City of Cambridge

PETITION OF Rosemarie Quinton, et al.

Revised Cambridgeport Industrial Area

Petition filed with the City Clerk — August 3, 1981

(All hearings to be completed 65 days from filing date with the City Clerk.)

28 days August
30 days Sept.
7 days Oct
65 days = October 7, 1981

In City Council — August 3, 1981

Referred to Planning Board for report — August 3, 1981

Planning Board Hearing — October 6, 1981

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be January 4, 1982.)

25 days Oct.
30 days Nov.
31 days Dec
4 Days Jan
90 days =

City Council Hearing published — January 4, 1982
- Herald Sept 23, 1981 Legal Sect
Chronicle Oct. 1, 1981

Hearing before the City Council — Wednesday Oct 7, 1981
Morse School Auditorium
Time 5:30 PM

Report to the City Council

Passed to a second reading — December 7, 1981
Published — Herald Dec. 10, 1981

Ready for Ordination
Published

COMPLETION DATE: January 4, 1982 — Placed on file

FRISOLI AND FRISOLI
ATTORNEYS AT LAW
801 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141
(617) 354-2220 (617) 354-6118

RECEIVED BY
OFFICE OF CITY CLERK
DEC 9 10 36 AM '81
CAMBRIDGE, MASS.

FRANK J. FRISOLI, JR.
LAWRENCE W. FRISOLI

December 2, 1981

Paul Healy
City Clerk
Cambridge City Council
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Healy:

Please accept and place the attached correspondence to Arthur C. Parris, Chairman of the Planning Board on the communication list of the Cambridge City Council for Monday, December 7, 1981.

Thank you for your cooperation on this matter.

Very truly yours,

Lawrence W. Frisoli

LWF/nmo
Enclosure

FRISOLI AND FRISOLI
ATTORNEYS AT LAW
801 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

(617) 354-2220 (617) 354-6118

FRANK J. FRISOLI, JR.
LAWRENCE W. FRISOLI

December 3, 1981

Arthur C. Parris, Chairman
Cambridge Planning Board
57 Inman Street
Cambridge, MA 02139

Re: Petition of Rosemarie Quinton, et al to rezone the Cambridgeport Industrial Area

Our client: California Products Corporation
169 Waverly Street
Cambridge, MA 02139

Wm. S. Simpson, Inc.
300 Sidney Street
Cambridge, MA 02139

Cox Engineering Company
625 Putnam Avenue
Cambridge, MA 02139

Dear Mr. Parris:

Please be advised our above captioned clients strongly object to the Cambridge Planning Boards proposed amendment to the petition of Rosemarie Quinton, et al to rezone the Cambridgeport Industrial Area in so far as it relates to their respective parcels.

Throughout the past ten (10) months, our clients have expended considerable time, effort and funds negotiating with the diverse representatives of the Cambridgeport neighborhood to reach a proposed zoning amendment for Cambridgeport which allows their businesses to remain and expand in this industrial section of Cambridge. The

current revised Rosemarie Quinton, et al petition represents the substance of this compromise agreement among the public and our clients.

The current, proposed "Planning Board Recommendation on the Quinton Petition" indicates a complete disregard by the Planning Board for the combined desires of the public and industry for the lower Cambridgeport area and represents the Planning Board's participation and approval of one of its members (Geneva Malenfant) longstanding, personal feelings against the virtual existence of our clients' lawful right to exist where they are currently located.

This action by the Planning Board constitutes a blatant conflict of interest which may be a violation of both the civil and criminal codes. We believe your actions are not protected by any theory of sovereign immunity.

If the City of Cambridge and its Planning Board wishes California Products Corporation, Cox Engineering Company and Wm. S. Simpson, Inc., to leave Cambridge, then simply tell our clients of your desire. There is no need to foolishly run zoning boundary lines through sections of their property to impede their existence and future. I am sure there exist many other cities and towns of the Commonwealth willing to accept the tens of thousands of annual tax dollars and hundreds of jobs which they provide.

Our clients hereby demand that Geneva Malenfant and all other members of your Board who may have a personal interest in this matter refrain from any further participation on these zoning proposals.

Very truly yours,

Lawrence W. Frisoli, Esq.

Joseph A. DeGuglielmo, Esq.

LWF/JAD/nmo

cc Robert Healy, City Manager
Geneva Malenfant-Planning Board
David Kennedy - Planning Board
Frederick Cohn-Planning Board
Paul Dietrich -Planning Board
John O'Connor -Planning Board
John Woolsey-Planning Board
Paul Healy, City Clerk
for Cambridge City Council
David Vickery,
Assistant City Manager

Comm. from Paul E. Healy, City Clerk, transmitting communication from Lawrence W. Frisoli, Esq. expressing opposition re: Planning Board's proposed amendment to the petition of Rosemarie Quinton, et al, to rezone the Cambridgeport Industrial Area.

RECEIVED BY
OFFICE OF CITY CLERK
DEC 4 9 36 AM '81
CAMBRIDGE, MASS.

In City Council,

December 7, 1981

Referred to the Petition

JEEP CENTER U.S.A.



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Legal Notices

NOTICE OF PUBLIC HEARING

In accordance with the Massachusetts Wetlands Protection Act (Chapter 131 Section 40 of the General Laws) the Boston Conservation Commission will hold a public hearing on Tuesday, December 15, 1981, at 5:30 P.M. in the Conference Room inside of Room 813, Boston City Hall, 1 City Hall Plaza, Boston, MA relative to the Notice of Intent filed by the First Condominium Corporation, North Quincy, MA, for clearance of a 1.27 acre parcel adjacent to the Belle Isle Marsh and Leverett, Lawn and Bennington Streets, East Boston, MA and construction of three condominium buildings with a total of 36 units. The proposed work involves site preparation, slab foundation construction, building construction, and landscaping. The Commission will review the proposed work to determine conditions, if any, to be imposed in order to protect the interests of public and private water supply, ground water, prevention of pollution, flood control and prevention of storm damage, protection of fisheries and of land containing shellfish.

For the Commission,
DAVID E. MOSS
Executive Secretary
Boston Conservation Commission
Dec. 10

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1929 MERCEDES Kit Car over 1969 VW 667-3458.

Legal Notices

FIRST PUBLICATION NO. 2134.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

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

That Chapter Thirteen entitled "Offenses" is hereby amended as follows:

1. By inserting in section 13-4 entitle "Smoking Prohibited," as appearing in Ordinance Number 849 of September 15, 1975, after sub-section (e), the following subsection:

(e½) No person shall smoke in the areas of any restaurant used for food preparation, or in the areas open to the general public in any restaurant which has a seating capacity in excess of fifty (50) patrons, except that the management of any such restaurant may designate properly ventilated waiting lounge, and eating areas as smoking areas, provided that no more than 75 percent of the area available for each such purpose, and no more than 75 percent of the total seating capacity, may be so designated as smoking areas, and further provided that any area so designated be conspicuously labeled as such.

2. By inserting after said section 13-4 the following section:

Section 13-4A. Free distribution of smoking of tobacco products prohibited.

No person shall, except at full market price, in or upon any part of the streets, parks, public grounds, public buildings, or other public places within the City of Cambridge, distribute or allow to be distributed any smoking or tobacco product for any commercial purpose.

Any person who violates this section shall be punished by a fine of not less than twenty nor more than fifty dollars.

Passed to a second reading at the City Council meeting of December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.
Dec. 10

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BOSTON — BOSTON DATSUN, 18 Brighton Ave., Jct. 1180 Comm. Ave. 782-9600
CAMBRIDGE — GENE'S DATSUN, 1280 Cambridge St. 661-1320
DEDHAM — DEDHAM DATSUN, Rte. 1 at 128, Dedham, Formerly Goode Ford, 326-1500
METHUEN 262-1881 — INTERSTATE DATSUN, Exit 21 off Rte 93
SAUGUS — MARSHALL PONTIAC DATSUN, Rte. 1 Next to Hilltop Steak House, 233-8900 or 289-7586
FRAMINGHAM — MIDWAY DATSUN, at Midway Auto Center, Rte. 30, Exit 13, Mass. Pike, 879-5555 Open Eves.

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LOWELL — BOURNIVAL CHRY. PLYM., Imperial Chry-Ply Mazda Mitsubishi Interstate 495 Rte. 38 1-458-2526
MALDEN — SMYLY BUICK, 700 Broadway "Rte 99" 324-7000

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COHASSET — AUTOHAUS, INC., Rte. 3-A (617) 383-0095

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BOSTON — FOREIGN MOTORS, 1095 Commonwealth Ave Boston 787-3000
CAMBRIDGE 864-5900 — PORTER CHEVY SAAB, Route 2-3-16, #1 in N.E. Sales & Service
WOBURN — WOBURN MOTORS, 196 Lexington St., Rte. 3 at Woburn 4 Corners 935-4010

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HAVERHILL — SMITH MOTORS, 455 River St. 372-1242
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SALEM — GAUTHIER MOTORS INC., 128 Exit 114 to Canal St. SALEM 745-5500 BOSTON 284-1899

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NATICK — ANNIS PORSCHE AUDI, Rte. 9, Natick 655-5010, 237-5759
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MEDFORD — MIDDLESEX SUBARU, 488 Salem St. 395-5900

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WELLESLEY — WELLESLEY VW-MAZDA, Linden St. Shop Ctr (opp. Diehl Lumber) 237-3553
WOBURN — WOBURN MOTORS, 196 Lexington St., Rte. 3 at Woburn 4 Corners 935-4010

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Ted, Tip: Bar Paisley

Kennedy, O'Neill ask ban on Ulster leader's U.S. trip

From the Wire Services

House Speaker Thomas "Tip" O'Neill and Sen. Edward Kennedy have asked the State Department to revoke a visa that would allow the Rev. Ian Paisley, a fiery Protestant leader in Northern Ireland, to visit the United States next month.

They sent a letter to Secretary of State Alexander Haig asking him to review Paisley's proposed visit in "the light of the inflammatory appeals by Dr. Paisley to bigotry and religious hatred in Northern Ireland, his long-standing tradition of intolerance and oppression and his thinly veiled exhortations to sectarian violence, especially in the period following the recent Anglo-Irish summit."

Their letter went into the mails in Boston about the same time that Paisley condemned an offer of American financial aid in the event of Irish unification and accused President Reagan's special envoy to Dublin, William Clark, of "prostituting his office."

Paisley claimed that Clark, a deputy secretary of state, promoted the interests of Catholics during his visit to Dublin last week and was encouraged by "the treachery of the British government" whose aim, Paisley says, is a united Ireland.

"As a member of the Ancient Order of Hibernians, Clark was simply prostituting his office in the U.S. government to forward the views of that organization," Paisley said.

The Hibernians are an Irish Catholic benevolent organization similar to the Protestants' Orange Order.

Clark said in a taped interview broadcast Monday that his message to Dublin was not a new American initiative.

"For the time being we merely stand by and make the offer to the British pation of the problem being solved," he said. "That has been the stance for the last several administrations."

Meanwhile, in Belfast, Owen Carron, a Roman Catholic member of the British Parliament and a hard-line Republican, announced he was forming an armed protective "fourth force" to defend Catholics from Paisley's paramilitary "third force."

Carron was refused a visa to visit the United States earlier this year.

The O'Neill-Kennedy letter to Haig followed by several hours a speech in the U.S. House by Rep. William Carney, R-N.Y., in which he also urged a revocation of Paisley's visa.

Carney also collected 20 signatures from House colleagues on a separate letter to Haig opposing a Paisley visit.



UPI Photo

Venezuelan oil minister Berti Calderon follows Mana Saeed al Otaiba, the United Arab Emirates oil minister, during a break at the Organization of Petroleum Exporting Countries meeting in Abu Dhabi. The oil ministers have tentatively agreed not to raise oil prices next year.

Hijackers surrender

BEIRUT (UPI) — Lebanese Moslem gunmen holding 42 hostages aboard a hijacked Libyan jetliner surrendered early today, releasing their exhausted captives unharmed after a three-day, 6,000-mile journey of terror across the Middle East.

Ambulances converged on the jetliner to ferry away the passengers, some nearly hysterial, others too weak from their ordeal to stand. But officials said the 39 passengers and three crew members were otherwise unhurt.

Control tower officials said the three to six gunmen, who but a few hours before had threatened to begin killing their hostages, surrendered after meeting with leaders of Lebanon's Shiite Moslem community hustled to the airport at midnight to negotiate with the hijackers.

It was not immediately known what would happen to the gunmen, who hijacked the Libyan Airlines Boeing 727 to demand the release of Lebanon's Shiite Moslem spiritual leader, Imam Mussa Sadr.

Amnesty: 117 nations violate human rights

LONDON (UPI) — Human rights are being violated by governments or extremist groups in 117 of the world's 157 countries, including the Soviet Union, China and — because it retains the death penalty — the United States, Amnesty International said in its 20th annual report to be released today.

The purpose of the document, according to its authors, is to "challenge the world's conscience.

"Human rights have been violated not only by governments, but also by groups supporting various causes," the London-based civil rights organization said.

"The taking of hostages, the use of torture and the execution of political opponents are unacceptable, regardless of the motives or identities of the perpetrators."

The 426-page report, which covers the period from May 1, 1980 to April 30, 1981, said there were 794 people under sentence of death in the United States.

"Work for the abolition of the death penalty and against impending executions was Amnesty International's major concern during the year," the report said.

Report includes U.S. as offender for use of death penalty

Amnesty was sharply critical of Iran's record under revolutionary leader Ayatollah Ruhollah Khomeini. "More than 700 executions have taken place in Iran during the past year" for drug smuggling, espionage, sexual offenses and alleged plots against the government, it said.

In a letter to the then Prime Minister Mohammed Ali Rajai, himself later killed in a bomb explosion, Amnesty said, "Since the revolution we have been sad to observe the continuation of human rights violations and especially the large number of executions which have taken place."

In South America, "the abduction and 'disappearance' of suspected government opponents, torture, extra-judicial killings, arbitrary arrests and prolonged detention without trial were reported," AI said.

In Africa, many political prisoners were freed but abuses of human rights remained widespread, AI said.

Soviet activist given surprise light sentence

MOSCOW (UPI) — A Soviet court handed down a surprisingly light one-year prison camp sentence yesterday to a Jewish activist who for four months refused to stand trial on charges that he struck a militiaman.

Boris Chernobilsky, 37, ignored his original court date last summer and instead sent a letter to President Leonid Brezhnev saying he could not take part in "a travesty of a trial." He was eventually arrested two weeks ago.

Friends who attended the trial in Krasnogorsk, outside Moscow, said Chernobilsky pleaded innocent to all accusations againt him. He was convicted, as expected, but then the three-judge court reduced the charge to a violation carrying a maximum two-year prison term.

There was no explanation of why he was sentenced to only one year in a prison camp.

"We were frankly surprised," one of the witnesses said. "Boris had been facing the possibility of a five-year sentence."

Chernobilisky was ordered to serve his term in a "common regime" prison camp rather than in one of the facilities reserved for political offenders.

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Continuing Education, Box A, 625 Huntington Ave., Boston, Massachusetts 02115

This ad appears at no expense to the Commonwealth. BH210

BRIEFS

Back guns, not churches

A pro-gun group, angered over church support for restrictions on handguns, urged worshipers to withhold their gifts from Christmas collection plates and give them instead to pro-gun groups. "It is high time for America's 60 million law-abiding firearms owners to counterattack — at the collection basket," said the Citizens Committee for the Right to Keep and Bear Arms in its monthly newsletter "Point Blank." It said "leading the clerical assault" on the rights of citizens to own handguns are United Methodist Bishop James A. Armstrong, recently elected president of the National Council of Churches; and Roman Catholic Archbishop John R. Roach of St. Paul-Minneapolis, president of the National Conference of Catholic Bishops.

Pentagon cuts weapons

Army weapons purchases planned for next year may be canceled in the 1983 defense budget in efforts to hold down military spending, Pentagon officials said. The recommendation is a decision to kill the Army's AH-64 Apache attack helicopter, which was slated to replace the Huey Cobra gunship at an estimated cost of $8 billion for 536 choppers, an Army spokesman said.

U.S. post for senator's wife

The confirmation hearing of Lilla Cummings Tower to be director of the Institute of Museum Services was a love-fest Wednesday — with her husband, Chairman John Tower of the Senate Armed Services Committee, seated nearby. Rebuplicans and Democrats alike praised her enthusiasm and skill. Confirmation seems certain. "I am not a museum professional but I have an intimate knowledge of museums and all they encompass, and I am privileged to have been associated with and enjoyed the close friendship of artists, curators and librarians," she said. Mrs. Tower, 53, is a practicing lawyer. The institute was established four years ago to aid the nation's 4,500 museums, many of them small. The Reagan administration proposed phasing out the institute as part of its budget cuts, but it won new life, winding up with a budget of $12 million for fiscal 1981 and probably the same amount for 1982.

Victim's insulin pump returned

An insulin pump ripped from a diabetic man during a mugging was returned to the victim, who had been hospitalized since the theft. Robert Scott, 31, of Paterson, N.J., was mugged Friday as he walked home from work. Two men wearing stocking masks ripped the pump from his belt, including the needle that had been inserted into his abdomen. Another Paterson resident, Thomas Jacobson, read newspaper accounts of Scott's chance of going into shock or a coma without the mechanism, and scoured the city's streets for the missing pump, police said. He found it Tuesday lying in a gutter on Graham Avenue, a few blocks from where the mugging took place.

House OKs foreign aid

The House, with unusual support from Republicans, passed a $12 billion two-year foreign aid bill authorizing renewed aid to Pakistan and condemning the government of Libya. Unlike past years, a majority of Republicans joined Democrats in voting for the bill, thus heeding President Reagan's plea for approval of the measure. The Senate has passed its version of the foreign aid bill, and a House-Senate conference committee will work out differences.

Death of addicted infant

A young couple were indicted for killing their 2-month-old son, who was born addicted to drugs. The indictment charged the parents were responsible for the baby's death because he "failed to thrive." Deborah Wright, 26, and Wayne Rushworth, 32, both of Camden, N.J., were charged with aggravated manslaughter and endangering the welfare of a child. They face 20-year prison terms if convicted. The case is unusual because there is no evidence the child was beaten or injured. The indictment charges the infant died because his parents withheld physical and emotional care.

CITY OF CAMBRIDGE NOTICE OF PUBLIC HEARING

Pursuant to Ordinance #733, the Cambridge City Council will conduct a public hearing on Monday, December 21, 1981, at 4:00 P.M. in the Council Chamber at City Hall, for the purpose of discussing the proposed transfer of city owned land to the Cambridge Housing Authority.

The property in question is located at 2050-2070 Massachusetts Avenue, a site designated by the Housing Authority for the Construction of elderly housing. All interested individuals are invited to attend and be heard at this time. By Order of the City Council PAUL E. HEALY, City Clerk.

Dec. 10

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 516448. To all persons interested in the estate of Margaret Flaherty late of Boston, in said County, deceased; and to the Attorney General of said Commonwealth, if required. A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by Agnes Flaherty of Boston, in the County of Suffolk, praying that she be appointed executrix thereof without giving a surety on her bond. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before 9:30 o'clock in the forenoon on the 6th day of January 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of December 1981. JAMES MICHAEL CONNOLLY, Register.

Dec. 10, 17, 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. A12861. To Priscilla Boins McCants and Herman V. McCants both of parts unknown and to all persons interested in a petition for adoption of Patience Boins McCants of Boston in said County. A petition has been presented to said Court by Antonia Rivera of Boston in said County, praying for leave to adopt said Patience Boins McCants, a child of Priscilla Boins McCants and Herman V. McCants both of parts unknown and that the name of said child be changed to Patience Rivera. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 8th day of December 1981. JAMES MICHAEL CONNOLLY, Register.

Dec. 10, 17, 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 496001. To all persons interested in the estate of Robert F. Murphy late of Boston, in said County, deceased. Will and Public Administrator of said estate has presented to said Court his 1st account for allowance and a petition for distribution of the balance in his hands. If you desire to object thereto or your attorney should file a written appearance in said Court at Boston, before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court this 7th day of December 1981. JAMES MICHAEL CONNOLLY, Register.

