joseph E. Connarton, City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Ninety-One

## AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge.

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

That Chapter 8.24 of the Municipal Code entitled "Rubbish, Garbage and Litter" is hereby amended by striking out Section 8.24.070 and substituting in place thereof the following new section 8.24.070 entitled "Mandatory Recycling".

Passed to a second reading as amended at the City Council meeting held on March 4, 1991 and on or after March 18, 1991 the question comes on passing to be ordained.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinances as aforesaid, which exceed in length eight octavo pages of ordinary book print may be examined at the Office of the City Clerk in the form of a printed pamphlet during office hours on or after March 4, 1991.

ATTEST:- Joseph E. Connarton  
City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Ninety-One

## AN ORDINANCE

In amendment to the "Municipal Code of the City of Cambridge".

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

That Chapter 10.16 is hereby amended in Section 10.16.050 entitled "Interim Parking Control Committee" by striking out the first sentence in said section and substituting in place thereof the following new first sentence which reads as follows:

All applications for controlled parking facility permits and determinations of exclusion shall be reviewed by an Interim Parking Control Committee (IPCC or Committee) comprised of of five Cambridge residents with appropriate experience, appointed by the City Manager.

Passed to a second reading at the City Council meeting held on March 4, 1991 and on or after March 18, 1991 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-One

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# City of Cambridge

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In the Year One Thousand, Nine Hundred Ninety-One

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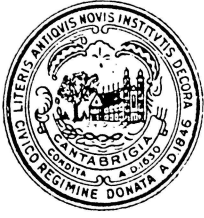
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In the Year One Thousand, Nine Hundred Ninety-One

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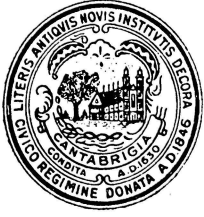
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# City of Cambridge

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In the Year One Thousand, Nine Hundred Ninety-One

## AN ORDINANCE

*Be it ordained by the City Council of the City of Cambridge as follows:*  
That the Zoning Ordinances of the City of Cambridge be amended as follows:

Done

The Committee on Ordinances conducted a public hearing on Wednesday, February 20, 1991 beginning at 5:45 P.M. in the Sullivan Chamber, City Hall. The purpose of the hearing was to discuss and receive public testimony relative to a proposed amendment to the zoning ordinance regarding the Cambridgeport Intensive Planning Overlay District to February 28, 1991. Members present were: Councillor Francis H. Sullivan, Councillor Jonathan Myers, Councillor Timothy Gomer, Vice Mayor Kenneth Reeves, Councillor Ed Cyr, Councillor William Walsh, and City Clerk Joseph Conant.

Mr. Councilor Dubeau, Chair of the Committee opened the hearing by outlining the procedure for receiving public testimony, with proponents being heard first and opponents being heard second.

The committee then heard from Michael Rosenberg Assistant City Manager for Community Development submitted to the committee the need to extend the time frame for the overlay district in order to allow the planning and community work to continue. Furthermore he stated that if the committee grants the extension it will prohibit potential development in the area until a permanent zone change can be forwarded to the City Council.

It is anticipated, he said, that a final text could be ready by the end of March and prior to that date he would be requesting one more time extension.

TP Councilor Myers urged Mr. Rosenberg to encourage the business leaders within the development area to address the <sup>need for</sup> employment local residents and suggested the Community Development Department offer development incentives to achieve this goal.

TP Councilor Durbay requested those individuals of the proposed amendment wishing to speak in favor to come forward.

No one came forward.

(4)

The Councilor Dubay, then requested those individuals wishing to speak in opposition to the proposed amendment to come forward.

The committee then heard from Donald Grossman 179 Sidney Street, Cambridge who stated he was somewhat opposed to the extension because this long continuation of the overlay district has suppressed property values in the area. Furthermore he stated that many property owners have filed for abatements of their property tax bill, but the Board of Assessors have not acted upon them at the present time.

TP Councilor Myers questioned whether or not the Planning Board had rejected development plans which exclusively proposed housing within this area.

W. Rosenberg responded by stating the Planning Board has studied many such proposals; approving some and rejecting others.

TP Councilor Walsh and Jim Mayor Reeves moved to refer the proposed amendment to the full City Council.

The motion carried.

The hearing was adjourned at 6:05 P.M.

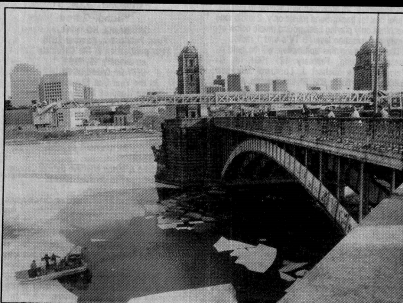
For the Committee  
Councilor Francis H. Gendron  
Chair

**Woman brings out handgun for defense**

A Jackson Place woman reportedly responded to three threatening calls of week by bringing out her own handgun.

According to the police log, the woman reported that at 11:40 p.m. Tuesday, Jan. 22, she heard someone teasing her dog in the yard. She went outside to find three men. One said they were "from the berry and we'll come back with a piece," meaning they were from Roxbury and would come back with a gun.

An hour-and-a-half later they returned and opened her back door pointing a black handgun. She produced a handgun and fired a round as well, which was, according to the report, the end of the incident.



**CAMBRIDGE RESCUES MDC POLICE** — Cambridge firefighters bailed Metropolitan District Commission police out of a tight spot Monday night, Jan. 28. An MDC Hovercraft, capable of traveling on both water and ice, had a few problems when it got caught in between. Here, a Cambridge aerial tower was extended more than 80 feet out from the Longfellow Bridge, and cables and chains were attached to the MDC boat to pull it free. (Photo by Ed Fowler)

**Assaults**

Friday, Jan. 25 — A resident of Norfolk Street reported at 1:40 am while walking on Prospect and Hampshire Streets with a friend, he was punched in the face by two suspects who fled. He was treated at Cambridge City Hospital for a possible broken nose.

At 11:25 am, a Revere resident reported being threatened, pushed and punched by a man on the fourth floor of the Probate Court Building in East Cambridge. The victim said the attack was unprovoked.

Saturday, Jan. 26 — At 2:15 am, a Columbia Street resident reported that while walking on Norfolk Street, he was attacked by four men. One hit him in the head with a bottle, and the other three beat him with sticks.

Sunday, Jan. 27 — At 1:45 pm, three Foston residents were arrested at the parking lot at 400 Ring Avenue and were charged with larceny of a motor vehicle and possession of burglary tools.

At 8:15 pm, a Malden Street resident reported that three men stole flowers from his flower stand in Harvard Square.

A Wilham Street resident reported that a man attacked him near Harvard Square.

**Break-ins**

Tuesday, Jan. 22 — At 10:15 am a Jay Street resident reported someone in a red ski jacket was seen forcing the fence, and then fled. The Immaculate Conception at 145 Alewife Brook Parkway reported a break-in Jan. 20 or 21.

Between 9 am and 2:50 pm, a Richdale Avenue resident reported a break-in through the side window

with a fan and computer missing. At 8:45 pm, St. Anthony's Church reported someone tried to enter by forcing a rear door.

Wednesday, Jan. 23 — At 12 pm, a Concord Avenue resident reported a break-in with jewelry and cash taken. A resident of Harvard Street reported a break-in through forcing the door between 9:15 am and 7 pm, with a VCR and a camera taken.

A Sparks Street resident said that between Jan. 19 and 23 someone entered through a side window and took oriental rugs, crystal and a stereo, and the phone wires were cut.

Thursday, Jan. 24 — at 5:20 am a Fulkerson Street resident reported someone broke in and took the television.

At 7:15 am, a Fort Washington Place resident reported a break-in with a bass, a Nintendo game, a VCR, a tv and a phone missing. The car was also missing from the garage.

At 5:55 am, Norfolk Street Day Care reported a break-in through the rear window.