Dec 10 17 24

FIRST PUBLICATION NO. 2135.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for several areas in the Cambridgeport Industrial Area on the accompanying map, on the petition of Rosemarie Quinton.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A	
	Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-3
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish a new Business B-1 district. The new Business B-1 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Section 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

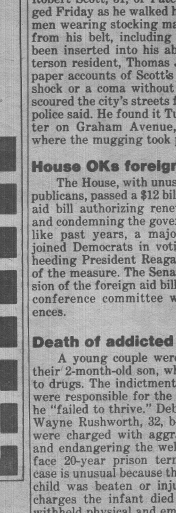
Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general office, research offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multi-family developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a height limit within a 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

Passed to a second reading at the City Council meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection of this invalidity by reason of any defect in the procedure of adoption may be only be made within ninety days after the posting or the second publication.



FIRST PUBLICATION NO. 2136.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning the Simplex Industrial Area.

The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish a new Business B-3 district. The new Business B-3 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Section 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

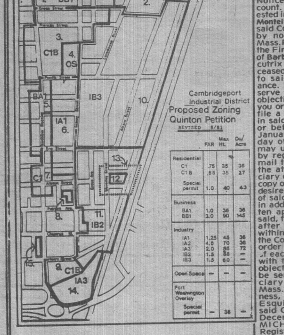
Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general office, research offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multi-family developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a height limit within a 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

Passed to a second reading at the City Council meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection of this invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.



COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 374229. Notice of Fiduciary's Account. To all persons interested in the estate of Thomas A. Walsh of Boston, in said County, a mentally ill person. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 30th, 31st and 32nd accounts of State Street Bank and Trust Company, as guardian of the property of said ward 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 Boston on or before the 4th day of January, 1982, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary or to the attorney for the fiduciary obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass.R.Civ.P. Rule 5. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of December, 1981. JAMES MICHAEL CONNOLLY, Register.

Dec 10 17 24

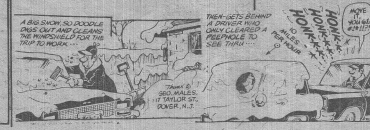
COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 512861. Notice of Fiduciary's Account. To all persons interested in the estate of Mabel E.B.D. Webster late of Boston in said County. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the first and final account of J. Donald Sutherland as executor of the will of said deceased has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 4th day of January, 1982, 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, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 7th day of December, 1981. JAMES MICHAEL CONNOLLY, Register.

Dec 10 17 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 509647. Notice of Fiduciary's Account. To all persons interested in the estate of Amelia Meinfelth, late of Boston in said County. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the First and Final account of Barbara Conway and Lucitrix of the will of said deceased has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account you or your attorney must file a written appearance in said Court at Boston on or before the 4th day of January, 1982, 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, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 7th day of December, 1981. JAMES MICHAEL CONNOLLY, Register.

Dec 10 17 24

They'll Do It Every Time


A BIG SHOW-SO DOODLE DRAG OUT AND CLEANS NO MONEY FOR TRIP TO MIAMI
THEN GETS BEHIND ON PAYMENTS ONLY CLEARED A CHEAPSIDE TO SEE THING
HOME RUN
HOME RUN
HOME RUN

COMMONWEALTH OF MASSACHUSETTS

APR 15 4 35 PM '81
CAMBRIDGE, MASS.

MIDDLESEX, SS. CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT TO CHAPTER 40A, SECTION 5, MASSACHUSETTS GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Rosemarie Quinton et al dated March 23, 1981, and entitled Cambridgeport Area Rezoning Petition.

The undersigned, being the owners of twenty (20%) per cent or more of the area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.

2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.

3. The proposed amendments will result in a pattern of development that will be disruptive internally and one that does not allow a desirable transition from the adjacent neighborhood to the new development.

4. The proposed amendments do not allow the desired residential development surrounding Fort Washington Park.

5. The proposed amendments are so specific as to limit substantially mixed used development which includes housing and precludes opportunities for development-rights transfers which are the key to accomplishing the range of goals for this area.

The above objection submitted respectfully by:

1. Stuart R Ruge, Treas. — Lawrence Metal Forming Corp. 77 Blanche Street, Cambridge
2. Louis A Cobb Treas & Trustee — Atlantic Paper Box Co. 270 Albany Street, Cambridge
3. Eugene W. Hale Gen. — Russell's Engine Rebuilding, Inc. 88-94 Brookline St., Cambridge
4. Robert S Sulecki Vice Pres — Lynn-Sign Moulded Plastic Co., Inc. 230 Albany Street, Cambridge
5. Manford W Dorothy, President — Central Pipe & Supply Co., Inc. 98-100 Erie Street, Cambridge
6. Peter P. Yeshe Plant Manager — Erie Street Realty & Trust 21 Erie Street, Cambridge
7. Charles Goldberg President — West Side Realty, W. S. Corp, Norma Trust 288-295 Albany Street, Cambridge
8. Edward S. Stimpson III, Trustee — Harry F. Stimpson Trust 175-195 Albany Street, 148, 149, 171 Sidney Street, 101 Erie Street
9. C. Vincent Vappi, President — Vappi & Co., Inc. 216 Sidney Street, 9-13, 15-23 Grove Street
10. Arthur Gilbert, Trustee — Emline Realty Trust, Arthur Gilbert 122-124, 126-144 Brookline St.
11. Glenn R. Strehle, Treasurer — Glenn P. Strehle, MIT Treasurer
12. _____

Cambridge, November 17, 1981

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

THE VILLAGE CAMBRIDGEPORT GROUP

We, the PEOPLE of CAMBRIDGEPORT, do not support LOW INCOME HOUSING on the SIMPLEX SITE.

In the early 60's, the RESIDENTS of CAMBRIDGEPORT joined together to battle the construction of the Inner-Belt Group through our Neighborhood. We were successful in saving our Neighborhood.

Once again, we feel threatened by the PROPOSAL suggested from a small group as the SIMPLEX STEERING COMMITTEE who claim to represent the CAMBRIDGEPORT Neighborhood. We support the kind of development which will help contribute to the tax base of our City, enhance our Neighborhood and improve conditions overall in Cambridge. We strongly feel that LOW INCOME HOUSING in the area would not create or contribute to any of these conditions.

The SIMPLEX area has been a field of weeds long enough.

PETITION

of _____

for _____

No. _____

_____ 19

In City Council, 19

Referred to the Committee on

Attest:

City Clerk.

Cambridge, ... 19

To the Honorable, the City Council of the
City of Cambridge:

Jean Maggio 565 Putnam Ave, Camb. The undersigned respectfully pray

Henry E. Maggio 565 Putnam Ave.
Margaret Falcione 565 Putnam Ave.
Gertrude Maggio 567 Putnam Ave,
Joanne + George Kotler 567 Putnam Ave,
Leonard + Dianna Aiden 565 PUTNAM Ave.
G. A. McCreery. 578 Putnam Ave.
Madeline Moore 577 Putnam Ave Cambridge
Frank C. Moore 577 Putnam Ave
Bernie Goodrich
579 Putnam Ave.
Cambrig Mass 02139
Howard Tocman 596 Putnam Ave.
Susan Tocman 596 Putnam Ave.
William M. Calvert 259 Brookline Ave.
Wann E Lein 261 Broken St Camb
Gary Alan Burdette 285 Brookline St. Camb.
Kathy McDonald 14 Tufts St. Camb
Dorothy M. Burdette 285 Brookline St. Camb.
Noble Burdette 285 Brookline St. Cambridge, Mass. 02139

20

PETITION

of _____

for _____

No. _____

_____ 19:

In City Council, 19:

Referred to the Committee on

Attest:

City Clerk.

Pg (3) George C. Clapp 285 Brookline St 5-4
Elmer S. Snell 285 Brookline St. Camb. Ma.
Jim Brooks 119 Brookline St Cambridge
Linda Brooks 119 Brookline St. Camb, MA.
[illegible] Kaiser 115 Brookline St. Camb.
Percy Beaulieu Lopez ST
Claire J. Moules 9 Lopez St. "
Helen Moules 9 Lopez St. "
Kathleen M Schofield 8 Lopez St
Richard M Schofield 8 Lopez St "
Sandra C Schofield 8 Lopez St "
Sheila M Schofield 8 Lopez St
Linda M Schofield 8 Lopez St "
Phillip V. Tortora 20 Lopez St Camb.
Concetta Tortora 20 Lopez St Camb.
[illegible] Tortora 20 Lopez St Camb
James Hagan 22 LOPEZ ST. Cambridge
Carolyn Hagan 22 Lopez St Camb
John [illegible] Jr 331 Pearl St Cambridge
Donna Tagg 17 Decatur St. Cambridge
William Tagg 17 Decatur St. Camb.
Stella Kelly 19 Decatur St. Camb.
Joe Di Natale Jr 14 Valentine St CAMB.
Rose Di Natale 14 Valentine St. Cambridge, Mass

Joseph Di Natale - 14 Valentine St. - Cambridge
Mary J. Walsh - 239 Brookline St Cambridge
John L Walsh 239 Brookline St Camb.
Catherine Walsh 239 Brookline St
Joanne C. Roy 238 Brookline St. Camb.

George & Eleanor Vailliant 11 Watson St. Camb.
Carmela Quinn 9 Watson St. Camb.
Robert Dahl 244 Pearl St. Camb.
Debbie Dahl 244 Pearl St. Camb.
Marie Dahl 244 Pearl St Camb.
Alba Leonard 252 Pearl St. Camb
Joseph Leonard 252 Pearl St. Camb
Patricia Leonard 252 Pearl St Camb.
Dorothy Eon 27 Decatur St. Camb. Mass.
PAUL EON 3 LAWRENCE ST CAMB.

Sarah Gedzwin 172 Pearl St. Camb. Mass 02139
Susan Leonardo 126 Auburn St Camb. Mass 02139
Walter Leonardo 126 Auburn St Camb.
Lauren Leonardo 126 Auburn St Camb
Michele Leonardo 126 Auburn St Camb.
Chester Fund 286 West Ave

Paul Fennelly 286 Western Ave Cambridge
Robert Fennelly 286 Western Ave Cambridge
Ann Carbone 18 Speredakis Terr Cambridge
David P. Carbone 18 Speredakis Ter Cambridge
Gertrude Boyle 177 Erie St Cambridge, Mass
Mary Moran 177 Erie St Cambridge, Mass
Kg Boyle 177 Erie St Cambridge Mass
Mr. Frank Di Salvo 14 Speridakes Ter. Camb.
Mrs Nancy Di Salvo 14 Speridakes Ter Camb
Anna DiSalvo 16 Speridakis Terrace, Cambridge
Frank DiSalvo 16 Speredakis Terr Camb 02139
Richard D. DiSalvo 14 Speredakis Terr Camb 02139
Kenneth McClard 466 Putnam Ave Camb 02139
Carol Clark 466 Putnam ave camb 02139
Sandra Publicover 462 Putnam Ave Ave Camb. MA. 02139
Madeline Publicover 462 putnam ave Camb Ma 02139
Peggy Hussey 462 Putnam ave. Camb Ma 02139
Margie Campbell 462 Putnam ave. Camb. Ma 02139
Daniel W. Hussey 462 Putnam ave. Camb Ma 02139
Leo Bracken 346 Allston St Camb. MA. 02139
Mark Eder 8 Kelly St. Camb. MA. 02139
M. Lorraine Bracken 346 Allston St. Camb. Ma. 02139

Jean Bracken	346 Allston St. Camb, Mass.
Eileen F. Bracken	346 Allston St Camb. Mass.
Gary J. Hyster	215 Allston St Camb Ma.
Mr & Mrs Gary Waldron	73 Allston St. Camb. Ma.
Mr & Mrs Raymond Sullivan	217 Brooklin St Camb Ma.
Paul Sullivan	217 Brooklin St. Camb Ma.
Teresa Sullivan	217 Brooklin St. Camb Ma.
Christine Beaulieu	106 Brooklin St. Camb. Ma.
Mr + Mrs Herbert Aiken	141 Allston St Camb Ma
Mr + Mrs Megan	14 Mitchell Hamilton Pd Camb MA
Louise Trio	11 WILLIAM ST CAMB. MASS
Cathy Trio	" " " "
Bruce M Nolet	577 Putnam AVE CAMB MA.
Cheryl O'Brien	34 Andrew St., Camb. Mass.
Elizabeth O'Brien	34 Andrew St Camb. Mass
Joseph Correia	10 Newton St., Camb., Mass.
Mary Correia	10 Newton St. Camb., Mass.
Tom Weagle	35 GRANITE ST
Betty Weagle	" "
John A. King	17 Whitney Ave. Camb. Mass.
Rosalie M. King	17 Whitney Ave. Camb. Mass
Elaine Tiemey	5 Sperdakis Terrace Cambridge

Susan Kotler	567 Putnam Ave
Virginia Wilson	170 Allston Street
Viola Tpechrintzis	166 Allston Street
George Wilson	170 Allston St.
Panagiotis Dunneris	168 Allston Street
Joseph L Wilson III	170 Allston St.
Joseph S. Wilson Jr.	170 Allston St.

Donna Di Giovanni	6 Speradakis Terrace, Camb,
~~Maureen Foster~~	177 Chestnut St. Camb., Mass 02135
Anna M Slivinsky	224 Pearl St Camb. 02139
Wm J. Slivinsky	" "

Ellen T Donohue 289 Brookline St Camb.
Ronald E. Snell 285 Brookline St. Camb.
Dawn Beaulieu 7 Lopez St. Camb.
Joseph Beaulieu 7 Lopez St. Camb.
Margaret Urghart 289 Brookline St.
Wm. Urghart 289 Brookline Street
Patricia A Dahl 1 Rockingham Pl Camb 02139
Richard E Dahl " " " 02139
Blanche E Schrock 9 Granite St. Camb. " "
Robert H Cammuso 9 " " "
Margaret Corcoran 7 Granite St Camb 02139
John L Corcoran 7 Granite St Camb - 02139
Joanne Chenell 74 Allston St Camb Mass
Dorothy Campbell 230 Brookline St Camb.
John Campbell 230 Brookline St Camb.
Glenda Jennings 230 Brookline St Camb.
Cheryl Campbell 230 Brookline St. Camb.
John Burke 231 Allston St Camb.
Susan Burke 231 Allston Street Camb.
Irene Avery 237 Allston St Camb.
Claire M. Burke 231 Allston St. Camb
Joel M. Burke 231 ALLSTON ST C'B.
John T. Burke Jr 231 Allston St Camb

23

Mr Robert J Medeiros Sr 298 Brookline St Camb.

Pat Medeiros

Renie Callahan

Susan Scalesse 300 Brookline St

Francis Scalesse 300 Brookline St.

Theresa Mendonca 541 Putnam Avenue

Rafael Mendonca " " "

Jose Mendonca " " "

J.L. Correia " " "

M.C. Correia " " "

Randall Stern 12 Kenwood St. Camb.

Roseanne G. Stern " " " "

James Batchelor 309 Pearl St. Camb.

Clara Batchelor " " " "

Irene Marshall 21 Florence St.

Ellen Largenton 151 Magazine St.

Robert Anderson " " "

Margaret Curtis Anderson " " "

Patricia Curtis 151 Magazine Street

Mary Watson, 55 Granite St, Cambridge
Ellen C Watson 55 Granite St. Camb.
Barbara Watson 55 Granite St Cambridge
Virginia A Savoy 35 Pearl St Camb.
John F Savoy 35 Pearl St Camb.
Charles A. Watson 3 Granite St., Cambridge
Jean Sewetland 2 Allston Ct. Camb.
Fred Sewetland " "
Richard Sewetland 198 Allston St Camb
Theresa C Rogers 214 Allston St Camb Mass
Manuel Savoy 582 Putnam Ave Camb. Mass.
Marjorie Savoy 582 Putnam Ave Camb Mass
Nettie Gropper 580 Putnam Ave Camb. Mass
Allan & Lois Casassa 99 Chestnut St. Camb. Mass.
Patricia Sullivan 55 Magazine St Camb Mass.
Katherine Pollock 55 Magazine St. Camb. Mass.
William J. Cochran 8 Peters St Camb Mass
Elizabeth M. Cochran 8 Peters St Camb Mass
Freeman Frye 251 Pearl St Cambridge Mass
Irene Frye - 251 Pearl St Cambridge Mass

Lloyd G Frye 251 Pearl Street, Cambridge, Mass.
William E. Gurley 251 Pearl St Camb
Paul Watson 215 allston St Camb Mass
Ann Watson 215 Allston St. Camb. Ma
James E Watson 215 Allston St Camb Mass
Hazel I Dahl 226 Allston St Camt Mass
Edward F. Dahl 226 allston St Camt Mass.
Robert H Clark 232 Allston St. Camb Mass
Rose D. Clark 232 Allston St Camb Mass

Donna C. Adams 236 Allston St. Camb

John R. Rogers 214 Allston St Camb Mass
Gerard J Baptist 290 Pearl St Camt
Sandra Baptist " "
John C. Schmitt 322 Pearl St. Camt Mass
Catherine M. Schmitt 322 Pearl St. Cambridge, Mass.
William Stafford 31 Tufts Camb. Ma.
Eileen A Stafford 31 Tufts St Camb MA
Eileen F Stafford 31 Tufts St Camb Ma.
Kathleen Normile
Margaret Normile } 333 Pearl St. Camb. MA

20

Robert T Roz 238 Brookline St Camb

Wanda Yarmouth	6 Peters St. Camb.
Mary Crowell	9 Peters St Camb
Wm T. Crowell	9 Peters St Cambridge
Irene Ralls	9 Peters St. Camb.
Silvia A. Ralls	9 Peters St. Camb.

6

FRISOLI AND FRISOLI
ATTORNEYS AT LAW
801 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

(617) 354-2220 (617) 354-6118

FRANK J. FRISOLI, JR.
LAWRENCE W. FRISOLI
ROBERT T. BOUDREAU

Cambridge City Council
City Hall
Cambridge, Massachusetts

RE: Cambridgeport Zoning Petitions

Dear Councillor,

Please find enclosed a copy of my clients(California Products Corporation, Cox Engineering Co. Inc. & Wm. S. Simpson Inc.) proposed amendment to the above petitions which will allow them to remain and grow in the Cambridgeport area.

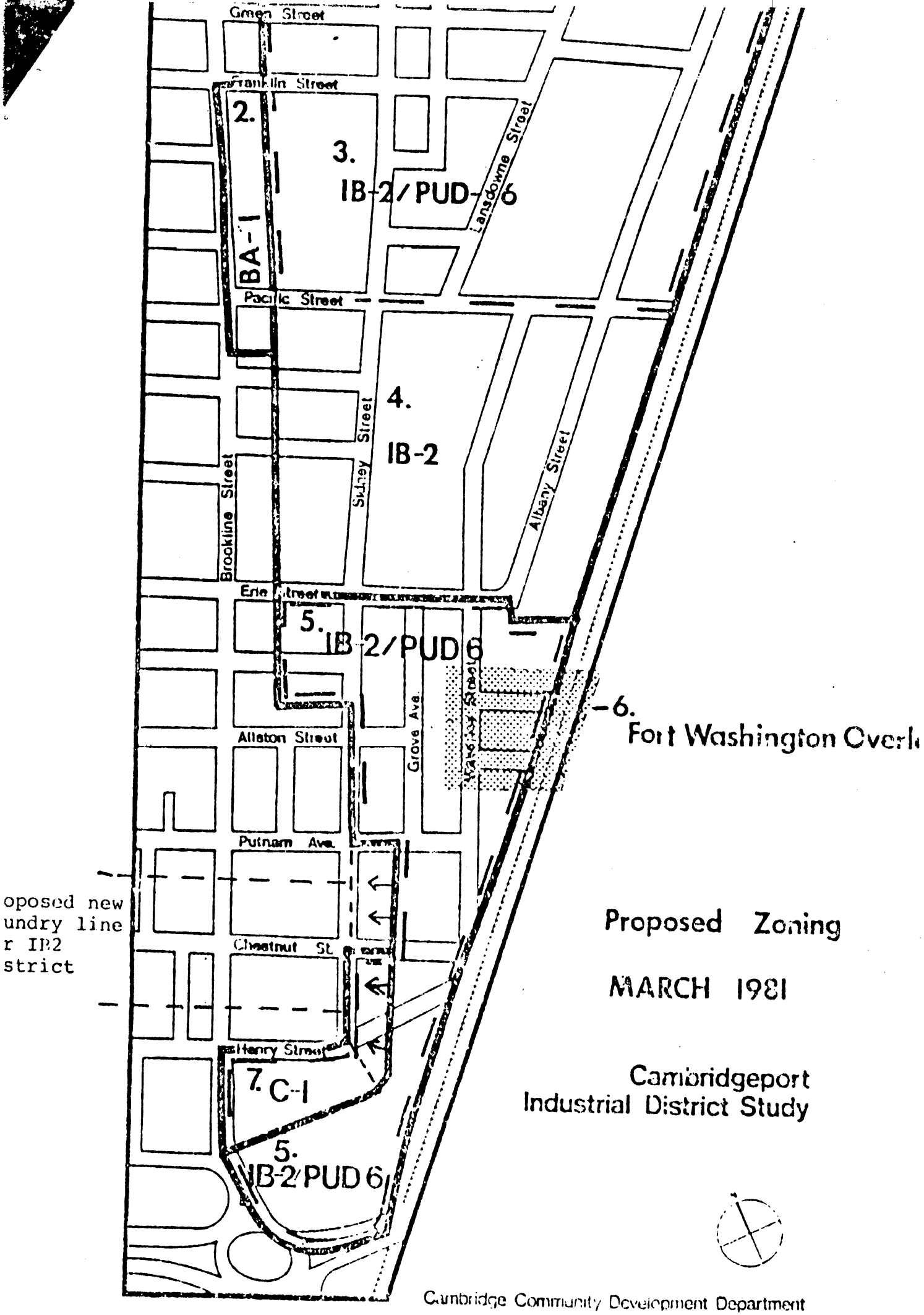
The proposed change in boundary line does not adversely effect the intent of the proposed zoning by law or the neighborhood but does allow my clients to protect their future in Cambridge.