Friday, Jan. 25 — At 3:16 am, glass windows were smashed and two wooden masks and an antique statue, worth a total of \$5,000, were stolen from the Edo Gallery at 30 Plympton Street.

At 11:20 am, two TVs and other items were reported missing after

Perry Street break-in. A Pearl Street resident witnessed the break. At 3:45 pm, a Dorchester resident was arrested at a Bow Street address and charged with breaking and entering, possession of burglary tools and trespassing.

Saturday, Jan. 26 — An employee of the KLH Child Development Center at 136 Magazine St. reported a copier missing after a break-in.

Sunday, Jan. 27 — A Pearl Street resident reported a TV, a microwave and \$94 in cash missing after a break-in.

At 8:37 pm, a Corcoran Park resident was arrested at an Elio Street address and charged with entering without breaking and larceny. A Hampshire Street resident reported his door kicked in and his apartment ransacked.

**Robberies**

Tuesday, Jan. 22 — An employee at Procut Inc., 1333 Main St. said tools, equipment and a power supply trailer worth \$25,000 were taken from the job site at 983 Memorial Drive.

Wednesday, Jan. 23 — At 11:30 pm, an employee at Porter Square Convention Store reported a handgun shown during an attempted robbery.

Friday, Jan. 25 — At 6:20 am, a Fifth Street resident reported that while she was walking to work on Thordike Street, a man snatched her pocketbook.

At 10:55 pm, a Putnam Gardens resident reported that while he was walking near Columbia and Hampshire Streets, two teenage females and a teenage male approached him and demanded his gold chains. One of the girls pulled a knife, and the victim turned over the jewelry, valued at \$452.

Saturday, Jan. 26 — A Buckingham Street resident reported that while walking near Buckingham and Healey Streets, a man stole her pocketbook after a struggle.

Sunday, Jan. 27 — At 3:55 pm, an employee of Richie's Shell Station at 1001 Cambridge St. reported that a man came into the office, pulled out a rusted hunting knife and demanded money. The man fled with \$150 to \$200, the employee reported.

At 6:15 pm, a Chalk Street resident reported that while walking on Chalk Street near Magazine Street, a man grabbed her bag, which was around her neck and shoulder. He dragged her with the bag until the strap broke, she said.

**Miscellaneous**

Wednesday, Jan. 23 — Roots International at 1206 Mass. Ave. requested extra attention, saying their phone lines were vandalized and alarm service was out.

Saturday, Jan. 26 — Cambridge Police and Fire Departments responded to a mailbox fire on Pearl Street. The post office was notified of the extensive damage. Sunday, Jan. 27 — A Belmont resident was arrested on Concord Avenue and charged with driving a car while under the influence of alcohol and driving without a license.

Car thefts — Between Jan. 23 and Jan. 19, 19 cars were reported stolen. 17 were broken into, 24 were damaged or vandalized, 2 plates were stolen and 11 stolen cars were recovered; 3 bicycles were reported stolen.

Continued from page 1

to make it easy."

Actually, legal ways of disposing of oil are available, at least theoretically. A 17-year-old state law requires any seller of motor oil to take it back — provided the customer has a receipt. While Bentubo says he, for one, is not a stickler about receipts, Levy said some business owners are. And, he added, since people who change their own oil do so to save money, they may buy in such large quantities that the receipt is gone long before the case of oil.

"The state law exists, but it's not enforced," Levy said. "The stores that sell it don't encourage people to bring it back."

The MWRA is focusing on Cambridge and Somerville because in both cities, storm drains connect to sewer lines, Levy said. This means oil dumped here ends up either in Boston Harbor or at the Deer Island sewage treatment facility, where it can contaminate sludge that otherwise could be processed into fertilizer.

The MWRA may levy a fine if oil damage can be traced to the source. Somerville Environmental Protection Officer Christina Bramante said the city responded to about 20 incidents of oil in drain pipes last year. Each clean-up cost about \$2,000. Since a closer watch is kept on industrial waste, individuals account for a larger share of the used oil problem, officials say.

Besides the new disposal tanks, both Cambridge and Somerville are hoping to make certain consumers and retailers comply with the oil disposal laws.

An ordinance passed in Cambridge last year requires all sellers of motor oil to file an annual report with the city detailing how much oil was sold, how much was taken back, and what was done with the returned oil. Any business not filing a report could face a fine of \$100 a day. The law also established a nine-member oil recycling committee.

**Most people understand recycling and want to do it. The trick is to make it easy.**

—Paul Levy  
Executive Director,  
MWRA

License Commissioner James McDavitt last week said the reports, mailed to 800 businesses, are due back today, Jan. 31. He said data should be compiled in two weeks. The response has been "very good" so far, and the new law has also helped raise awareness of commercial responsibilities, he said. "It illuminates in the mind of the sellers of motor oil that there is a duty to have a container for used oil."

In Somerville, Bramante said the same process is taking place not by law but by policy.

In both cities, officials say businesses generally comply with the law. But station owner Bentubo — a member of the city's new oil recycling committee — believes a number of auto stores and garages do not have on-site tanks. Cost may be a deterrent, he said. Haulers charge 50 cents to \$1 a gallon to cart off used oil.

Officials say they are encouraged by the MWRA pilot program, which will soon be introduced in Boston and Chelsea. Recovered oil can be put to good use, either recycled or processed into fuel.

Otherwise, it will continue to be a major environmental threat. Do-it-yourself oil changers dump 175 million gallons of used motor oil — equal to 16 times the amount spilled by the Exxon Valdez — into waterways across the country each year, according to MWRA estimates. And as Levy said, "The stuff doesn't just disappear when you dump it down the drain."

**Tell your company's story**

You've established your business through a tradition of hard work, service and accomplishments—why not share it with the local businesses and communities you serve?

The "Progress" special sections of the *Cambridge Chronicle/Somerville Journal/Watertown Press* will give you the opportunity to do just that.

It offers a unique format: in addition to your display ad, a story and photo of your business will be featured in the editorial content of the section. This is your chance to tell your customers (and potential customers) the story behind your business—what makes it unique, how it came to be, and what it offers.

Don't miss out on this opportunity to get your message out to local residents. Call the Advertising Representatives at 617/628-6200 for more information about telling your story in the *Cambridge Chronicle/Somerville Journal/Watertown Press* "Progress" editions.

**PROGRESS DEADLINES**

Cambridge Chronicle PROGRESS		Somerville Journal PROGRESS	
Editorial proof deadline .....	Feb. 9, 5 PM	Editorial proof deadline .....	Feb. 1, 5 PM
Advertising deadline .....	Feb. 13, noon	Advertising deadline .....	Feb. 6, noon
Issue date .....	Feb. 28, 1991	Issue date .....	Feb. 21, 1991
Watertown Press PROGRESS			
Editorial proof deadline .....	Jan. 25, 5 PM		
Advertising deadline .....	Jan. 30, noon		
Issue date .....	Feb. 14, 1991		

Here's one company's story...

**A tradition of family comfort continues at Putnam Furniture**

Putnam Furniture Leasing Company Inc. offers half century of service in a Barron family tradition that began in 1939.

employees — the first furniture leasing business in the United States. Since 1939, Putnam Furniture Leasing has grown to employ 125 people in four states, the biggest business of its kind in

New England, with more than 85,000 square feet of showroom space in Massachusetts, Connecticut and Rhode Island.

Founder and president Carl Barron gives the credit for the idea of leasing furniture to his mother, who worried that his classmates at the Harvard Business School, newly married, were unable to find decent and affordable furniture.

Putnam Furniture Leasing has continued to be a family business. Rub gives the credit for the idea of leasing furniture to his mother, who worried that his classmates at the Harvard Business School, newly married, were unable to find decent and affordable furniture.



Carl Barron.