Respectfully submitted,

Lawrence W. Frisoli,Esq.

IN THE CITY COUNCIL

Ordered: That the proposed amendments to the Cambridge Zoning Ordinance submitted by Rosemarie Quinton et al dated March 23, 1981, and entitled Cambridgeport Area Rezoning Petition and submitted by the Planning Board dated March 26, 1981, and entitled Cambridgeport Area Rezoning Petition each to be respectively amended so as to cause the boundry line for the Industry B2 district to run down the center of Sidney Street between Putnam Avenue and the center line of Henry Street and to place all the land in the area bounded by Sidney Street, Henry Street, Waverley Street and Putnam Avenue in an Industry B-2 Zoning District with a plan Unit Development 6 overlay (IB2/PUD6).


Green Street
Franklin Street
2.
BA-1
3.
IB-2/PUD-6
Lansdowne Street
Pacific Street
4.
IB-2
Sidney Street
Albany Street
Brookline Street
Erie Street
5.
IB-2/PUD 6
Grove Ave.
Allston Street
6.
Fort Washington Overl
Putnam Ave.
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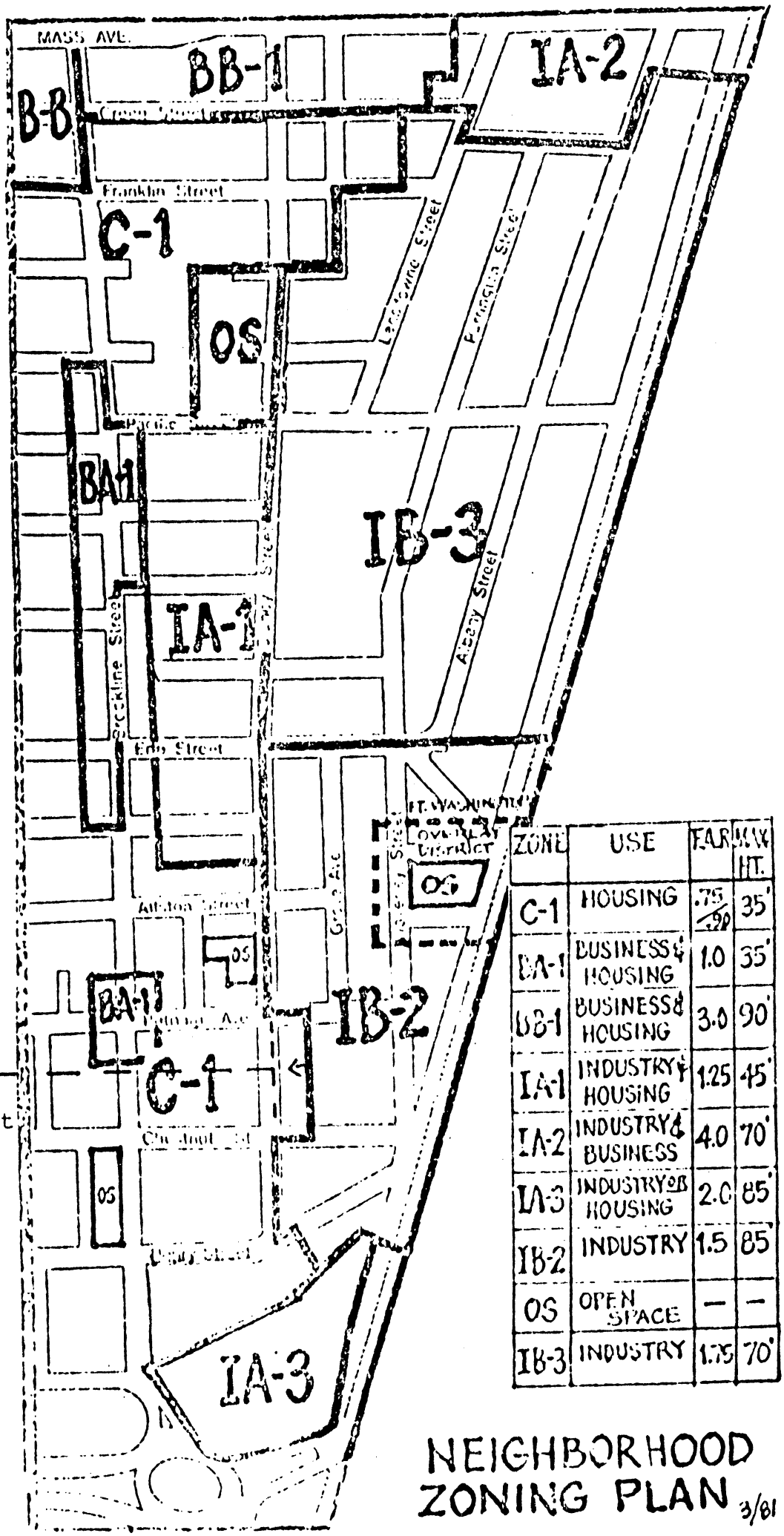
Chestnut St.
Henry Street
7. C-1
5.
IB-2/PUD 6
Proposed Zoning
MARCH 1981
Cambridgeport
Industrial District Study
Cambridge Community Development Department



proposed new boundry line for IB2 district

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

Alexander A. Adams — Attorney at Law

323 Broadway
Cambridge, Massachusetts 02139
Telephone (617) 492-4100

June 22, 1981

Members of the Cambridge City Council

Re; Proposed Amendments to the Cambridge Zoning Ordinance- Cambridgeport Area

Submitted by: Planning Board

Rosemarie Quinton, et al

Dear Council Members::

Kindly note that I represent Blake Henry Realty Corporation, owners of 2-42 Henry Street, Cambridge, commonly refered to as 38 Henry Street, and more specifically in the above named proposals.

It is the position of my client that down zoning...would place their property in two, and possibly three new zones; resulting in the danger of continuing use, loss of tenant, reduce FAR which would devaluate the future use, the sale and economic activity to the land would diminish, etc.

Therefore the owner does object to this "disection".

Blake Henry have been on this site for 25 years and has aided in the tax base for the City, and they strongly desire to remain.

Upon examiningthe proposed plans, we would respectfully submit for your consideration, if you pass either proposal, the enclosed amendment, which does not affect any portion of the residential area.

The enclosures also include a description and it is the contention of Blake Henry that this amendment would not change the intent of either proposal.

Thank you for your attention in this matter.

Very truly yours,

Alexander A. Adams

AAA/BM
Enclosures

IN THE CITY COUNCIL

Ordered: That the proposed amendments to the Cambridge Zoning Ordinance submitted by Rosemarie Quinton et al dated March 23, 1981, and entitled Cambridgeport Area Rezoning Petition and submitted by the Planning Board dated March 26, 1981, and entitled Cambridgeport Area Rezoning Petition each to be respectively amended so as to cause the boundry line for the Industry B2 district to run down the center of Sidney Street between Putnam Avenue and the Center line of Henry Street and thence turning Northwesterly to the center line of Brookline Street and then turning Southwesterly to Memorial Drive so as to place all the land in the area bounded by Sidney Street, Henry Street, Brookline Avenue, and Waverley Street, in an Industry B-2 Zoning District with a Plan Unit Development 6 overlay (IB2/PUD6).

CHESTNUT ST.

BROOKLINE ST.

SIDNEY ST.

HENRY ST.

No 52 9000
No 2 4950
No 53 3750
No 54 3750
No 55 4823
No 16 5000
No 14 11241
No 15 10000
No 3 6273
No 4 6271
No 13 6272
No 12 6272
No 5 6269
No 11 6269
No 6 3500
No 7 3500
No 8 3000
No 9 4000
No 10 13249
No 44 24318
No 45 86419
No 39 3310
No 46 27119
No 47 25743
No 48 69268
No 49 10681
No 51 3947

63

64

CITY OF CAMBRIDGE

SCALE: 1" = 40' AUGUST - 1965

Dimensions from deed land court or layout plans are in brackets ( ) - Land Court marked - L.C. - all other dimensions are measured.

C. C. 106

11 Quinton Petition
Quinton Petition
1127 2nd Reading

City of Cambridge

MASSACHUSETTS

In City Council 12/7 1981

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane		✓		
Mr. Thomas W. Danehy				✓
Ms. Saundra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr.Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			
	6	2	0	1

CAS
SR
RE
n

Legal Notices

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104269. (SEAL) To Eric L. Powell, Trustee of E & E Realty Trust, of Boston, Suffolk County; Boston Gas Company, having an usual place of business in Boston, Suffolk County; and Massachusetts Property Insurance Underwriting Association, having an usual place of business in Boston, Suffolk County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: Mutual Bank for Savings, a duly existing corporation having an usual place of business in Boston, Suffolk County, and said Commonwealth; claiming to be the holder of a mortgage covering real property in said Boston, Numbered 605 Massachusetts Avenue, given by Eric L. Powell, Trustee of E & E Realty Trust to Suffolk Franklin Savings Bank, dated May 12, 1967, recorded with Suffolk County Registry of Deeds, Book 8117, Page 478, and now held by the plaintiff, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the second day of November 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this fifteenth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104200. (SEAL) To Winston H. Brown and Lola Y. Brown, both of Dorchester, Suffolk County, both of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: The Lomas & Nettleton Company, having an usual place of business in Philadelphia, Commonwealth of Pennsylvania: claiming to be the holder of a mortgage covering real property in said Dorchester District of Boston, Numbered 27 Maxwell Street, given by Winston H. Brown and Lola Y. Brown to Malmart Mortgage Company, Inc., dated May 8, 1973, recorded with Suffolk County Registry of Deeds, Book 8626, Page 287, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-sixth day of October 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this ninth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104199. (SEAL) To Randy G. Smith and Edith J. Smith, both of Dorchester, Suffolk County; and Federal Deposit Insurance Corporation, a duly existing corporation having an usual place of business in Lexington, Middlesex County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: The Lomas & Nettleton Company, having an usual place of business in Philadelphia, Commonwealth of Pennsylvania: claiming to be the holder of a mortgage covering real property in said Dorchester District of Boston, Numbered 66 Kingsdale Street, given by Glen B. Forsythe and Carol Y. Forsythe to Grove Hall Savings Bank, dated August 21, 1968, recorded with Suffolk County Registry of Deeds, Book 8223, Page 718, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-sixth day of October 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this ninth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

Legal Notices

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, October 7, 1981 at 5:30 p.m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the Maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b) (3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educationsl institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33 (b) (3) and 4.33 (c) as listed above are not permitted, uses 4.34 (d) (General Office Use) and 4.34 (f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35 (3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

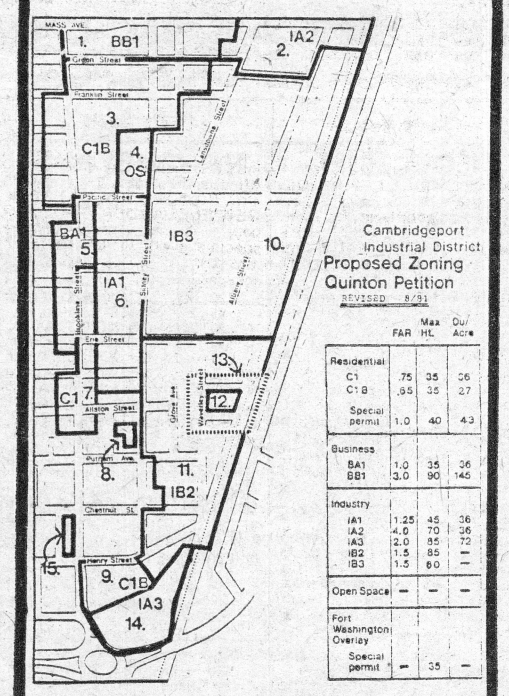
A new Section 11.90 would be created establishing regulations for the construction of low and moderate income housing. New Housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.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	96
IA3	2.0	85	72
IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Fort Washington Overlay			
Special permit	—	35	—

THE EDGE

LATEST LINE

Colleges

Saturday's odds

Favorite	Pts.	Underdog
ARMY	9½	Brown
HARVARD	2½	Holy Cross
SYRACUSE	4	Indiana
GEORGIA	9½	S. Carolina
Arkansas	3	MISSISSIPPI
MISSISSIPPI ST.	2	Florida
N. CAROLINA	15	Boston College
N. CAROLINA ST.	4	Maryland
TENNESSEE	3	Auburn
Alabama	24	VANDERBILT
VIRGINIA	2½	Duke
VIRGINIA TECH	8	Wake Forest
UCLA	10	IOWA
KANSAS	3	Kentucky
MICHIGAN	20	Navy
MINNESOTA	9½	Oregon St.
NEBRASKA	4½	Penn. St.
Notre Dame	7½	PURDUE
BAYLOR	10	Texas Tech
TEXAS	7½	Miami (Fla.)
SMU	10	TCU
Brig. Young	9½	COLORADO
Washington	1	OREGON
SOUTHERN CAL.	4½	Oklahoma
Ohio St.	5	STANFORD
Arizona St.	6	WASHINGTON ST.
L.S.U.	14	Rice

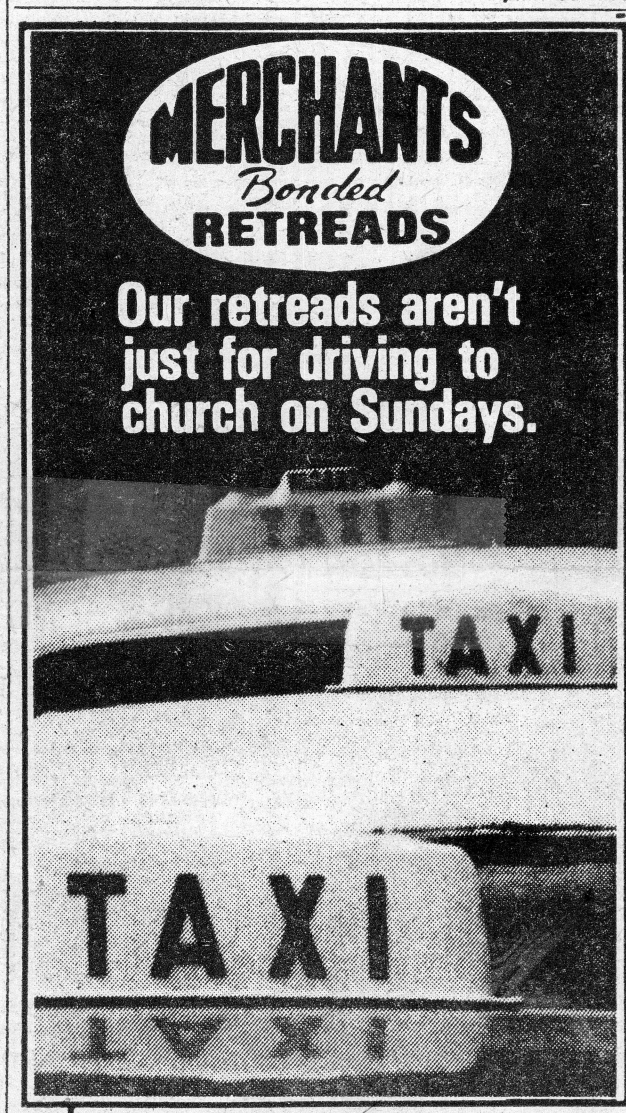
Home team in caps.

AMERICAN LEAGUE

Starting Times	Teams	Probable Pitchers	1980 W-L	vs.Opp. ERA	Vegas Odds	1981 W-L	1981 ERA
7:30 p.m.	Milwaukee BOSTON	Slaton (R) Tanana (L)	0 0-0	3.47 3.47	— 6-7	5-6 3-9	3.91 4.53
7:30 p.m.	Detroit Baltimore	Petry (R) Martinez (R)	1-0 1-1	3.60 3.28	— 5½-6½	9-7 13-4	3.02 3.38
7:30 p.m.	Oakland Toronto	Langford (R) Clancy(R)	1-0 1-0	2.00 4.91	6-7 —	10-9 6-10	2.83 4.77
8:00 p.m.	Cleveland New York	Denny (R) Reuschel (R)	1-0 0-0	4.00 —	— 7-8	9-4 3-2	2.80 2.20
8:35 p.m.	Minnesota Kansas City	Redfern (R) Wright (R)	0-0 0-0	4.50 —	— 7-8	6-8 1-1	4.41 2.88
8:35 p.m.	Seattle Texas	Abbott (R) Honeyc't (L)	1-1* 0-0	5.21 5.40	— 7½-8½	3-7 10-5	3.92 3.26
10:30 p.m.	Chicago California	Trout (L) Witt (R)	1-1 1-0	4.50 1.29	5½-6½ —	8-6 5-9	3.24 3.84

NATIONAL LEAGUE

2:35 p.m.	New York Chicago	Lynch (R) Krukow (R)	0-0 1-0	45.00 1.39	— 5½-6½	4-4 7-9	2.67 4.20
7:35 p.m.	Pittsburgh Montreal	Rhoden (R) Lee (L)	2-0 1-0	2.70 1.13	— 7½-8½	8-3 2-5	4.23 2.70
8:35 p.m.	Phila. St. Louis	Noles (R) Martin (R)	0-0 1-0	24.00 2.57	— 7-8	1-2 6-4	3.63 3.21
8:35 p.m.	Atlanta Houston	Mahler (R) Niekro (R)	0-0 2-0	9.00 1.5	— 7½-8½	5-6 9-7	3.06 2.54
10:05 p.m.	Cincinnati San Diego	Pastore (R) Wise (R)	0-0 0-1	9.00 9.00	6½-7½ —	3-7 3-7	3.88 3.71
10:35 p.m.	Los Angeles San Fran.	Reuss (L) Alex'dr (R)	2-0* 0-1	2.82 6.00	6-7 —	113 9-7	2.18 2.72



People have all kinds of misconceptions about retreads.

That they're only good for short hauls, for example. Or that they can't take the bumps, bruises, and general abuse new tires can. Or that they can't survive at high speeds.

RADIAL WHITEWALL SIZE	NOW	BIAS PLY BLACKWALL SIZE	NOW
AR78-13 CR78-13*	$27.45	A78-13 560-15 C78-13 600-15	$19.95
BR78-13* ER78-14 CR78-14 BR78-15 DR78-14 CR78-15*	$33.45	B78-13 D78-14 C78-14 E78-14	$25.95
FR78-14* FR78-15	$36.25	F78-14 F78-15	$28.75
GR78-14* HR78-14* GR78-15 HR78-15*	$39.25	G78-14 H78-14 G78-15 H78-15	$31.75
JR78-15 LR78-15*	$42.45	J78-15 L78-15	$34.95
Plus .35 to .63 F.E.T. NO TRADE IN NEEDED. FREE MOUNTING. *Limited availability.		Plus .32 to .55 F.E.T. Whitewalls add $2 per tire. NO TRADE IN NEEDED. FREE MOUNTING.	

Well, the fact is, our retreads can do anything new tires can do. If they couldn't, taxi cab companies wouldn't trust them for the toughest stop and go conditions. Neither would messenger services or truck fleets.

We couldn't back them with the equivalent of a new tire warranty either. Or make them to exceed DOT (Department of Transportation) standards, or the National Tire Dealers and Retreaders Association specs. Or make them to pass the toughest standards of all: our own.



Bias Ply Blackwall
A78-13 C78-13
560-15 600-15
$19.95

But the most amazing thing about our retreads is price. You can even get our radials for half the cost of new ones.

So stop by Merchants today and see for yourself why we've sold over 1 million retreads.

And if you're worried about your current tires getting you there safely, you can always take a cab.

ASK US ABOUT OUR FREE REPLACEMENT LIMITED WARRANTY

Announcing **THE SEASONMASTER ALL SEASON RADIAL RETREAD** **$31.45**
Available in size P155/80R13 only. Plus .40 F.E.T.

MERCHANTS TIRE

We know what it takes to keep you on the road.

BOSTON, 1299 Boylston St. **BROCKTON,** 753 Belmont St. **EVERETT,** 1885 Revere Beach Pkwy. **LAWRENCE,** 314 S. Broadway **LOWELL,** 200 Appleton St. **NATICK,** Sherwood Plaza, Rte. 9 **PAWTUCKET,** 21 Division St. **PEABODY,** 175 Washington St. **QUINCY,** 234 Quincy Ave.
Famous Merchants Bonded Retreads are also available at our network of fine dealers.

SPORTS ROUNDUP

AMERICAN LEAGUE

Wockenfuss propels Tigers

From the Wire Services

John Wockenfuss drove in three runs with a pair of homers as the Detroit Tigers defeated the Orioles, 6-3, last night in Baltimore for their fourth consecutive victory.

The triumph, coupled with Milwaukee's 10-8 victory, over the Red Sox gave the Tigers a 1½-game lead in the American League East.

Wockenfuss tied the score, 3-3, with a two-run blast off Mike Flanagan in the fourth, and put the Tigers ahead with a solo homer in the sixth off loser Sammy Stewart (3-7).

The Tigers scored two insurance runs in the eighth. Steve Kemp led off the inning with a walk. Ron Jackson singled to right, moving Kemp to third, and Lance Parish doubled into the gap in right-center, driving in both runners.

Royals 2, Twins 1

Larry Gura, making his first appearance since Sept. 9, scattered four hits and did not walk a batter in pitching the Royals to a 2-1 victory over the Minnesota Twins in Kansas City.

Gura missed two starts after suffering a hairline fracture on the little finger of his pitching hand while fielding a ground ball. He was scheduled to pitch Monday night but was scratched pending further examination of the injury, which had evolved into a bone chip.

Gura got permission from the Twins to pitch with a finger splint, but chose to throw without it. He improved his record to 10-6 but is 6-1 with a 0.88 ERA since the strike.

Indians 6, Yankees 4

Bo Diaz had three hits, including a two-run double in the third inning, and Len Barker struck out 10 as the Cleveland Idians downed the Yankees, 6-4, in New York.

Barker, (6-7) gave up 10 hits before he was relieved after Barker, whose strikeout total was the most against th Yankees this year, ran his American League-leading total to 122.

Cleveland bounced back from a 3-0 deficit with five runs in the third. Dave Rosello and Mike Fischlin singled and Miguel Dilone walked loading the bases. Alan Bannister then punched a two-run single to right.

Mariners 3, Rangers 2

Ken Clay earned his first win in more than a year with relief help from Shane Rawley, and Seattle scored three runs on bloop singles as the Seattle Mariners defeated the Texas Rangers, 3-2, in Arlington, Tex.

Clay (1-6) yielded six hits, walked none and struck out six, a career high, before leaving after Texas scored a run in the eighth. He had lost his past nine decisions, dating to August, 1980, when he wore a Texas uniform.

A's sweep Jays, 3-2, 4-2

Steve McCatty (13-6) won his fifth consecutive game with a three-hitter, and Wayne Gross drove in three runs as the Oakland A's defeated the Blue Jays, 4-2, for a sweep of their double-header in Toronto.

In the opener, Keith Drumright singled home Rickey Henderson in the top of the 13th, giving Dave Beard with his first major league victory, 3-2.

Angels 1, White Sox 0

Left-hander Angel Moreno, a 26-year-old Venezuelan making his second major league start, worked 8 2/3 innings for his first victory as the California Angels defeated the Chicago White Sox, 1-0, in Anaheim.

Moreno, (1-1) walked four, struck out one and allowed just four hits. Don Aase got the last out for California to earn his 11th save.

BASEBALL

AL

EAST DIVISION

	W	L	Pct	GB
Detroit	26	16	.619	—
BOSTON	24	17	.585	1½
Milwaukee	25	18	.581	1½
Baltimore	21	19	.525	4
New York	21	20	.512	4½
Toronto	19	19	.500	5
Cleveland	20	22	.476	6

WEST DIVISION

	W	L	Pct	GB
Kansas City	23	18	.561	—
Oakland	21	18	.538	1
Minnesota	20	22	.476	3½
Texas	18	22	.450	4½
Seattle	17	24	.415	6
Chicago	16	25	.390	7
California	14	25	.359	8

Indians 6, Yankees 4

CLEVELAND	ab	r	h	bi	NEW YORK	ab	r	h	bi
Dilone lf	4	2	1	0	Rndlph 2b	4	1	1	1
Bannistr rf	5	1	2	2	Milborn ss	5	0	3	0
Hargrv 1b	3	1	1	1	Gamble dh	3	0	0	1
Diaz c	5	0	3	2	Winfild dh	1	0	0	0
Harrah 3b	4	0	0	1	Nettles 3b	5	0	1	0
Thorntn dh	3	0	1	0	Piniella rf	5	0	3	0
Mannng cf	2	0	0	0	Revrng 1b	3	0	0	0
Rosello 2b	2	1	1	0	Watson ph	1	0	0	0
Pagel ph	0	0	0	0	Brown cf	4	0	0	0
Kuiper 2b	2	0	0	0	Pattersn lf	4	1	2	0
Fischlin ss	2	1	1	0	Cerone c	4	2	2	2
Hayes 3b	3	0	0	0					
Totals	35	6	10	6	Totals	39	4	12	4

Cleveland	005 001 000 – 6
New York	120 100 000 – 4

E - Randolph. DP - New York 1. LOB - Cleveland 12, New York 11. 2B - Diaz, Thornton. 3B - Patterson 2, Cerone. HR - Cerone (2). SB - Dilone, Thornton. SF - Hargrove, Harrah, Gamble.

	IP	H	R	ER	BB	SO
Cleveland						
Barker (W 8-7)	8	10	4	4	2	10
Monge (S 4)	1	2	0	0	0	1
New York						
Righetti (L 6-4)	2	5	50	5	3	1
McGaffagan	3	1	0	0	3	0
Nelson	3 1-2	4	1	1	2	1
LaRoche	2-3	0	0	0	0	0

Righetti pitched to 6 batters in 3rd.
WP - Barker 2, Nelson. Balk - McGaffagan. T - 3:22. A - 15,098.

A's 3, Blue Jays 2

(First Game)

OAKLAND	ab	r	h	bi	TORONTO	ab	r	h	bi
Hendrsn lf	4	1	0	1	Iorg 2b	6	0	2	0
Murphy cf	4	0	1	0	Woods lf	4	1	1	1
Drmwr dh	7	0	2	1	Barfield rf	6	0	3	0
Armas rf	6	0	2	0	Mybrry 1b	3	0	2	1
Gross 3b	5	1	1	0	Upshaw pr	0	0	0	0
Johnsn ph	1	0	0	0	Manriqu ss	1	0	0	0
Klutts 3b	0	0	0	0	Whitt ph	0	0	0	0
Spencer 1b	5	1	3	0	Ainge ss	2	0	0	0
McKay 2b	6	0	2	0	Velez dh	2	0	0	0
Newman c	6	0	0	0	Bell dh	2	0	0	0
Stanley ss	4	0	0	0	Martinez c	4	0	1	0
Page ph	1	0	0	0	Moseby cf	6	0	0	0
Picciolo ss	0	0	0	0	Griffin ss	3	0	0	0
					Wells ph	0	0	0	0
					Beamon 1b	3	0	0	0
					Cox 3b	5	1	0	0
Totals	49	3	11	2	Totals	45	2	9	2

Oakland	020 000 000 000 1 – 3
Toronto	110 000 000 000 0 – 2

E - Iorg 2, McKay. DP - Oakland, 1. LOB - Oakland 17, Toronto 13. 2B - Gross, Murphy, Spencer, Barfield. SB - Henderson, 3, Barfield. S - Gross, Martinez.

	IP	H	R	ER	BB	SO
Oakland						
Underwood	6	6	2	2	4	5
Jones	1 1-3	1	0	0	2	1
Owchinko	1-3	0	0	0	0	0
Beard (W 1-1)	5 1-3	2	0	0	2	5
Toronto						
Stieb	9	7	2	2	5	3
McLaughlin	3	3	0	0	1	5
Leal (L 7-11)	2-3	1	1	1	3	1
Garvin	1-3	0	0	0	0	0

T - 4:04.

A's 4, Blue Jays 2

(Second Game)

OAKLAND	ab	r	h	bi	TORONTO	ab	r	h	bi
Hendrsn lf	3	2	1	0	Griffin ss	3	0	0	0
Davis lf	1	0	1	0	Beamn ph	0	1	0	0
Murphy dh	2	1	0	0	Woods lf	3	0	0	0
Gross 3b	3	0	1	3	Barfield rf	4	0	1	1
Armas rf	4	0	0	0	Mybrry 1b	3	1	1	1
Spencer 1b	4	1	1	1	Upshaw pr	0	0	0	0
Heath c	4	0	0	0	Velez dh	4	0	1	0
McKay 2b	4	0	0	0	Moseby cf	3	0	0	0
Bosetti cf	3	0	0	0	Whitt c	3	0	0	0
Picciolo ss	4	0	1	0	Iorg 2b	3	0	0	0
					Cox 3b	2	0	0	0
Totals	32	4	5	4	Totals	28	2	3	2

Oakland	000 011 020 – 4
Toronto	000 000 101 – 2

E - Griffin. DP - Oakland 1. LOB - Oakland 7, Toronto 3. 2B - Gross, Davis. 3B - Henderson, Barfield. HR - Spencer (4), Mayberry (14). SB - Gross.

	IP	H	R	ER	BB	SO
Oakland						
McCatty (W 13-6)	9	3	2	2	4	5
Toronto						
Berenguer (L 2-11)	7	2	2	2	3	7
Murray	2	3	2	2	2	1

PB - Whitt. T - 2:38. A - 15,542.

Royals 2, Twins 1

MINNESOTA	ab	r	h	bi	KANSAS CITY	ab	r	h	bi
Ward lf	4	0	2	1	Wilson lf	4	0	2	1
Engle rf	4	0	1	0	White 2b	4	0	0	0
Hatcher cf	4	0	0	0	GBrett 3b	4	0	1	0
Smally dh	3	0	1	0	Aikens 1b	2	0	0	0
Sofield pr	0	0	0	0	Otis cf	4	0	1	0
Endrbr ph	1	0	0	0	McRae dh	3	1	1	0
Castino 2b	3	0	0	0	Wathan c	2	1	1	0
Gaetti 3b	3	0	0	0	Hurdle rf	3	0	1	1
Wynegar c	3	0	0	0	Geronim rf	0	0	0	0
Macknn 1b	3	0	0	0	UWshng ss	3	0	0	0
RWshng ss	3	1	0	0					
Totals	31	1	4	1	Totals	29	2	7	2

Minnesota	001 000 000 – 1
Kansas City	000 020 00x – 2

E - U. Washington, Castino. DP - Minnesota 3. LOB - Minnesota 3, Kansas City 6. 2B - G. Brett, Ward, McRae. SB - Wilson 2.

	IP	H	R	ER	BB	SO
Minnesota						
Arroyo (L 6-9)	7 1-3	7	2	2	2	2
O'Connor	1-3	0	0	0	1	1
Verhoeven	1-3	0	0	0	0	0
Kansas City						
Gura (W 10-6)	9	4	1	0	0	2

T - 2:19. A - 19,580.

SCOREBOARD

AL

Milwaukee 10, BOSTON 8
Detroit 6, Baltimore 3
Oakland 3, Toronto 2 (1st)
Oakland 4, Toronto 2 (2nd)
Cleveland 6, New York 4
Kansas City 2, Minnesota 1
Seattle 3, Texas 2
California 1, Chicago 0

NL

Chicago 4, St. Louis 3
Pittsburgh 5, New York 3
Montreal 6, Philadelphia 2
Houston 3, Atlanta 0
Cincinnati 3, San Diego 2
Los Angeles at San Francisco

We know the score: 773-0400

Tigers 6, Orioles 3

DETROIT	ab	r	h	bi	BALTIMORE	ab	r	h	bi
Trmmll ss	5	0	1	0	Bumbry cf	5	0	2	1
Gibson cf	4	0	1	0	Dauer 2b	3	0	0	0
Kemp lf	1	1	0	0	Singletn rf	4	1	1	0
Jackson 1b	4	1	1	0	Murray 1b	2	1	0	0
Parrish c	4	1	2	2	Crowly dh	1	0	1	0
Wcknfs dh	3	2	2	3	Morals dh	3	0	0	0
DBrown pr	0	0	0	0	Lownstn lf	1	0	0	0
LJones rf	3	0	0	0	Roenick lf	2	0	0	0
Brookns 3b	4	0	0	0	DeCincs 3b	4	0	1	0
Kellehr 3b	0	0	0	0	Graham c	1	0	0	0
Whitakr 2b	4	1	1	0	Dempsey c	2	0	0	0
					Ayala ph	1	0	0	0
					Sakata ss	3	1	1	0
Totals	32	6	8	5	Totals	32	3	6	1

Detroit	001 201 020 – 6
Baltimore	210 000 000 – 3

E - Whitaker. DP - Detroit 1, Baltimore 2. LOB - Detroit 5, Baltimore 7. 2B - Parrish. HR - Wockenfuss 2 (7). SB - Sakata.

	IP	H	R	ER	BB	SO
Detroit						
Ujdur	1 2-3	3	3	1	2	1
Cppzzll (W 1-0)	7 1-3	3	0	0	3	2
Baltimore						
Flanagan	3	4	3	3	2	3
Stewart (L 3-7)	6	4	3	3	3	2

Flanagan pitched to 2 batters in 4th.
HBP - by Stewart (L. Jones). WP - Flanagan 2, Cappuzzello. T - 2:42. A - 9,904.

Mariners 3, Rangers 2

SEATTLE	ab	r	h	bi	TEXAS	ab	r	h	bi
Cruz 2b	4	0	1	0	Wills 2b	4	0	0	0
Meyer 3b	4	0	1	0	Poquett cf	4	0	1	1
Randle 3b	0	0	0	0	Norman ss	0	0	0	0
Paciorek lf	4	0	0	0	Oliver dh	4	0	1	0
Zisk dh	4	1	1	0	Bell 3b	4	1	2	0
Bochte 1b	4	0	0	0	Putnam 1b	3	0	1	1
Burrghs rf	3	1	1	0	Stein ph	1	0	1	0
Simpson cf	4	1	1	1	Tollesn pr	0	0	0	0
Serna ss	3	0	1	1	Grubb lf	3	0	0	0
Butling c	2	0	1	1	Sample ph	1	0	0	0
					Sundbrg c	4	0	0	0
					Roberts rf	3	0	1	0
					Mendoz ss	3	0	0	0
					Rivers cf	0	1	0	0
Totals	32	3	7	3	Totals	34	2	7	2

Seattle	000 000 300 – 3
Texas	000 100 010 – 2

DP - Texas 1. LOB - Seattle 4, Texas 5. 2B - Bell.

	IP	H	R	ER	BB	SO
Seattle						
Clay (W 1-6)	7 2-3	6	2	2	0	6
Rawley (S 6)	1 1-3	1	0	0	0	1
Texas						
Butcher (L 0-1)	6 2-3	6	3	3	2	2
Comer	2 1-3	1	0	0	0	1

T - 2:23. A - 12,121.

Angels 1, White Sox 0

CHICAGO	ab	r	h	bi	CALIFORNIA	ab	r	h	bi
LeFlore lf	4	0	1	0	Beniquz cf	4	0	0	0
Bernzrd 2b	4	0	1	0	Burlesn ss	4	0	0	0
LJhnsn 1b	4	0	0	0	Ford rf	3	0	0	0
Luzinsk dh	3	0	0	0	Baylor dh	3	0	0	0
Loviglio pr	0	0	0	0	Grich 2b	3	1	2	0
Fisk c	4	0	0	0	Fergusn c	3	0	0	0
Lemon cf	1	0	0	0	Downing lf	1	0	0	0
Nordhgn rf	3	0	1	0	Harlow lf	0	0	0	0
Molinar ph	1	0	0	0	Cmpnrs 3b	3	0	1	1
Morrisn 3b	3	0	1	0	Sconirs 1b	3	0	0	0
Almon ss	3	0	0	0					
Totals	30	0	4	0	Totals	27	1	3	1

Chicago	000 000 000 – 0
California	010 000 00x – 1

E - Grich, Burleson. DP - California 1. LOB - Chicago 7, California 4. 2B - Morrison. SB - Grich 2.

	IP	H	R	ER	BB	SO
Chicago						
Baumgartn (L 5-9)	8	3	1	1	2	7
California						
Moreno (W 1-1)	8-2-3	4	0	0	4	1
Aase (S 11)	1-3	0	0	0	0	0

T - 2:30. A - 19,826.

AL East race at glance

	W	L	Pct.	GB	GR
Detroit	26	16	.619	—	10
BOSTON	24	17	.585	1½	12
Milwaukee	25	18	.581	1½	10
Baltimore	21	19	.525	4	11
New York	21	20	.512	4½	11
Toronto	19	19	.500	5	10
Cleveland	20	22	.476	6	11

REMAINING GAMES

Boston

24, 25, 26, 27 Cleveland.
AWAY (6) — Sept. 28, 29, 30 Milwaukee; Oct. 2, 3, 4 Cleveland.

Detroit

HOME (6) — Sept. 25, 26, 27 Milwaukee; Sept. 28, 29, 30 Baltimore.
AWAY (4) — Sept. 23 Baltimore; Oct. 2, 3, 4 Milwaukee.

Milwaukee

HOME (6) — Sept. 28, 29, 30 Boston; Oct. 2, 3, 4 Detroit.
AWAY (4) — Sept. 23 Boston; Sept. 25, 26, 27 Detroit.

Baltimore

HOME (4) — Sept. 23 Detroit; Oct. 2, 3, 4 New York.
AWAY (7) — Sept. 24, 25, 26, 27 New York; Sept. 28, 29, 30 Detroit.

Toronto

HOME (1) — Sept. 23 Oakland.
AWAY (8) — Sept. 25, 26, 27 California; Sept. 29, 30 Oakland; Oct. 2, 3, 4 Seattle.

Cleveland

HOME (6) — Sept. 28, 29, 30 New York; Oct. 2, 3 4 Boston.
AWAY (5) — Sept. 23 New York; Sept. 24, 25, 26, 27 Boston.