Trustees and Incorporators of the **CAMBRIDGE SAVINGS BANK**

Main Office - Harvard Square  
Branch Offices - Belmont Center - Kendall Square - Porter Square Shopping Center  
Operations Center - Porter Square

**MEMBERS OF THE CORPORATION**

*Fletcher Ashley	Eugene Emerson	*Faith McDonald
*Lotte Bailyn	Archie C. Epps, III	*John R. Moot
*Sallie M. Boss	Joseph P. Fantasia	*Donald C. Moulton
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*Philip H. Bradley	Gladys C. P. Gifford	*Charles E. Sage
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*John J. Brennan, Jr.	Daniel J. Hayes, Jr.	Norman Selverstone
Arthur H. Brooks, Jr.	John W. Hosmer, Jr.	Mary T. Simonds
*Edward C. Chase	*James P. Ingram	*Francis W. K. Smith
*Lynn E. Chase	William B. King	Stephen H. Squibb, Jr.
John W. Cobb	Martha Lawrence	Richard D. Walsh
William L. Cobham	*Andrew Leighton	*Benjamin T. Wright
George E. Curtin	Francis P. Lynch	
Anne Adams Cushman	Mary Rose Maybank	
*Frank H. Davis	*Alan McClellan, Jr.	

\*Indicates Trustees

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King Upton

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James P. Ingram

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Mary A. Livingston  
Susan P. MacKay

Vice President and Auditor  
Lois DeGregorio

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Clerk of the Corporation  
Francis W. K. Smith

Board of Investment

James P. Ingram, Chairman  
Philip H. Bradley  
John J. Brennan

Andrew J. Leighton, Chairman

Auditing Committee

Benjamin T. Wright

A true copy,

ATTEST: Francis W. K. Smith  
Clerk of the Corporation

December 19, 1990



## CAMBRIDGEPORT REZONING SCHEDULE

2/19/91

*February 26	<ul style="list-style-type: none"><li>■ Vassar Street Presentation.</li><li>■ Resolve Height/Setback Issues.</li><li>■ Open Space Mechanisms.</li></ul>
March 5	<ul style="list-style-type: none"><li>■ Regular Planning Board Meeting.</li></ul>
*March 12	<ul style="list-style-type: none"><li>■ Draft of Design Guidelines.</li><li>■ Revised Zoning Draft.</li></ul>
March 19	<ul style="list-style-type: none"><li>■ Regular Planning Board Meeting.</li></ul>
*March 26	<ul style="list-style-type: none"><li>■ Review/Approval of Final Zoning Draft.</li><li>■ Second Draft of Design Guidelines.</li></ul>

\* Special Planning Board Meeting

Revised 2/19/91

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Revised 2/19/91

PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, February 20, 1991 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinances of the City of Cambridge by amending the text of Section 3.14 - Cambridgeport Interim Planning Overlay District by deleting the existing paragraph 5 and substituting a new paragraph 5 as follows:

5. This Section 3.14 shall be in effect through February 28, 1991.

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 Francis H. Duehay  
Chairman.



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

JOSEPH E. CONNARTON  
CITY CLERK

(617) 349-4260

JOHN E. FLYNN  
DEPUTY CITY CLERK

January 24, 1991

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, February 20, 1991 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances by amending the text of Section 3.14 - Cambridgeport Interim Planning Overlay District in paragraph 5 which will be in effect until February 28, 1991.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton  
City Clerk

JEC/dl

Enc. (1)



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Chairman.



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300  
FAX. 349-4307

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

December 17, 1990

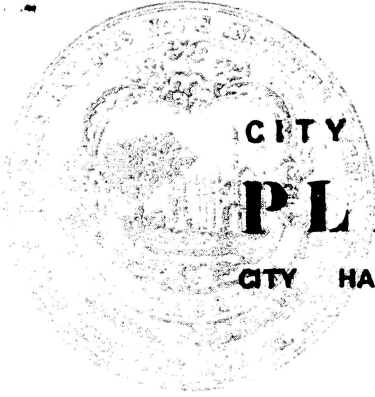
To The Honorable, The City Council:

I am hereby transmitting communication received from the Planning Board, relative to an Extension of the Cambridgeport Interim Planning Overlay District, for your consideration.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mev  
attachment



CITY OF CAMBRIDGE, MASSACHUSETTS

**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 13, 1990

To the Honorable, the City Council:

SUBJECT: Extension of the Cambridgeport Interim Planning Overlay District

The Planning Board is hereby submitting for City Council consideration an extension of the Cambridgeport Interim Planning Overlay District through February 28, 1991. With filing of a permanent rezoning recommendation for East Cambridge, it is expected that the Board will be able to devote extensive time to the fashioning of a permanent rezoning proposal for the Cambridgeport Industrial Area. The basic dimensional and use aspects of a final recommendation have been determined on a preliminary basis by the Board. During the time available through extension of the Interim Overlay District the Board will translate the preliminary determinations into a complete zoning package that can be forward to the Council for consideration early in the new year.

Respectfully submitted for the Planning Board,

*Paul Dietrich*  
Paul Dietrich, Chairman

Amend the text of the Zoning Ordinance, Section 3.14 - Cambridgeport Interim Planning Overlay District to read as follows:

Section 3.14 - Cambridgeport Interim Planning Overlay District

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
3. The maximum height of any building shall be 45 feet inclusive of those structural elements otherwise exempt under the provisions of Section 5.23 of the Zoning Ordinance;
4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made thereto providing the following conditions are met:
  - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 square feet, whichever is greater; and
  - b. All regulations and limitations of the base district shall be met.
5. This Section 3.14 shall be in effect through February 28, 1991.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300

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EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

December 17, 1990

To the Honorable, the City Council:

I am pleased to announce that in cooperation with the Massachusetts Water Resources Authority (MWRA) and the City's Oil Recycling Committee, the City is beginning a waste oil collection project. As of December 15, 1990, residents of Cambridge are able to bring up to five gallons of used motor oil to the Public Works Yard seven days a week from 8:00 a.m. to 2:00 p.m.

Cambridge, along with Somerville, Boston and Chelsea, is participating in this MWRA Pilot project, designed to reduce the amount of oil that reaches the Deer Island wastewater treatment plant and the Boston Harbor through sewers and storm drains. The MWRA has provided the tank, site preparation and publicity material, and will remove the oil collected for one year through a contracted hauler. Residents are asked to place the oil in a clean, tightly closed plastic container and leave it in the bermed area outside of the collection tank; a Public Works employee will actually deposit the oil in the tank.

I am pleased to be able to participate in this program and hope residents of Cambridge will take advantage of this resource.

Very truly yours,

Robert W. Healy  
City Manager



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

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FAX 349-4307

EXECUTIVE DEPARTMENT  
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City Manager

RWH/mev  
attachment



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CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 13, 1990

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FAX 349-4307

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

December 17, 1990

To the Honorable, the City Council:

I am pleased to announce that in cooperation with the Massachusetts Water Resources Authority (MWRA) and the City's Oil Recycling Committee, the City is beginning a waste oil collection project. As of December 15, 1990, residents of Cambridge are able to bring up to five gallons of used motor oil to the Public Works Yard seven days a week from 8:00 a.m. to 2:00 p.m.

Cambridge, along with Somerville, Boston and Chelsea, is participating in this MWRA Pilot project, designed to reduce the amount of oil that reaches the Deer Island wastewater treatment plant and the Boston Harbor through sewers and storm drains. The MWRA has provided the tank, site preparation and publicity material, and will remove the oil collected for one year through a contracted hauler. Residents are asked to place the oil in a clean, tightly closed plastic container and leave it in the bermed area outside of the collection tank; a Public Works employee will actually deposit the oil in the tank.

I am pleased to be able to participate in this program and hope residents of Cambridge will take advantage of this resource.

Very truly yours,

Robert W. Healy  
City Manager



CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300  
FAX. 349-4307

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Very truly yours,

Robert W. Healy  
City Manager



Agenda # 5

Planning Board petition to extend the  
Cambridgeport Interim Planning Overlay  
District.