IL Playoffs

Championship

(Best of three)

	W	L	Pct.
Columbus	2	1	.66.
Richmond	1	2	.333

Expos 6, Phillies 2

PHILADELPHIA	ab	r	h	bi	MONTREAL	ab	r	h	bi
LSmith cf	5	0	1	0	Cromrt 1b	3	0	2	2
Rose 1b	3	1	0	0	Scott 2b	5	0	1	0
Matthws lf	2	0	0	0	Dawson cf	5	0	0	0
Schmidt 3b	3	0	0	0	Carter c	3	1	1	0
McBride rf	4	0	1	1	Parrish 3b	4	2	1	1
Boone c	3	0	1	0	Wallach rf	4	2	3	2
Gross ph	0	0	0	0	Francon lf	3	0	0	0
Bowa ss	3	1	0	0	Speier ss	2	0	1	0
Trillo 2b	4	0	2	0	Raines pr	0	1	0	0
Ruthven p	3	0	0	0	Phillips ss	1	0	1	1
Brusstar p	0	0	0	0	Rogers p	4	0	0	0
Matszk ph	1	0	0	0					
Totals	31	2	5	1	Totals	34	6	10	6

Philadelphia	100 000 100 – 2
Montreal	000 011 13x – 6

E - Schmidt, Dawson, McBride. DP - Philadelphia 1. LOB - Philadelphia 8, Montreal 9. 2B - Wallach 2, Cromartie, Carter, Parrish, Phillips. SB - Raines.

	IP	H	R	ER	BB	SO
Philadelphia						
Ruthven (L 11-6)	7	8	5	4	3	6
Brusstar	1	2	1	1	2	3
Montreal						
Rogers (W 11-7)	9	5	2	1	6	6

Ruthven pitched to 2 batters in 8th.
WP - Ruthven. T - 2:35. A - 21,797.

Reds 3, Padres 2

CINCINNATI	ab	r	h	bi	SAN DIEGO	ab	r	h	bi
Collins rf	1	0	0	0	Smith ss	4	1	0	0
Mejias rf	1	0	0	0	Bonilla 2b	4	0	2	0
Griffey cf	4	2	1	0	Richrds lf	3	0	3	1
Concpcn ss	4	1	1	0	Jones cf	3	0	0	1
Foster lf	5	0	3	1	TKenndy c	4	0	1	0
Milner lf	0	0	0	0	Ramirz pr	0	0	0	0
Hume p	0	0	0	0	Perkins 1b	3	0	0	0
Driessn 1b	1	0	0	0	Salazar rf	3	0	1	0
Bench 1b	2	0	1	0	Flannry 3b	3	0	0	0
Knight 3b	4	0	0	0	Echlbrgr p	1	0	0	0
Oester 2b	4	0	1	0	Moreno ph	1	1	0	0
O'Berry c	3	0	1	0	Show p	0	0	0	0
Seaver p	3	0	0	0	Wiggins ph	1	0	1	0
Price p	0	0	0	0	Armstrn p	0	0	0	0
Houshldr lf	0	0	0	0	Bass ph	1	0	0	0
Totals	32	3	8	1	Totals	31	2	8	2

Cincinnati	000 020 100 – 3
San Diego	000 001 010 – 2

E - Flannery, T. Kennedy, Seaver. DP - Cincinnati 1. LOB - Cincinnati 11, San Diego 7. 2B - Salazar, Bonilla, T. Kennedy. 3B - Richards. S - O'Berry, Salazar. SF - Jones.

	IP	H	R	ER	BB	SO
Cincinnati						
Seavr (W 13-2)	7 2-3	7	2	1	1	1
Price	1-3	1	0	0	1	0
Hume (S 11)	1	0	0	0	1	0
San Diego						
Eichelbrgr (L 8-7)	6	4	2	1	6	7
Show	2	3	1	0	2	1
Armstrong	1	1	0	0	0	1

Price pitched to 2 batters in 9th.
WP - Eichelberger. T - 2:30. A - 4,764.

NL leaders

(Minimum: 275 at bats)
(Not including last night's game)

	G	AB	R	H	Pct.
Madlock Pgh	74	258	32	88	.341
Rose Phi	94	387	61	126	.326
Cncepcion Cin	94	374	55	119	.318
Dawson Mtl	91	349	64	111	.318
Baker LA	91	361	42	114	.316
Griffey Cin	90	353	57	111	.314
AHowe Htn	91	322	41	101	.314
Brooks NY	88	323	31	101	.313
Durham Chi	76	289	35	90	.311
Guerrero LA	87	311	45	96	.309

Home Runs

Schmidt, Philadelphia, 27; Dawson, Montreal, 23; Kingman, New York, 20; Foster, Cincinnati, 20; Hendrick, St. Louis, 17.

Runs Batted In

Foster, Cincinnati, 79; Schmidt, Philadelphia, 73; Buckner, Chicago, 65; Cncepcion, Cincinnati, 63; Carter, Montreal, 61.

Pitching (9 Decisions)

Seaver, Cincinnati, 12-2, .857; Valenzla, Los Angeles, 13-4, .765; Carlton, Philadelphia, 12-4, .750; Camp, Atlanta, 9-3, .750; Reuss, Los Angeles, 9-3, .750; Rhoden, Pittsburgh, 8-3, .727; Hume, Cincinnati, 8-3, .727; Ruthven, Philadelphia, 11-5, .688.

AL leaders

(Minimum: 275 at bats)
(Not including last night's games)

	G	AB	R	H	Pct.
Lansford Bsn	92	363	55	122	.336
RHendrsn Oak	96	378	81	125	.331
Paciorek Sea	92	357	43	118	.331
Zisk Sea	82	316	40	104	.329
Hargrove Cle	83	286	39	93	.325
Remy Bsn	78	318	51	103	.324
CCooper Mil	95	374	65	119	.318
Almon Chi	91	314	45	98	.312
Oliver Tex	93	388	49	121	.312
Mumphry NY	77	310	42	96	.310

Home Runs

Armas, Oakland, 21; Thomas, Milwaukee, 20; Murray, Baltimore, 19; Grich, California, 18; Luzinski, Chicago, 18.

Runs Batted In

Armas, Oakland, 69; Murray, Baltimore, 68; Oglivie, Milwaukee, 66; Winfield, New York, 64; Murphy, Oakland, 60; Paciorek, Seattle, 60; BBell, Texas, 60.

Pitching (9 Decisions)

Clear, Boston, 8-1, .889; Torrez, Boston, 8-2, .800; Guidry, New York, 11-3, .786; Comer, Texas, 7-2, .778; DMartinez, Baltimore, 13-4, .765; Vuckovich, Milwaukee, 13-4, .765; McGregor, Baltimore, 11-4, .733; Morris, Detroit, 13-5, .722.

Earned Run Average

Stewart, Balt., 1.97; Lamp, Chi., 2.31; McCatty, Oak., 2.42; Burns, Chi., 2.56; John, NY, 2.60.

Strikeouts

Barker, Clev., 112; Blyleven, Clev., 107; Burns, Chi., 94; Guidry, NY, 93; Leonard, KC, 91.

NL

EAST DIVISION

	W	L	Pct	GB
St. Louis	22	18	.550	—
Montreal	22	19	.537	½
New York	20	21	.488	2½
Chicago	18	21	.462	3½
Philadelphia	17	23	.425	5
Pittsburgh	17	24	.415	5½

WEST DIVISION

	W	L	Pct	GB
Houston	27	14	.659	—
Cincinnati	24	17	.585	3
Los Angeles	22	18	.550	4½
San Francisco	21	18	.538	5
Atlanta	20	20	.500	6½
San Diego	13	30	.302	15

Cubs 4, Cardinals 3

ST LOUIS	ab	r	h	bi	CHICAGO	ab	r	h	bi
Herr 2b	5	0	1	0	Bonds cf	4	0	0	0
Tmpltn ss	4	0	0	0	DeJesus ss	4	0	0	0
Herndz 1b	2	1	1	0	Bucknr 1b	4	0	0	0
Hndrck cf	4	1	1	0	Durham rf	3	1	1	1
Porter c	4	0	3	1	Hendrsn lf	4	0	1	0
Iorg rf	4	0	1	1	JDavis c	2	1	1	0
Sykes p	0	0	0	0	Dillard pr	0	1	0	0
Littell p	0	0	0	0	Waller 3b	3	1	1	2
Shirley p	0	0	0	0	Tyson 2b	2	0	1	0
Oberkfl 3b	4	0	0	0	Lum ph	0	0	0	0
Roof lf	3	1	1	0	Tabler 2b	1	0	1	0
Forsch p	3	0	1	1	Bird p	2	0	0	0
Landrm rf	1	0	0	0	Tracy ph	0	0	0	0
					Martz p	0	0	0	0
					SThpn ph	0	0	0	0
					Morals ph	0	0	0	1
Total	34	3	9	3	Total	29	4	6	4

St. Louis	010 020 000 – 3
Chicago	000 020 011 – 4

One out when winning run scored.

E - Tyson, Templeton, Littell. DP - Chicago 1. LOB - St. Louis 7, Chicago 7. 2B - Roof, Forsch, Porter. HR - Waller (1), Durham (9). SB - Herr. S - JDavis, Waller. SF - Morales.

	IP	H	R	ER	BB	SO
St. Louis						
Forsch	7	4	2	2	3	4
Sykes	2-3	1	1	1	0	0
Littell L,1-3	1-3	1	1	1	1	0
Shirley	1-3	0	0	0	0	0
Chicago						
Bird	7	8	3	3	3	4
Martz W,5-6	2	1	0	0	0	1

Littell pitched to 3 batters in 9th.
WP - Forsch. Balk - Forsch. T - 2:27. A - 4,531.

Pirates 5, Mets 3

PITTSBURGH	ab	r	h	bi	NEW YORK	ab	r	h	bi
Moreno cf	3	1	1	0	Wilson cf	5	0	0	0
Lacy rf	4	1

Legal Notices

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104269. (SEAL) To Eric L. Powell, Trustee of E & E Realty Trust, of Boston, Suffolk County; Boston Gas Company, having an usual place of business in Boston, Suffolk County; and Massachusetts Property Insurance Underwriting Association, having an usual place of business in Boston, Suffolk County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: Mutual Bank for Savings, a duly existing corporation having an usual place of business in Boston, Suffolk County, and said Commonwealth; claiming to be the holder of a mortgage covering real property in said Boston, Numbered 605 Massachusetts Avenue, given by Eric L. Powell, Trustee of E & E Realty Trust to Suffolk Franklin Savings Bank, dated May 12, 1967, recorded with Suffolk County Registry of Deeds, Book 8117, Page 478, and now held by the plaintiff, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the second day of November 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this fifteenth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104200. (SEAL) To Winston H. Brown and Lola Y. Brown, both of Dorchester, Suffolk County, both of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: The Lomas & Nettleton Company, having an usual place of business in Philadelphia, Commonwealth of Pennsylvania: claiming to be the holder of a mortgage covering real property in said Dorchester District of Boston, Numbered 27 Maxwell Street, given by Winston H. Brown and Lola Y. Brown to Malmart Mortgage Company, Inc., dated May 8, 1973, recorded with Suffolk County Registry of Deeds, Book 8626, Page 287, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-sixth day of October 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this ninth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104199. (SEAL) To Randy G. Smith and Edith J. Smith, both of Dorchester, Suffolk County; and Federal Deposit Insurance Corporation, a duly existing corporation having an usual place of business in Lexington, Middlesex County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: The Lomas & Nettleton Company, having an usual place of business in Philadelphia, Commonwealth of Pennsylvania: claiming to be the holder of a mortgage covering real property in said Dorchester District of Boston, Numbered 66 Kingsdale Street, given by Glen B. Forsythe and Carol Y. Forsythe to Grove Hall Savings Bank, dated August 21, 1968, recorded with Suffolk County Registry of Deeds, Book 8223, Page 718, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-sixth day of October 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this ninth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

Legal Notices

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, October 7, 1981 at 5:30 p.m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the Maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b) (3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educationsl institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33 (b) (3) and 4.33 (c) as listed above are not permitted, uses 4.34 (d) (General Office Use) and 4.34 (f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35 (3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

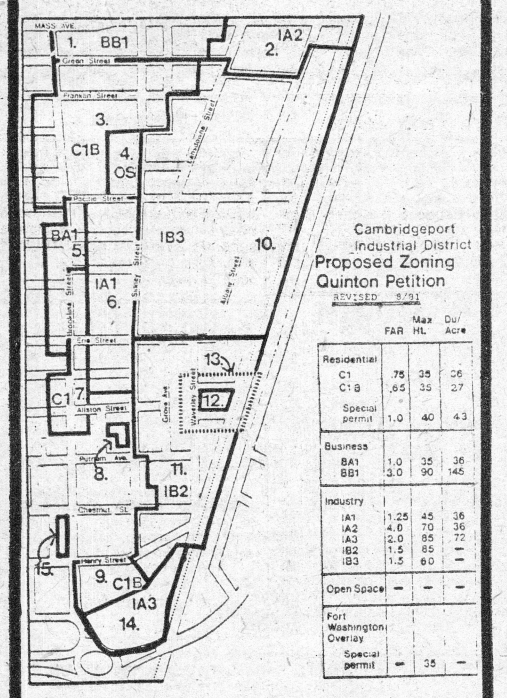
A new Section 11.90 would be created establishing regulations for the construction of low and moderate income housing. New Housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



	FAR	Max HL	Du/ Acre
Residential			
C1	.75	35	26
C1B	.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	—

THE EDGE

LATEST LINE

Colleges

Saturday's odds

Favorite	Pts.	Underdog
ARMY	9½	Brown
HARVARD	2½	Holy Cross
SYRACUSE	4	Indiana
GEORGIA	9½	S. Carolina
Arkansas	3	MISSISSIPPI
MISSISSIPPI ST.	2	Florida
N. CAROLINA	15	Boston College
N. CAROLINA ST.	4	Maryland
TENNESSEE	3	Auburn
Alabama	24	VANDERBILT
VIRGINIA	2½	Duke
VIRGINIA TECH	8	Wake Forest
UCLA	10	IOWA
KANSAS	3	Kentucky
MICHIGAN	20	Navy
MINNESOTA	9½	Oregon St.
NEBRASKA	4½	Penn. St.
Notre Dame	7½	PURDUE
BAYLOR	10	Texas Tech
TEXAS	7½	Miami (Fla.)
SMU	10	TCU
Brig. Young	9½	COLORADO
Washington	1	OREGON
SOUTHERN CAL.	4½	Oklahoma
Ohio St.	5	STANFORD
Arizona St.	6	WASHINGTON ST.
L.S.U.	14	Rice

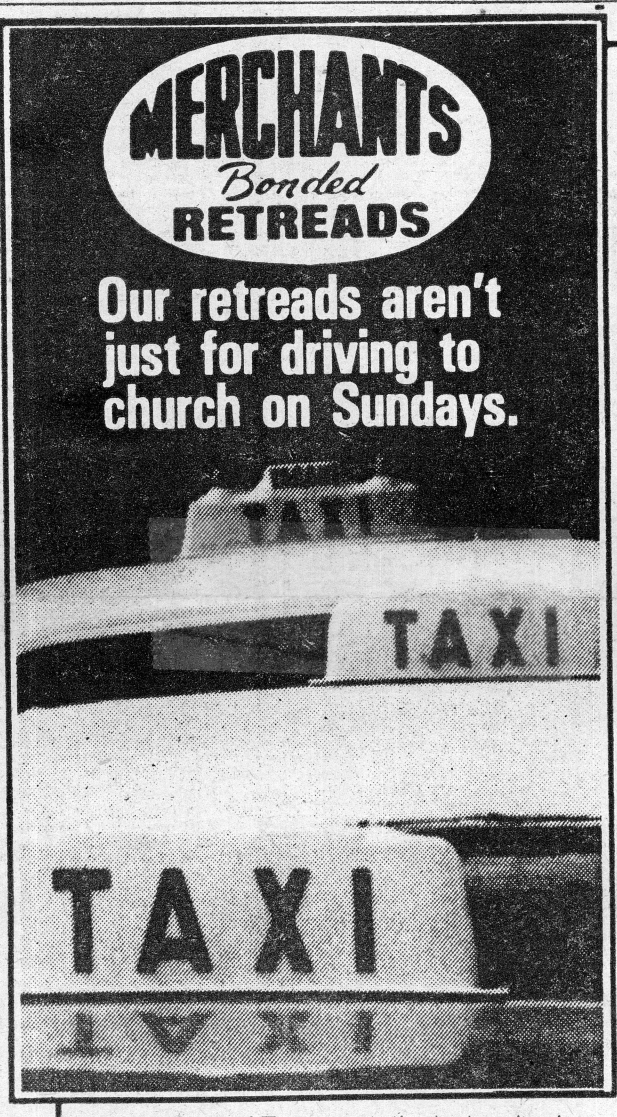
Home team in caps.

AMERICAN LEAGUE

Starting Times	Teams	Probable Pitchers	1980 W-L	vs.Opp. ERA	Vegas Odds	1981 W-L	1981 ERA
7:30 p.m.	Milwaukee	Slaton (R)	0-0	3.47	—	5-6	3.91
	BOSTON	Tanana (L)	0-0	3.47	6-7	3-9	4.53
7:30 p.m.	Detroit	Petry (R)	1-0	3.60	—	9-7	3.02
	Baltimore	Martinez (R)	1-1	3.28	5½-6½	13-4	3.38
7:30 p.m.	Oakland	Langford (R)	1-0	2.00	6-7	10-9	2.83
	Toronto	Clancy(R)	1-0	4.91	—	6-10	4.77
8:00 p.m.	Cleveland	Denny (R)	1-0	4.00	—	9-4	2.80
	New York	Reuschel (R)	0-0	—	7-8	3-2	2.20
8:35 p.m.	Minnesota	Redfern (R)	0-0	4.50	—	6-8	4.41
	Kansas City	Wright (R)	0-0	—	7-8	1-1	2.88
8:35 p.m.	Seattle	Abbott (R)	1-1*	5.21	—	3-7	3.92
	Texas	Honeyc't (L)	0-0	5.40	7½-8½	10-5	3.26
10:30 p.m.	Chicago	Trout (L)	1-1	4.50	5½-6½	8-6	3.24
	California	Witt (R)	1-0	1.29	—	5-9	3.84

NATIONAL LEAGUE

2:35 p.m.	New York	Lynch (R)	0-0	45.00	—	4-4	2.67
	Chicago	Krukow (R)	1-0	1.39	5½-6½	7-9	4.20
7:35 p.m.	Pittsburgh	Rhoden (R)	2-0	2.70	—	8-3	4.23
	Montreal	Lee (L)	1-0	1.13	7½-8½	2-5	2.70
8:35 p.m.	Phila.	Noles (R)	0-0	24.00	—	1-2	3.63
	St. Louis	Martin (R)	1-0	2.57	7-8	6-4	3.21
8:35 p.m.	Atlanta	Mahler (R)	0-0	9.00	—	5-6	3.06
	Houston	Niekro (R)	2-0	1.5	7½-8½	9-7	2.54
10:05 p.m.	Cincinnati	Pastore (R)	0-0	9.00	6½-7½	3-7	3.88
	San Diego	Wise (R)	0-1	9.00	—	3-7	3.71
10:35 p.m.	Los Angeles	Reuss (L)	2-0*	2.82	6-7	113	2.18
	San Fran.	Alex'dr (R)	0-1	6.00	—	9-7	2.72



People have all kinds of misconceptions about retreads.

That they're only good for short hauls, for example. Or that they can't take the bumps, bruises, and general abuse new tires can. Or that they can't survive at high speeds.

RADIAL WHITEWALL SIZE	NOW	BIAS PLY BLACKWALL SIZE	NOW
AR78-13 CR78-13*	$27.45	A78-13 560-15 C78-13 600-15	$19.95
BR78-13* ER78-14 CR78-14 BR78-15 DR78-14 CR78-15*	$33.45	B78-13 D78-14* C78-14 E78-14	$25.95
FR78-14* FR78-15	$36.25	F78-14 F78-15	$28.75
GR78-14* HR78-14* GR78-15 HR78-15*	$39.25	G78-14 H78-14 G78-15 H78-15	$31.75
JR78-15 LR78-15*	$42.45	J78-15 L78-15	$34.95
Plus .35 to .63 F.E.T. NO TRADE IN NEEDED. FREE MOUNTING. *Limited availability.		Plus .32 to .55 F.E.T. Whitewalls add $2 per tire. NO TRADE IN NEEDED. FREE MOUNTING.	

Well, the fact is, our retreads can do anything new tires can do. If they couldn't, taxi cab companies wouldn't trust them for the toughest stop and go conditions. Neither would messenger services or truck fleets.

We couldn't back them with the equivalent of a new tire warranty either. Or make them to exceed DOT (Department of Transportation) standards, or the National Tire Dealers and Retreaders Association specs. Or make them to pass the toughest standards of all: our own.



Bias Ply Blackwall
A78-13 C78-13
560-15 600-15
$19.95

But the most amazing thing about our retreads is price. You can even get our radials for half the cost of new ones.

So stop by Merchants today and see for yourself why we've sold over 1 million retreads.

And if you're worried about your current tires getting you there safely, you can always take a cab.

ASK US ABOUT OUR FREE REPLACEMENT LIMITED WARRANTY

Announcing **THE SEASONMASTER ALL SEASON RADIAL RETREAD $31.45**
Available in size P155/80R13 only. Plus .40 F.E.T.

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BOSTON, 1299 Boylston St. **BROCKTON,** 753 Belmont St. **EVERETT,** 1885 Revere Beach Pkwy.
LAWRENCE, 314 S. Broadway **LOWELL,** 200 Appleton St. **NATICK,** Sherwood Plaza, Rte. 9
PAWTUCKET, 21 Division St. **PEABODY,** 175 Washington St. **QUINCY,** 234 Quincy Ave.
Famous Merchants Bonded Retreads are also available at our network of fine dealers.

SPORTS ROUNDUP

AMERICAN LEAGUE

Wockenfuss propels Tigers

From the Wire Services

John Wockenfuss drove in three runs with a pair of homers as the Detroit Tigers defeated the Orioles, 6-3, last night in Baltimore for their fourth consecutive victory.

The triumph, coupled with Milwaukee's 10-8 victory, over the Red Sox gave the Tigers a 1½-game lead in the American League East.

Wockenfuss tied the score, 3-3, with a two-run blast off Mike Flanagan in the fourth, and put the Tigers ahead with a solo homer in the sixth off loser Sammy Stewart (3-7).

The Tigers scored two insurance runs in the eighth. Steve Kemp led off the inning with a walk. Ron Jackson singled to right, moving Kemp to third, and Lance Parish doubled into the gap in right-center, driving in both runners.

Royals 2, Twins 1

Larry Gura, making his first appearance since Sept. 9, scattered four hits and did not walk a batter in pitching the Royals to a 2-1 victory over the Minnesota Twins in Kansas City.

Gura missed two starts after suffering a hairline fracture on the little finger of his pitching hand while fielding a ground ball. He was scheduled to pitch Monday night but was scratched pending further examination of the injury, which had evolved into a bone chip.

Gura got permission from the Twins to pitch with a finger splint, but chose to throw without it. He improved his record to 10-6 but is 6-1 with a 0.88 ERA since the strike.

Indians 6, Yankees 4

Bo Diaz had three hits, including a two-run double in the third inning, and Len Barker struck out 10 as the Cleveland Idians downed the Yankees, 6-4, in New York.

Barker, (6-7) gave up 10 hits before he was relieved after Barker, whose strikeout total was the most against th Yankees this year, ran his American League-leading total to 122.

Cleveland bounced back from a 3-0 deficit with five runs in the third. Dave Rosello and Mike Fischlin singled and Miguel Dilone walked loading the bases. Alan Bannister then punched a two-run single to right.

Mariners 3, Rangers 2

Ken Clay earned his first win in more than a year with relief help from Shane Rawley, and Seattle scored three runs on bloop singles as the Seattle Mariners defeated the Texas Rangers, 3-2, in Arlington, Tex.

Clay (1-6) yielded six hits, walked none and struck out six, a career high, before leaving after Texas scored a run in the eighth. He had lost his past nine decisions, dating to August, 1980, when he wore a Texas uniform.

A's sweep Jays, 3-2, 4-2

Steve McCatty (13-6) won his fifth consecutive game with a three-hitter, and Wayne Gross drove in three runs as the Oakland A's defeated the Blue Jays, 4-2, for a sweep of their double-header in Toronto.

In the opener, Keith Drumright singled home Rickey Henderson in the top of the 13th, giving Dave Beard with his first major league victory, 3-2.

Angels 1, White Sox 0

Left-hander Angel Moreno, a 26-year-old Venezuelan making his second major league start, worked 8 2/3 innings for his first victory as the California Angels defeated the Chicago White Sox, 1-0, in Anaheim.

Moreno, (1-1) walked four, struck out one and allowed just four hits. Don Aase got the last out for California to earn his 11th save.

BASEBALL

SCOREBOARD

AL

EAST DIVISION

	W	L	Pct	GB
Detroit	26	16	.619	—
BOSTON	24	17	.585	1½
Milwaukee	25	18	.581	1½
Baltimore	21	19	.525	4
New York	21	20	.512	4½
Toronto	19	19	.500	5
Cleveland	20	22	.476	6

WEST DIVISION

	W	L	Pct	GB
Kansas City	23	18	.561	—
Oakland	21	18	.538	1
Minnesota	20	22	.476	3½
Texas	18	22	.450	4½
Seattle	17	24	.415	6
Chicago	16	25	.390	7
California	14	25	.359	8

Indians 6, Yankees 4

CLEVELAND	ab	r	h	bi	NEW YORK	ab	r	h	bi
Dilone lf	4	2	1	0	Rndlph 2b	4	1	1	1
Bannistr rf	5	1	2	2	Milborn ss	5	0	3	0
Hargrv 1b	3	1	1	1	Gamble dh	3	0	0	1
Diaz c	5	0	3	2	Winfild dh	1	0	0	0
Harrah 3b	4	0	0	1	Nettles 3b	5	0	1	0
Thorntn dh	3	0	1	0	Piniella rf	5	0	3	0
Mannng cf	2	0	0	0	Revrng 1b	3	0	0	0
Rosello 2b	2	1	1	0	Watson ph	1	0	0	0
Pagel ph	0	0	0	0	Brown cf	4	0	0	0
Kuiper 2b	2	0	0	0	Pattersn lf	4	1	2	0
Fischlin ss	2	1	1	0	Cerone c	4	2	2	2
Hayes 3b	3	0	0	0					
Totals	35	6	10	6	Totals	39	4	12	4

Cleveland 005 001 000 - 6
New York 120 100 000 - 4

E - Randolph. DP - New York 1. LOB - Cleveland 12, New York 11. 2B - Diaz, Thornton. 3B - Patterson 2, Cerone. HR - Cerone (2). SB - Dilone, Thornton. SF - Hargrove, Harrah, Gamble.

	IP	H	R	ER	BB	SO
Cleveland						
Barker (W 8-7)	8	10	4	4	2	10
Monge (S 4)	1	2	0	0	0	1
New York						
Righetti (L 6-4)	2	5	50	5	3	1
McGaffagan	3	1	0	0	3	0
Nelson	3 1-2	4	1	1	2	1
LaRoche	2-3	0	0	0	0	0

Righetti pitched to 6 batters in 3rd.
WP - Barker 2, Nelson. Balk - McGaffagan. T - 3:22. A - 15,098.

A's 3, Blue Jays 2

(First Game)

OAKLAND	ab	r	h	bi	TORONTO	ab	r	h	bi
Hendrsn lf	4	1	0	1	Iorg 2b	6	0	2	0
Murphy cf	4	0	1	0	Woods lf	4	1	1	1
Drmwr dh	7	0	2	1	Barfield rf	6	0	3	0
Armas rf	6	0	2	0	Mybrry 1b	3	0	2	1
Gross 3b	5	1	1	0	Upshaw pr	0	0	0	0
Johnsn ph	1	0	0	0	Manriqu ss	1	0	0	0
Klutts 3b	0	0	0	0	Whitt ph	0	0	0	0
Spencer 1b	5	1	3	0	Ainge ss	0	0	0	0
McKay 2b	6	0	2	0	Velez dh	2	0	0	0
Newman c	6	0	0	0	Bell dh	2	0	0	0
Stanley ss	4	0	0	0	Martinez c	4	0	1	0
Page ph	1	0	0	0	Moseby cf	6	0	0	0
Picciolo ss	0	0	0	0	Griffin ss	3	0	0	0
					Wells ph	0	0	0	0
					Beamon 1b	3	0	0	0
					Cox 3b	5	1	0	0
Totals	49	3	11	2	Totals	45	2	9	2

Oakland 020 000 000 001 - 3
Toronto 110 000 000 000 0 - 2

E - Iorg 2, McKay. DP - Oakland, 1. LOB - Oakland 17, Toronto 13. 2B - Gross, Murphy, Spencer, Barfield. SB - Henderson, 3, Barfield. S - Gross, Martinez.

	IP	H	R	ER	BB	SO
Oakland						
Underwood	6	6	2	2	4	5
Jones	1 1-3	1	0	0	2	1
Owchinko	1-3	0	0	0	0	0
Beard (W 1-1)	5 1-3	2	0	0	2	5
Toronto						
Stieb	9	7	2	2	5	3
McLaughlin	3	3	0	0	1	5
Leal (L 7-11)	2-3	1	1	1	3	1
Garvin	1-3	0	0	0	0	0

T - 4:04.

A's 4, Blue Jays 2

(Second Game)

OAKLAND	ab	r	h	bi	TORONTO	ab	r	h	bi
Hendrsn lf	3	2	1	0	Griffin ss	3	0	0	0
Davis lf	1	0	1	0	Beamn ph	0	1	0	0
Murphy dh	2	1	0	0	Woods lf	3	0	0	0
Gross 3b	3	0	1	3	Barfield rf	4	0	1	1
Armas rf	4	0	0	0	Mybrry 1b	3	1	1	1
Spencer 1b	4	1	1	1	Upshaw pr	0	0	0	0
Heath c	4	0	0	0	Velez dh	4	0	1	0
McKay 2b	4	0	0	0	Moseby cf	3	0	0	0
Bosetti cf	3	0	0	0	Whitt c	3	0	0	0
Picciolo ss	4	0	1	0	Iorg 2b	3	0	0	0
					Cox 3b	2	0	0	0
Totals	32	4	5	4	Totals	28	2	3	2

Oakland 000 011 020 - 4
Toronto 000 000 101 - 2

E - Griffin. DP - Oakland 1. LOB - Oakland 7, Toronto 3. 2B - Gross, Davis. 3B - Henderson, Barfield. HR - Spencer (4), Mayberry (14). SB - Henderson. SF - Gross.

	IP	H	R	ER	BB	SO
Oakland						
McCatty (W 13-6)	9	3	2	2	4	5
Toronto						
Berenguer (L 2-11)	7	2	2	2	3	7
Murray	2	3	2	2	2	1

PB - Whitt. T - 2:38. A - 15,542.

Royals 2, Twins 1

MINNESOTA	ab	r	h	bi	KANSAS CITY	ab	r	h	bi
Ward lf	4	0	2	1	Wilson lf	4	0	2	1
Engle rf	4	0	1	0	White 2b	4	0	0	0
Hatcher cf	4	0	0	0	GBrett 3b	4	0	1	0
Smally dh	3	0	1	0	Aikens 1b	2	0	0	0
Sofield pr	0	0	0	0	Otis cf	4	0	1	0
Fndrbr ph	1	0	0	0	McRae dh	3	1	1	0
Castino 2b	3	0	0	0	Wathan c	2	1	1	0
Gaetti 3b	3	0	0	0	Hurdle rf	3	0	1	1
Wynegar c	3	0	0	0	Geronim rf	0	0	0	0
Macknn 1b	3	0	0	0	UWshng ss	3	0	0	0
RWshng ss	3	1	0	0					
Totals	31	1	4	1	Totals	29	2	7	2

Minnesota 001 000 000 - 1
Kansas City 000 020 00x - 2

E - U. Washington, Castino. DP - Minnesota 3. LOB - Minnesota 3, Kansas City 6. 2B - G. Brett, Ward, McRae. SB - Wilson 2.

	IP	H	R	ER	BB	SO
Minnesota						
Arroyo (L 6-9)	7 1-3	7	2	2	2	2
O'Connor	1-3	0	0	0	1	1
Verhoeven	1-3	0	0	0	0	0
Kansas City						
Gura (W 10-6)	9	4	1	0	0	2

T - 2:19. A - 19,580.

AL

Milwaukee 10, BOSTON 8
Detroit 6, Baltimore 3
Oakland 3, Toronto 2 (1st)
Oakland 4, Toronto 2 (2nd)
Cleveland 6, New York 4
Kansas City 2, Minnesota 1
Seattle 3, Texas 2
California 1, Chicago 0

NL

Chicago 4, St. Louis 3
Pittsburgh 5, New York 3
Montreal 6, Philadelphia 2
Houston 3, Atlanta 0
Cincinnati 3, San Diego 2
Los Angeles at San Francisco

We know the score: 773-0400

Tigers 6, Orioles 3

DETROIT	ab	r	h	bi	BALTIMORE	ab	r	h	bi
Trmmll ss	5	0	1	0	Bumbry cf	5	0	2	1
Gibson cf	4	0	1	0	Dauer 2b	3	0	0	0
Kemp lf	1	1	0	0	Singletn rf	4	1	1	0
Jackson 1b	4	1	1	0	Murray 1b	2	1	0	0
Parrish c	4	1	2	2	Crowly dh	1	0	1	0
Wcknfs dh	3	2	2	3	Morals dh	3	0	0	0
DBrown pr	0	0	0	0	Lownstn lf	1	0	0	0
LJones rf	3	0	0	0	Roenick lf	2	0	0	0
Brookns 3b	4	0	0	0	DeCincs 3b	4	0	1	0
Kellehr 3b	0	0	0	0	Graham c	1	0	0	0
Whitakr 2b	4	1	1	0	Dempsey c	2	0	0	0
					Ayala ph	1	0	0	0
					Sakata ss	3	1	1	0
Totals	32	6	8	5	Totals	32	3	6	1

Detroit 001 201 020 - 6
Baltimore 210 000 000 - 3

E - Whitaker. DP - Detroit 1, Baltimore 2. LOB - Detroit 5, Baltimore 7. 2B - Parrish. HR - Wockenfuss 2 (7). SB - Sakata.

	IP	H	R	ER	BB	SO
Detroit						
Uidur	1 2-3	3	3	1	2	1
Cppzzll (W 1-0)	7 1-3	3	0	0	3	2
Baltimore						
Flanagan	3	4	3	3	2	3
Stewart (L 3-7)	6	4	3	3	3	2

Flanagan pitched to 2 batters in 4th.
HBP - by Stewart (L. Jones). WP - Flanagan 2, Cappuzzello. T - 2:42. A - 9,904.

Mariners 3, Rangers 2

SEATTLE	ab	r	h	bi	TEXAS	ab	r	h	bi
Cruz 2b	4	0	1	0	Wills 2b	4	0	0	0
Meyer 3b	4	0	1	0	Poquett cf	4	0	1	1
Randle 3b	0	0	0	0	Norman ss	0	0	0	0
Paciorek lf	4	0	0	0	Oliver dh	4	0	1	0
Zisk dh	4	1	1	0	Bell 3b	4	1	2	0
Bochte 1b	4	0	0	0	Putnam 1b	3	0	1	1
Burrghs rf	3	1	1	0	Stein ph	1	0	1	0
Simpson cf	4	1	1	1	Tollesn pr	0	0	0	0
Serna ss	3	0	1	1	Grubb lf	3	0	0	0
Bulling c	2	0	1	1	Sample ph	1	0	0	0
					Sundbrg c	4	0	0	0
					Roberts rf	3	0	1	0
					Mendoz ss	3	0	0	0
					Rivers cf	0	1	0	0
Totals	32	3	7	3	Totals	34	2	7	2

Seattle 000 000 300 - 3
Texas 000 100 010 - 2

DP - Teaxs 1. LOB - Seattle 4, Texas 5. 2B - Bell.

	IP	H	R	ER	BB	SO
Seattle						
Clay (W 1-6)	7 2-3	6	2	2	0	6
Rawley (S 6)	1 1-3	1	0	0	0	1
Texas						
Butcher (L 0-1)	6 2-3	6	3	3	2	2
Comer	2 1-3	1	0	0	0	1

T - 2:23. A - 12,121.

Angels 1, White Sox 0

CHICAGO	ab	r	h	bi	CALIFORNIA	ab	r	h	bi
LeFlore lf	4	0	1	0	Beniquz cf	4	0	0	0
Bernzrd 2b	4	0	1	0	Burlesn ss	4	0	0	0
LJhnsn 1b	4	0	0	0	Ford rf	3	0	0	0
Luzinsk dh	3	0	0	0	Baylor dh	3	0	0	0
Loviglio pr	0	0	0	0	Grich 2b	3	1	2	0
Fisk c	4	0	0	0	Fergusn c	3	0	0	0
Lemon cf	1	0	0	0	Downing lf	1	0	0	0
Nordhgn rf	3	0	1	0	Harlow lf	0	0	0	0
Molinar ph	1	0	0	0	Cmpnrs 3b	3	0	1	1
Morrisn 3b	3	0	1	0	Sconirs 1b	3	0	0	0
Almon ss	3	0	0	0					
Totals	30	0	4	0	Totals	27	1	3	1

Chicago 000 000 000 - 0
California 010 000 00x - 1

E - Grich, Burleson. DP - California 1. LOB - Chicago 7, California 4. 2B - Morrison. SB - Grich 2.

	IP	H	R	ER	BB	SO
Chicago						
Baumgartn (L 5-9)	8	3	1	1	2	7
California						
Moreno (W 1-1)	8-2/3	4	0	0	4	1
Aase (S 11)	1-3	0	0	0	0	0

T - 2:30. A - 19,826.

AL East race at glance

	W	L	Pct.	GB	GR
Detroit	26	16	.619	—	10
BOSTON	24	17	.585	1½	12
Milwaukee	25	18	.581	1½	10
Baltimore	21	19	.525	4	11
New York	21	20	.512	4½	11
Toronto	19	19	.500	5	10
Cleveland	20	22	.476	6	11

REMAINING GAMES

Boston

HOME (5) — Sept. 23 Milwaukee; Sept. 24, 25, 26, 27 Cleveland.
AWAY (6) — Sept. 28, 29, 30 Milwaukee; Oct. 2, 3, 4 Cleveland.

Detroit

HOME (6) — Sept. 25, 26, 27 Milwaukee; Sept. 28, 29, 30 Baltimore.
AWAY (4) — Sept. 23 Baltimore; Oct. 2, 3, 4 Milwaukee.

Milwaukee

HOME (6) — Sept. 28, 29, 30 Boston; Oct. 2, 3, 4 Detroit.
AWAY (4) — Sept. 23 Boston; Sept. 25, 26, 27 Detroit.

Baltimore

HOME (4) — Sept. 23 Detroit; Oct. 2, 3, 4 New York.
AWAY (7) — Sept. 24, 25, 26, 27 New York; Sept. 28, 29, 30 Detroit.

Toronto

HOME (1) — Sept. 23 Oakland.
AWAY (8) — Sept. 25, 26, 27 California; Sept. 29, 30 Oakland; Oct. 2, 3, 4 Seattle.

Cleveland

HOME (6) — Sept. 28, 29, 30 New York; Oct. 2, 3 4 Boston.
AWAY (5) — Sept. 23 New York; Sept. 24, 25, 26, 27 Boston.

IL Playoffs

Championship

(Best of three)

	W	L	Pct.
Columbus	2	1	.66.
Richmond	1	2	.333

Expos 6, Phillies 2

PHILADELPHIA	ab	r	h	bi	MONTREAL	ab	r	h	bi
LSmith cf	5	0	1	0	Cromrt 1b	3	0	2	2
Rose 1b	3	1	0	0	Scott 2b	5	0	1	0
Matthws lf	2	0	0	0	Dawson cf	5	0	0	0
Schmidt 3b	3	0	0	0	Carter c	3	1	1	0
McBride rf	4	0	1	1	Parrish 3b	4	2	1	1
Boone c	3	0	1	0	Wallach rf	4	2	3	2
Gross ph	0	0	0	0	Francon lf	3	0	0	0
Bowa ss	3	1	0	0	Speier ss	2	0	1	0
Trillo 2b	4	0	2	0	Raines pr	0	1	0	0
Ruthven p	3	0	0	0	Phillips ss	1	0	1	1
Brusstar p	0	0	0	0	Rogers p	4	0	0	0
Matszk ph	1	0	0	0					
Totals	31	2	5	1	Totals	34	6	10	6

Philadelphia 100 000 100 - 2
Montreal 000 011 13x - 6

E - Schmidt, Dawson, McBride. DP - Philadelphia 1. LOB - Philadelphia 8, Montreal 9. 2B - Wallach 2, Cromartie, Carter, Parrish, Phillips. SB - Raines.