In City Council,

December 17, 1990

*Referred to the  
Ordinance Committee &  
Planning Board for  
hearing & report  
Copy sent to P. B. & Ord  
Comm. 12/19/90 @*

C. C. 100

PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, February 20, 1991 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinances of the City of Cambridge by amending the text of Section 3.14 - Cambridgeport Interim Planning Overlay District by deleting the existing paragraph 5 and substituting a new paragraph 5 as follows:

5. This Section 3.14 shall be in effect through February 28, 1991.

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 Francis H. Duehay  
Chairman.

RECORDED BY  
CLERK OF CITY  
JAN 24 AM 9:24  
CAMBRIDGE MA.

1st clx And.



4/17/91

APPROVED  
*Russell B Higley*  
CITY SOLICITOR

## OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

March 11, 1991

Russell B. Higley  
City Solicitor  
City Hall  
Cambridge, MA

Dear Sir:

Enclosed you will find copies of five amendments which were passed to a second reading at the City Council meeting of March 4, 1991 as follows:

1. Zoning amendment to create a permanent East Cambridge zoning district.
2. Zoning amendment to extend the Cambridgeport Interim Planning Overlay District.
3. Zoning amendment to replace the regulations relative to signs and illuminations.
4. Municipal Code amendment entitled "Mandatory Recycling".
5. Municipal Code amendment relative to the Interim Parking Control Committee.

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

# City of Cambridge

The Committee on Ordinances conducted a public hearing on Wednesday, February 20, 1991 beginning at 5:45 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to discuss and receive public testimony relative to a proposed amendment to the Zoning Ordinance extending the Cambridgeport Interim Planning Overlay District to February 28, 1991. members present were Councillor Francis Duehay, Councillor Jonathan Myers, Councillor Timothy Toomey, Vice Mayor Kenneth Reeves, Councillor Ed Cyr, Council William Walsh and City Clerk Joseph Connarton.

Councillor Duehay, Chair of the Committee opened the hearing by outlining the procedure for receiving public testimony with proponents being heard first and opponents being heard second.

The Committee then heard from Mr. Michael Rosenberg, Assistant City Manager for Community Development outlined to the Committee the need to extend the time frame for the overlay district in order to allow the planning and community work to continue. Furthermore he stated that if the Committee grants the extension, it will prohibit potential development in the area until a permanent zone change can be forwarded to the City Council. It is anticipated, he said, that a final text could be ready by the end of March and prior to that date he would be requesting one more time extension.

Councillor Myers urged Mr. Rosenberg to encourage the business leaders with the development area to address the need for employing local residents and suggested the Community Development Department offer development incentives to achieve this goal.

Councillor Duehay requested those individuals wishing to speak in favor of the proposed amendment to come forward.

No one came forward.

Councillor Duehay then requested those individuals wishing to speak in opposition to the proposed amendment to come forward.

The Committee then heard from Donald Grossman, 179 Sidney Street, Cambridge who stated he was somewhat opposed to the extension because this long continuation of the overlay district has suppressed property values in the area. Furthermore he stated that many property owners have filed for abatements of their property tax bill, but the Board of Assessors have not

acted upon them at the present time.

Councillor Myers questioned whether or not the Planning Board had rejected development plans which exclusively proposed housing within this area.

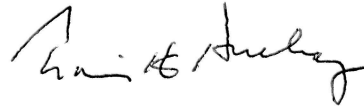
Mr. Rosenberg responded by stating the Planning Board has studied many such proposals; approving some and rejecting others.

Councillor Walsh and Vice Mayor Reeves moved to refer the proposed amendment to the full City Council.

The motion carried.

The hearing was adjourned at 6:05 p.m.

For the Committee,

A handwritten signature in black ink, appearing to read "Francis H. Duehay". The signature is written in a cursive style with a large initial 'F'.

Councillor Francis H. Duehay  
Chair

S

## COMMITTEE REPORT

Report from the Committee on Ordinances for a hearing held on Wednesday, February 20, 1991 relative to a proposed amendment to the Zoning Ordinances to extend the Cambridgeport Interim Planning Overlay District.

*5/22/91 Placed on file  
due to expiration of  
time limit*

In City Council,

March 4, 1991

*3/4/91 Passed to a  
second reading*