	IP	H	R	ER	BB	SO
Philadelphia						
Ruthven (L 11-6)	7	8	5	4	3	6
Brusstar	1	2	1	1	2	3
Montreal						
Rogers (W 11-7)	9	5	2	1	6	6

Ruthven pitched to 2 batters in 8th.
WP - Ruthven. T - 2:35. A - 21,797.

Reds 3, Padres 2

CINCINNATI	ab	r	h	bi	SAN DIEGO	ab	r	h	bi
Collins rf	1	0	0	0	Smith ss	4	1	0	0
Mejias rf	1	0	0	0	Bonilla 2b	4	0	2	0
Griffey cf	4	2	1	0	Richrds lf	3	0	3	1
Concpcn ss	4	1	1	0	Jones cf	3	0	0	1
Foster lf	5	0	3	1	TKenndy c	4	0	1	0
Milner lf	0	0	0	0	Ramirz pr	0	0	0	0
Hume p	0	0	0	0	Perkins 1b	3	0	0	0
Driessn 1b	1	0	0	0	Salazar rf	3	0	1	0
Bench 1b	2	0	1	0	Flannry 3b	3	0	0	0
Knight 3b	4	0	0	0	Echlbrgr p	1	0	0	0
Oester 2b	4	0	1	0	Moreno ph	1	1	0	0
O'Berry c	3	0	1	0	Show p	0	0	0	0
Seaver p	3	0	0	0	Wiggins ph	1	0	1	0
Price p	0	0	0	0	Armstrn p	0	0	0	0
Houshldr lf	0	0	0	0	Bass ph	1	0	0	0
Totals	32	3	8	1	Totals	31	2	8	2

Cincinnati 000 020 100 - 3
San Diego 000 001 010 - 2

E - Flannery, T. Kennedy, Seaver. DP - Cincinnati 1. LOB - Cincinnati 11, San Diego 7. 2B - Salazar, Bonilla, T. Kennedy. 3B - Richards. S - O'Berry, Salazar. SF - Jones.

	IP	H	R	ER	BB	SO
Cincinnati						
Seavr (W 13-2)	7 2-3	7	2	1	1	1
Price	1-3	1	0	0	1	0
Hume (S 11)	1	0	0	0	1	0
San Diego						
Eichelbrgr (L 8-7)	6	4	2	1	6	7
Show	2	3	1	0	2	1
Armstrong	1	1	0	0	0	1

Price pitched to 2 batters in 9th.
WP - Eichelberger. T - 2:30. A - 4,764.

NL leaders

(Minimum: 275 at bats)
(Not including last night's game)

	G	AB	R	H	Pct.
Madlock Pgh	74	258	32	88	.341
Rose Phi	94	387	61	126	.326
Cncepcion Cin	94	374	55	119	.318
Dawson Mtl	91	349	64	111	.318
Baker LA	91	361	42	114	.316
Griffey Cin	90	353	57	111	.314
AHowe Htn	91	322	41	101	.314
Brooks NY	88	323	31	101	.313
Durham Chi	76	289	35	90	.311
Guerrero LA	87	311	45	96	.309

Home Runs

Schmidt, Philadelphia, 27; Dawson, Montreal, 23; Kingman, New York, 20; Foster, Cincinnati, 20; Hendrick, St. Louis, 17.

Runs Batted In

Foster, Cincinnati, 79; Schmidt, Philadelphia, 73; Buckner, Chicago, 65; Cncepcion, Cincinnati, 63; Carter, Montreal, 61.

Pitching (9 Decisions)

Seaver, Cincinnati, 12-2, .857; Valenzla, Los Angeles, 13-4, .765; Carlton, Philadelphia, 12-4, .750; Camp, Atlanta, 9-3, .750; Reuss, Los Angeles, 9-3, .750; Rhoden, Pittsburgh, 8-3, .727; Hume, Cincinnati, 8-3, .727; Ruthven, Philadelphia, 11-5, .688.

AL leaders

(Minimum: 275 at bats)
(Not including last night's games)

	G	AB	R	H	Pct.
Lansford Bsn	92	363	55	122	.336
RHendrsn Oak	96	378	81	125	.331
Paciorek Sea	92	357	43	118	.331
Zisk Sea	82	316	40	104	.329
Hargrove Cle	83	286	39	93	.325
Remy Bsn	78	318	51	103	.324
CCooper Mil	95	374	65	119	.318
Almon Chi	91	314	45	98	.312
Oliver Tex	93	388	49	121	.312
Mumphry NY	77	310	42	96	.310

Home Runs

Armas, Oakland, 21; Thomas, Milwaukee, 20; Murray, Baltimore, 19; Grich, California, 18; Luzinski, Chicago, 18.

Runs Batted In

Armas, Oakland, 69; Murray, Baltimore, 68; Oglivie, Milwaukee, 66; Winfield, New York, 64; Murphy, Oakland, 60; Paciorek, Seattle, 60; BBell, Texas, 60.

Pitching (9 Decisions)

Clear, Boston, 8-1, .889; Torrez, Boston, 8-2, .800; Guidry, New York, 11-3, .786; Comer, Texas, 7-2, .778; DMartinez, Baltimore, 13-4, .765; Vuckovich, Milwaukee, 13-4, .765; McGregor, Baltimore, 11-4, .733; Morris, Detroit, 13-5, .722.

Earned Run Average

Stewart, Balt., 1.97; Lamp, Chi., 2.31; McCatty, Oak., 2.42; Burns, Chi., 2.56; John, NY, 2.60.

Strikeouts

Barker, Clev., 112; Blyleven, Clev., 107; Burns, Chi., 94; Guidry, NY, 93; Leonard, KC, 91.

NL

EAST DIVISION

	W	L	Pct	GB
St. Louis	22	18	.550	—
Montreal	22	19	.537	½
New York	20	21	.488	2½
Chicago	18	21	.462	3½
Philadelphia	17	23	.425	5
Pittsburgh	17	24	.415	5½

WEST DIVISION

	W	L	Pct	GB
Houston	27	14	.659	—
Cincinnati	24	17	.585	3
Los Angeles	22	18	.550	4½
San Francisco	21	18	.538	5
Atlanta	20	20	.500	6½
San Diego	13	30	.302	15

Cubs 4, Cardinals 3

ST LOUIS	ab	r	h	bi	CHICAGO	ab	r	h	bi
Herr 2b	5	0	1	0	Bonds cf	4	0	0	0
Tmpltn ss	4	0	0	0	DeJesus ss	4	0	0	0
Herndz 1b	2	1	1	0	Bucknr 1b	4	0	0	0
Hndrck cf	4	1	1	0	Durham rf	3	1	1	1
Porter c	4	0	3	1	Hendrsn lf	4	0	1	0
Iorg rf	4	0	1	1	JDavis c	2	1	1	0
Sykes p	0	0	0	0	Dillard pr	0	1	0	0
Littell p	0	0	0	0	Waller 3b	3	1	1	2
Shirley p	0	0	0	0	Tyson 2b	2	0	1	0
Oberkfl 3b	4	0	0	0	Lum ph	0	0	0	0
Roof lf	3	1	1	0	Tabler 2b	1	0	1	0
Forsch p	3	0	1	1	Bird p	2	0	0	0
Landrm rf	1	0	0	0	Tracy ph	0	0	0	0
					Martz p	0	0	0	0
					SThpn ph	0	0	0	0
					Morals ph	0	0	0	1
Total	34	3	9	3	Total	29	4	6	4

St. Louis 010 020 000 - 3
Chicago 000 020 011 - 4

One out when winning run scored.

E - Tyson, Templeton, Littell. DP - Chicago 1. LOB - St. Louis 7, Chicago 7. 2B - Roof, Forsch, Porter. HR - Waller (1), Durham (9). SB - Herr. S - JDavis, Waller. SF - Morales.

	IP	H	R	ER	BB	SO
St. Louis						
Forsch	7	4	2	2	3	4
Sykes	2-3	1	1	1	0	0
Littell L, 1-3	1-3	1	1	1	1	0
Shirley	1-3	0	0	0	0	0
Chicago						
Bird	7	8	3	3	3	4
Martz W, 5-6	2	1	0	0	0	1

Littell pitched to 3 batters in 9th.
WP - Forsch. Balk - Forsch. T - 2:27.
A - 4,531.

Pirates 5, Mets 3

PITTSBURGH	ab	r	h	bi	NEW YORK	ab	r	h	bi
Moreno cf	3	1	1	0	Wilson cf	5	0	0	0
Lacy rf	4	1	2	0	Howard rf	3	0	0	0
Ray 2b	4	1	1	1	Valentin rf	1	0	1	1
Thmpsn 1

SPORTS ROUNDUP

AMERICAN LEAGUE

Wockenfuss propels Tigers

From the Wire Services

John Wockenfuss drove in three runs with a pair of homers as the Detroit Tigers defeated the Orioles, 6-3, last night in Baltimore for their fourth consecutive victory.

The triumph, coupled with Milwaukee's 10-8 victory, over the Red Sox gave the Tigers a 1½-game lead in the American League East.

Wockenfuss tied the score, 3-3, with a two-run blast off Mike Flanagan in the fourth, and put the Tigers ahead with a solo homer in the sixth off loser Sammy Stewart (3-7).

The Tigers scored two insurance runs in the eighth. Steve Kemp led off the inning with a walk. Ron Jackson singled to right, moving Kemp to third, and Lance Parish doubled into the gap in right-center, driving in both runners.

Royals 2, Twins 1

Larry Gura, making his first appearance since Sept. 9, scattered four hits and did not walk a batter in pitching the Royals to a 2-1 victory over the Minnesota Twins in Kansas City.

Gura missed two starts after suffering a hairline fracture on the little finger of his pitching hand while fielding a ground ball. He was scheduled to pitch Monday night but was scratched pending further examination of the injury, which had evolved into a bone chip.

Gura got permission from the Twins to pitch with a finger splint, but chose to throw without it. He improved his record to 10-6 but is 6-1 with a 0.88 ERA since the strike.

Indians 6, Yankees 4

Bo Diaz had three hits, including a two-run double in the third inning, and Len Barker struck out 10 as the Cleveland Idians downed the Yankees, 6-4, in New York.

Barker, (6-7) gave up 10 hits before he was relieved after Barker, whose strikeout total was the most against th Yankees this year, ran his American League-leading total to 122.

Cleveland bounced back from a 3-0 deficit with five runs in the third. Dave Rosello and Mike Fischlin singled and Miguel Dilone walked loading the bases. Alan Bannister then punched a two-run single to right.

Mariners 3, Rangers 2

Ken Clay earned his first win in more than a year with relief help from Shane Rawley, and Seattle scored three runs on bloop singles as the Seattle Mariners defeated the Texas Rangers, 3-2, in Arlington, Tex.

Clay (1-6) yielded six hits, walked none and struck out six, a career high, before leaving after Texas scored a run in the eighth. He had lost his past nine decisions, dating to August, 1980, when he wore a Texas uniform.

A's sweep Jays, 3-2, 4-2

Steve McCatty (13-6) won his fifth consecutive game with a three-hitter, and Wayne Gross drove in three runs as the Oakland A's defeated the Blue Jays, 4-2, for a sweep of their double-header in Toronto.

In the opener, Keith Drumright singled home Rickey Henderson in the top of the 13th, giving Dave Beard with his first major league victory, 3-2.

Angels 1, White Sox 0

[redacted]Left-hander Angel Moreno, a 26-year-old [redacted] making his second major league [redacted] 8 2/3 innings for his first vic- [redacted]lifornia Angels defeated the [redacted]ox, 1-0, in Anaheim.

[redacted]walked four, struck out [redacted]four hits. Don Aase got [redacted]fornia to earn his 11th

BASEBALL

AL

EAST DIVISION

	W	L	Pct	GB
Detroit	26	16	.619	—
BOSTON	24	17	.585	1½
Milwaukee	25	18	.581	1½
Baltimore	21	19	.525	4
New York	21	20	.512	4½
Toronto	19	20	.487	5½
Cleveland	20	22	.476	6

WEST DIVISION

	W	L	Pct	GB
Kansas City	23	18	.561	—
Oakland	21	18	.538	1
Minnesota	20	22	.476	3½
Texas	18	21	.462	4
Seattle	17	24	.415	6
Chicago	16	25	.390	7
California	14	25	.359	8

Indians 6, Yankees 4

CLEVELAND	ab	r	h	bi	NEW YORK	ab	r	h	bi
Dilone lf	4	2	1	0	Rndlph 2b	4	1	1	1
Bannistr rf	5	1	2	2	Milborn ss	5	0	3	0
Hargrv 1b	3	1	1	1	Gamble dh	3	0	0	1
Diaz c	5	0	3	2	Winfild dh	1	0	0	0
Harrah 3b	4	0	0	1	Nettles 3b	5	0	1	0
Thornton dh	3	0	1	0	Piniella rf	5	0	3	0
Mannng cf	2	0	0	0	Revrng 1b	3	0	0	0
Rosello 2b	2	1	1	0	Watson ph	1	0	0	0
Pagel ph	0	0	0	0	Brown cf	4	0	0	0
Kuiper 2b	2	0	0	0	Pattersn lf	4	1	2	0
Fischlin ss	2	1	1	0	Cerone c	4	2	2	2
Hayes 3b	3	0	0	0					
Totals	**35**	**6**	**10**	**6**	**Totals**	**39**	**4**	**12**	**4**
Cleveland						005	001	000	- 6
New York						120	100	000	- 4

E - Randolph. DP - New York 1. LOB - Cleveland 12, New York 11. 2B - Diaz, Thornton. 3B - Patterson 2, Cerone. HR - Cerone (2). SB - Dilone, Thornton. SF - Hargrove, Harrah, Gamble.

	IP	H	R	ER	BB	SO
Cleveland						
Barker (W 8-7)	8	10	4	4	2	10
Monge (S 4)	1	2	0	0	0	1
New York						
Righetti (L 6-4)	2	5	50	5	3	1
McGaffagan	3	1	0	0	3	0
Nelson	3 1-2	4	1	1	2	1
LaRoche	2-3	0	0	0	0	0

Righetti pitched to 6 batters in 3rd.
WP - Barker 2, Nelson. Balk - McGaffagan. T - 3:22. A - 15,098.

A's 3, Blue Jays 2

(First Game)

OAKLAND	ab	r	h	bi	TORONTO	ab	r	h	bi
Hendrsn lf	4	1	0	1	Iorg 2b	6	0	2	0
Murphy cf	4	0	1	0	Woods lf	4	1	1	1
Drmwr dh	7	0	2	1	Barfield rf	6	0	3	0
Armas rf	6	0	2	0	Mybrry 1b	3	0	2	1
Gross 3b	5	1	1	0	Upshaw pr	0	0	0	0
Johnsn ph	1	0	0	0	Manriqu ss	1	0	0	0
Klutts 3b	0	0	0	0	Whitt ph	0	0	0	0
Spencer 1b	5	1	3	0	Ainge ss	0	0	0	0
McKay 2b	6	0	2	0	Velez dh	2	0	0	0
Newman c	6	0	0	0	Bell dh	2	0	0	0
Stanley ss	4	0	0	0	Martinez c	4	0	1	0
Page ph	1	0	0	0	Moseby cf	6	0	0	0
Picciolo ss	0	0	0	0	Griffin ss	3	0	0	0
					Wells ph	0	0	0	0
					Beamon 1b	3	0	0	0
					Cox 3b	5	1	0	0
Totals	**49**	**3**	**11**	**2**	**Totals**	**45**	**2**	**9**	**2**
Oakland						020	000	000	1 - 3
Toronto						110	000	000	0 - 2

E - Iorg 2, McKay. DP - Oakland, 1. LOB - Oakland 17, Toronto 13. 2B - Gross, Murphy, Spencer, Barfield. SB - Henderson, 3, Barfield. S - Gross, Martinez.

	IP	H	R	ER	BB	SO
Oakland						
Underwood	6	6	2	2	4	5
Jones	1 1-3	1	0	0	2	1
Owchinko	1-3	0	0	0	0	0
Beard (W 1-1)	5 1-3	2	0	0	2	5
Toronto						
Stieb	9	7	2	2	5	3
McLaughlin	3	3	0	0	1	5
Leal (L 7-11)	2-3	1	1	1	3	1
Garvin	1-3	0	0	0	0	0

T - 4:04.

A's 4, Blue Jays 2

(Second Game)

OAKLAND	ab	r	h	bi	TORONTO	ab	r	h	bi
Hendrsn lf	3	2	1	0	Griffin ss	3	0	0	0
Davis lf	1	0	1	0	Beamn ph	0	1	0	0
Murphy dh	2	1	0	0	Woods lf	3	0	0	0
Gross 3b	3	0	1	3	Barfield rf	4	0	1	1
Armas rf	4	0	0	0	Mybrry 1b	3	1	1	1
Spencer 1b	4	1	1	1	Upshaw pr	0	0	0	0
Heath c	4	0	0	0	Velez dh	4	0	1	0
McKay 2b	4	0	0	0	Moseby cf	3	0	0	0
Bosetti cf	3	0	0	0	Whitt c	3	0	0	0
Picciolo ss	4	0	1	0	Iorg 2b	3	0	0	0
					Cox 3b	2	0	0	0
Totals	**32**	**4**	**5**	**4**	**Totals**	**28**	**2**	**3**	**2**
Oakland						000	011	020	- 4
Toronto						000	000	101	- 2

E - Griffin. DP - Oakland 1. LOB - Oakland 7, Toronto 3. 2B - Gross, Davis. 3B - Henderson, Barfield. HR - Spencer (4), Mayberry (14). SB - Henderson. SF - Gross.

	IP	H	R	ER	BB	SO
Oakland						
McCatty (W 13-6)	9	3	2	2	4	5
Toronto						
Berenguer (L 2-11)	7	2	2	2	3	7
Murray	2	3	2	2	2	1

PB - Whitt. T - 2:38. A - 15,542.

Royals 2, Twins 1

MINNESOTA	ab	r	h	bi	KANSAS CITY	ab	r	h	bi
Ward lf	4	0	2	1	Wilson lf	4	0	2	1
Engle rf	4	0	1	0	White 2b	4	0	0	0
Hatcher cf	4	0	0	0	GBrett 3b	4	0	1	0
Smally dh	3	0	1	0	Aikens 1b	2	0	0	0
Sofield pr	0	0	0	0	Otis cf	4	0	1	0
Fndrbr ph	1	0	0	0	McRae dh	3	1	1	0
Castino 2b	3	0	0	0	Wathan c	2	1	1	0
Gaetti 3b	3	0	0	0	Hurdle rf	3	0	1	1
Wynegar c	3	0	0	0	Geronim rf	0	0	0	0
Macknn 1b	3	0	0	0	UWshng ss	3	0	0	0
RWshng ss	3	1	0	0					
Totals	**31**	**1**	**4**	**1**	**Totals**	**29**	**2**	**7**	**2**
Minnesota						001	000	000	- 1
Kansas City						000	020	00x	- 2

E - U. Washington, Castino. DP - Minnesota 3. LOB - Minnesota 3, Kansas City 6. 2B - G. Brett, Ward, McRae. SB - Wilson 2.

	IP	H	R	ER	BB	SO
Minnesota						
Arroyo (L 6-9)	7 1-3	7	2	2	2	2
O'Connor	1-3	0	0	0	1	1
Verhoeven	1-3	0	0	0	0	0
Kansas City						
Gura (W 10-6)	9	4	1	0	0	2

T - 2:19. A - 19,580.

SCOREBOARD

AL

Milwaukee 10, BOSTON 8
Detroit 6, Baltimore 3
Oakland 3, Toronto 2 (1st)
Oakland 4, Toronto 2 (2nd)
Cleveland 6, New York 4
Kansas City 2, Minnesota 1
Seattle 3, Texas 2
California 1, Chicago 0

NL

Chicago 4, St. Louis 3
Pittsburgh 5, New York 3
Montreal 6, Philadelphia 2
Houston 3, Atlanta 0
Cincinnati 3, San Diego 2
San Francisco 5, Los Angeles 2

We know the score: 773-0400

Tigers 6, Orioles 3

DETROIT	ab	r	h	bi	BALTIMORE	ab	r	h	bi
Trmmll ss	5	0	1	0	Bumbry cf	5	0	2	1
Gibson cf	4	0	1	0	Dauer 2b	3	0	0	0
Kemp lf	1	1	0	0	Singletn rf	4	1	1	0
Jackson 1b	4	1	1	0	Murray 1b	2	1	0	0
Parrish c	4	1	2	2	Crowly dh	1	0	1	0
Wcknfs dh	3	2	2	3	Morals dh	3	0	0	0
DBrown pr	0	0	0	0	Lownstn lf	1	0	0	0
LJones rf	3	0	0	0	Roenick lf	2	0	0	0
Brookns 3b	4	0	0	0	DeCincs 3b	4	0	1	0
Kellehr 3b	0	0	0	0	Graham c	1	0	0	0
Whitakr 2b	4	1	1	0	Dempsey c	2	0	0	0
					Ayala ph	1	0	0	0
					Sakata ss	3	1	1	0
Totals	**32**	**6**	**8**	**5**	**Totals**	**32**	**3**	**6**	**1**
Detroit						001	201	020	- 6
Baltimore						210	000	000	- 3

E - Whitaker. DP - Detroit 1, Baltimore 2. LOB - Detroit 5, Baltimore 7. 2B - Parrish. HR - Wockenfuss 2 (7). SB - Sakata.

	IP	H	R	ER	BB	SO
Detroit						
Ujdur	1 2-3	3	3	1	2	1
Cppzzll (W 1-0)	7 1-3	3	0	0	3	2
Baltimore						
Flanagan	3	4	3	3	2	3
Stewart (L 3-7)	6	4	3	3	3	2

Flanagan pitched to 2 batters in 4th.
HBP - by Stewart (L. Jones). WP - Flanagan 2, Cappuzzello. T - 2:42. A - 9,904.

Mariners 3, Rangers 2

SEATTLE	ab	r	h	bi	TEXAS	ab	r	h	bi
Cruz 2b	4	0	1	0	Wills 2b	4	0	0	0
Meyer 3b	4	0	1	0	Poquett cf	4	0	1	1
Randle 3b	0	0	0	0	Norman ss	0	0	0	0
Paciorek lf	4	0	0	0	Oliver dh	4	0	1	0
Zisk dh	4	1	1	0	Bell 3b	4	1	2	0
Bochte 1b	4	0	0	0	Putnam 1b	3	0	1	1
Burrghs rf	3	1	1	0	Stein ph	1	0	1	0
Simpson cf	4	1	1	1	Tollesn pr	0	0	0	0
Serna ss	3	0	1	1	Grubb lf	3	0	0	0
Bulling c	2	0	1	1	Sample ph	1	0	0	0
					Sundbrg c	4	0	0	0
					Roberts rf	3	0	1	0
					Mendoz ss	3	0	0	0
					Rivers cf	0	1	0	0
Totals	**32**	**3**	**7**	**3**	**Totals**	**34**	**2**	**7**	**2**
Seattle						000	000	300	- 3
Texas						000	100	010	- 2

DP - Texas 1. LOB - Seattle 4, Texas 5. 2B - Bell.

	IP	H	R	ER	BB	SO
Seattle						
Clay (W 1-6)	7 2-3	6	2	2	0	6
Rawley (S 6)	1 1-3	1	0	0	0	1
Texas						
Butcher (L 0-1)	6 2-3	6	3	3	2	2
Comer	2 1-3	1	0	0	0	1

T - 2:23. A - 12,121.

Angels 1, White Sox 0

CHICAGO	ab	r	h	bi	CALIFORNIA	ab	r	h	bi
LeFlore lf	4	0	1	0	Beniquz cf	4	0	0	0
Bernzrd 2b	4	0	1	0	Burlesn ss	4	0	0	0
LJhnsn 1b	4	0	0	0	Ford rf	3	0	0	0
Luzinsk dh	3	0	0	0	Baylor dh	3	0	0	0
Loviglio pr	0	0	0	0	Grich 2b	3	1	2	0
Fisk c	4	0	0	0	Fergusn c	3	0	0	0
Lemon cf	1	0	0	0	Downing lf	1	0	0	0
Nordhgn rf	3	0	1	0	Harlow lf	0	0	0	0
Molinar ph	1	0	0	0	Cmpnrs 3b	3	0	1	1
Morrisn 3b	3	0	1	0	Sconirs 1b	3	0	0	0
Almon ss	3	0	0	0					
Totals	**30**	**0**	**4**	**0**	**Totals**	**27**	**1**	**3**	**1**
Chicago						000	000	000	- 0
California						010	000	00x	- 1

E - Grich, Burleson. DP - California 1. LOB - Chicago 7, California 4. 2B - Morrison. SB - Grich 2.

	IP	H	R	ER	BB	SO
Chicago						
Baumgartn (L 5-9)	8	3	1	1	2	7
California						
Moreno (W 1-1)	8-2-3	4	0	0	4	1
Aase (S 11)	1-3	0	0	0	0	0

T - 2:30. A - 19,826.

AL leaders

(Minimum: 275 at bats)

		G	AB	R	H	Pct.
Lansford	Bsn	93	367	57	124	.338
Zisk	Sea	83	320	41	105	.328
RHendrsn	Oak	98	385	84	126	.327
Paciorek	Sea	93	361	43	118	.327
Remy	Bsn	79	322	52	105	.326
Hargrove	Cle	84	289	40	94	.325
CCooper	Mil	96	379	67	121	.319
Oliver	Tex	94	392	49	122	.311
Mumphry	NY	77	310	42	96	.310
Almon	Chi	92	317	45	98	.309

Home Runs

Armas, Oakland, 21; Thomas, Milwaukee, 20; Murray, Baltimore, 19; Evans, Boston, 18; Grich, California, 18; Luzinski, Chicago, 18.

Runs Batted In

Armas, Oakland, 69; Murray, Baltimore, 68; Oglivie, Milwaukee, 67; Winfield, New York, 64; Evans, Boston, 60; Murphy, Oakland, 60; Paciorek, Seattle, 60; BBell, Texas, 60.

Pitching (9 Decisions)

Clear, Boston, 8-2, .800; Torrez, Boston, 8-2, .800; Guidry, New York, 11-3, .786; Comer, Texas, 7-2, .778; DMartinez, Baltimore, 13-4, .765; Vuckovich, Milwaukee, 13-4, .765; McGregor, Baltimore, 11-4, .733; Morris, Detroit, 13-5, .722.

SQUASH

World Championships

At Jonkoping, Sweden
FINAL

Steven Bowditch, Australia def. Craig Blackwood, New Zealand, 3-9, 7-9, 9-4, 9-3, 9-3.

INJURIES

FOOTBALL

MIAMI DOLPHINS — Announced Woody Rennett, fullback, (torn ligaments in knee) will be lost for the season.

Cubs 4, Cardinals 3

ST LOUIS	ab	r	h	bi	CHICAGO	ab	r	h	bi
Herr 2b	5	0	1	0	Bonds cf	4	0	0	0
Tmpltn ss	4	0	0	0	DeJesus ss	4	0	0	0
Herndz 1b	2	1	1	0	Bucknr 1b	4	0	0	0
Hndrck cf	4	1	1	0	Durham rf	3	1	1	1
Porter c	4	0	3	1	Hendrsn lf	4	0	1	0
Iorg rf	4	0	1	1	JDavis c	2	1	1	0
Sykes p	0	0	0	0	Dillard pr	0	1	0	0
Littell p	0	0	0	0	Waller 3b	3	1	1	2
Shirley p	0	0	0	0	Tyson 2b	2	0	1	0
Oberkfl 3b	4	0	0	0	Lum ph	0	0	0	0
Roof lf	3	1	1	0	Tabler 2b	1	0	1	0
Forsch p	3	0	1	1	Bird p	2	0	0	0
Landrm rf	1	0	0	0	Tracy ph	0	0	0	0
					Martz p	0	0	0	0
					SThpn ph	0	0	0	0
					Morals ph	0	0	0	1
Total	**34**	**3**	**9**	**3**	**Total**	**29**	**4**	**6**	**4**
St. Louis						010	020	000	- 3
Chicago						000	020	011	- 4

One out when winning run scored.

E - Tyson, Templeton, Littell. DP - Chicago 1. LOB - St. Louis 7, Chicago 7. 2B - Roof, Forsch, Porter. HR - Waller (1), Durham (9). SB - Herr. S - JDavis, Waller. SF - Morales.

	IP	H	R	ER	BB	SO
St. Louis						
Forsch	7	4	2	2	3	4
Sykes	2-3	1	1	1	0	0
Littell L,1-3	1-3	1	- 1	1	1	0
Shirley	1-3	0	0	0	0	0
Chicago						
Bird	7	8	3	3	3	4
Martz W,5-6	2	1	0	0	0	1

Littell pitched to 3 batters in 9th.
WP - Forsch. Balk - Forsch. T - 2:27. A - 4,531.

Pirates 5, Mets 3

PITTSBURGH	ab	r	h	bi	NEW YORK	ab	r	h	bi
Moreno cf	3	1	1	0	Wilson cf	5	0	0	0
Lacy rf	4	1	2	0	Howard rf	3	0	0	0
Ray 2b	4	1	1	1	Valentin rf	1	0	1	1
Thmpsn 1b	4	1	1	3	Brooks 3b	4	0	2	0
Easler lf	4	1	1	0	Kingmn 1b	4	1	1	1
Pena c	4	0	2	0	Mazzilli lf	3	1	1	1
Berra 3b	4	0	1	1	Stearns c	4	0	1	0
Law 2b	4	0	0	0	Flynn 2b	2	0	1	0
Bibby p	2	0	0	0	Jorgnsn ph	1	0	0	0
Boyind ph	1	0	0	0	Orosco p	0	0	0	0
Cruz p	0	0	0	0	Trevino ph	1	0	1	0
Scurry p	1	0	0	0	Gardnhr ss	2	0	0	0
					Staub ph	1	0	1	0
					Taveras pr	0	0	0	0
					Scott p	1	0	0	0
					Searage p	0	0	0	0
					Cubbag ph	1	0	0	0
					Leach p	0	0	0	0
					Bailor 2b	2	1	1	0
Totals	**35**	**5**	**9**	**5**	**Totals**	**35**	**3**	**10**	**3**
Pittsburgh						014	000	000	- 5
New York						020	000	100	- 3

DP - Pittsburgh 2, New York 1. LOB - Pittsburgh 4, New York 7. 2B - Lacy, Moreno, Ray, Trevino. 3B - Bailor. HR - Kingman (21), Mazzilli (6), Thompson (13). SB - Moreno.

	IP	H	R	ER	BB	SO
Pittsburgh						
Bibby (W 6-3)	5	4	2	2	1	4
Cruz	1 1-3	3	1	1	1	1
Scurry (S 6)	2 2-3	3	0	0	0	2
New York						
Scott (L 4-10)	2	7	4	4	0	2
Searage	3	2	1	1	1	0
Leach	1	0	0	0	0	0
Orosco	3	0	0	0	0	4

Scott pitched to 3 batters in 3rd.
WP - Scurry. T - 2:47. A - 6,855.

Giants 5, Dodgers 2

LOS ANGELES	ab	r	h	bi	SAN FRANCISCO	ab	r	h	bi
Sax 2b	5	1	1	0	Morgan 2b	5	0	2	1
Landrex cf	5	0	1	0	Cabell 1b	5	1	1	0
Monday rf	3	1	1	1	Clark rf	4	1	1	0
Marshll ph	1	0	0	0	Evans 3b	3	1	2	1
Castillo p	0	0	0	0	Herndon lf	4	1	2	3
Forster p	0	0	0	0	Martin cf	2	0	0	0
Garvey 1b	3	0	1	1	May c	4	0	0	0
Baker lf	3	0	1	0	LeMastr ss	3	1	1	0
Guerrer 3b	3	0	0	0	Whitson p	1	0	0	0
Scioscia c	2	0	0	0	Holland p	0	0	0	0
Russell ss	2	0	1	0	Minton p	1	0	0	0
Smith ph	1	0	0	0					
Weiss ss	0	0	0	0					
Johnstn ph	1	0	0	0					
Thomas ss	0	0	0	0					
Valenzul p	2	0	1	0					
Mitchell rf	2	0	0	0					
Totals	**33**	**2**	**7**	**2**	**Totals**	**32**	**5**	**9**	**5**
Los Angeles						000	101	000	- 2
San Francisco						002	110	10x	- 5

E - Guerrero. DP - San Francisco 1. LOB - Los Angeles 9, San Francisco 9. 2B - Baker, Landreaux. 3B - Evans. HR - Herndon (5), Monday (10). SB - Martin, Herndon. S - Whitson 2.

	IP	H	R	ER	BB	SO
Los Angeles						
Valenzuel (L 13-5)	6	7	4	4	3	6
Castillo	1-3	2	1	0	1	0
Forster	1 2-3	0	0	0	0	2
San Francisco						
Whitsn (W 6-8)	6 2-3	7	2	2	2	5
Holland	1-3	0	0	0	2	0
Minton (S 17)	2	0	0	0	1	0

Holland pitched to 2 batters in 8th.
WP - Valenzuela, Whitson. T - 3:11. A - 28,046.

RACING

NASCAR leaders

(Through CRC 500)

	Pts.
1. Darrell Waltrip ($398,390)	3,820
2. Bobby Allison ($451,050)	3,818
3. Harry Gant ($193,685)	3,472
4. Ricky Rudd ($298,300)	3,385
5. Terry Labonte ($226,015)	3,275
6. Dale Earnhardt ($291,400)	3,246
7. Jody Ridley ($164,950)	3,196
8. Richard Petty ($329,875)	3,190
9. Benny Parsons ($327,380)	2,944
10. Dave Marcis	2,917

NL

EAST DIVISION

	W	L	Pct	GB
St. Louis	22	18	.550	—
Montreal	22	19	.537	½
New York	20	21	.488	2½
Chicago	18	21	.462	3½
Philadelphia	17	23	.425	5
Pittsburgh	17	24	.415	5½

WEST DIVISION

	W	L	Pct	GB
Houston	27	14	.659	—
Cincinnati	24	17	.585	3
San Francisco	22	18	.550	4½
Los Angeles	22	19	.537	5
Atlanta	20	20	.500	6½
San Diego	13	30	.302	15

Expos 6, Phillies 2

PHILADELPHIA	ab	r	h	bi	MONTREAL	ab	r	h	bi
LSmith cf	5	0	1	0	Cromrt 1b	3	0	2	2
Rose 1b	3	1	0	0	Scott 2b	5	0	1	0
Matthws lf	2	0	0	0	Dawson cf	5	0	0	0
Schmidt 3b	3	0	0	0	Carter c	3	1	1	0
McBride rf	4	0	1	1	Parrish 3b	4	2	1	1
Boone c	3	0	1	0	Wallach rf	4	2	3	2
Gross ph	0	0	0	0	Francon lf	3	0	0	0
Bowa ss	3	1	0	0	Speier ss	2	0	1	0
Trillo 2b	4	0	2	0	Raines pr	0	1	0	0
Ruthven p	3	0	0	0	Phillips ss	1	0	1	1
Brusstar p	0	0	0	0	Rogers p	4	0	0	0
Matszk ph	1	0	0	0					
Totals	**31**	**2**	**5**	**1**	**Totals**	**34**	**6**	**10**	**6**
Philadelphia						100	000	100	- 2
Montreal						000	011

Legal Notices

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104269. (SEAL) To Eric L. Powell, Trustee of E & E Realty Trust, of Boston, Suffolk County; Boston Gas Company, having an usual place of business in Boston, Suffolk County; and Massachusetts Property Insurance Underwriting Association, having an usual place of business in Boston, Suffolk County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: Mutual Bank for Savings, a duly existing corporation having an usual place of business in Boston, Suffolk County, and said Commonwealth; claiming to be the holder of a mortgage covering real property in said Boston, Numbered 605 Massachusetts Avenue, given by Eric L. Powell, Trustee of E & E Realty Trust to Suffolk Franklin Savings Bank, dated May 12, 1967, recorded with Suffolk County Registry of Deeds, Book 8117, Page 478, and now held by the plaintiff, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the second day of November 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this fifteenth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104200. (SEAL) To Winston H. Brown and Lola Y. Brown, both of Dorchester, Suffolk County, both of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: The Lomas & Nettleton Company, having an usual place of business in Philadelphia, Commonwealth of Pennsylvania: claiming to be the holder of a mortgage covering real property in said Dorchester District of Boston, Numbered 27 Maxwell Street, given by Winston H. Brown and Lola Y. Brown to Malmart Mortgage Company, Inc., dated May 8, 1973, recorded with Suffolk County Registry of Deeds, Book 8626, Page 287, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-sixth day of October 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this ninth day of September 1981. JEANNE M. MALONEY, Deputy Recorder.

Sept. 23

COMMONWEALTH OF MASSACHUSETTS. LAND COURT DEPARTMENT OF THE TRIAL COURT. Case No. 104199. (SEAL) To Randy G. Smith and Edith J. Smith, both of Dorchester, Suffolk County; and Federal Deposit Insurance Corporation, a duly existing corporation having an usual place of business in Lexington, Middlesex County; all of said Commonwealth: and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended: The Lomas & Nettleton Company, having an usual place of business in Philadelphia, Commonwealth of Pennsylvania: claiming to be the holder of a mortgage covering real property in said Dorchester District of Boston, Numbered 66 Kingsdale Street, given by Glen B. Forsythe and Carol Y. Forsythe to Grove Hall Savings Bank, dated August 21, 1968, recorded with Suffolk County Registry of Deeds, Book 8223, Page 718, and now held by the plaintiff by assignment, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale. If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the twenty-sixth day of October 1981, or you may be forever barred from claiming that such foreclosure is invalid under said act. Witness, WILLIAM I. RANDALL, Chief Justice of said Court this ninth day of September 1981. JEANNE M. MALONEY, Deputy

Sept. 23

Legal Notices

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, October 7, 1981 at 5:30 p.m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4,000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the Maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b) (3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educationsl institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33 (b) (3) and 4.33 (c) as listed above are not permitted, uses 4.34 (d) (General Office Use) and 4.34 (f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35 (3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

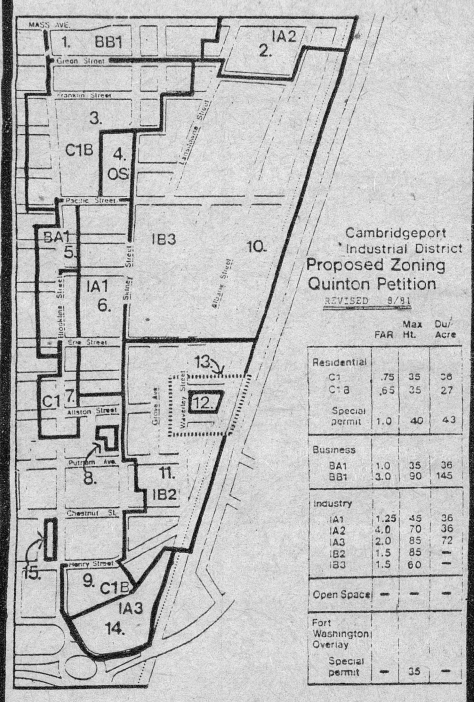
A new Section 11.90 would be created establishing regulations for the construction of low and moderate income housing. New Housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



Cambridgeport Industrial District
Proposed Zoning
Quinton Petition
REVISED 9/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.65	35	27
Special permit	1.0	40	43
Business			
BA1	1.0	35	36
BB1	2.0	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	—

THE EDGE

LATEST LINE

Colleges

Saturday's odds

Favorite	Pts.	Underdog
ARMY	9½	Brown
HARVARD	2½	Holy Cross
SYRACUSE	4	Indiana
GEORGIA	9½	S. Carolina
Arkansas	3	MISSISSIPPI
MISSISSIPPI ST.	2	Florida
N. CAROLINA	15	Boston College
N. CAROLINA ST.	4	Maryland
TENNESSEE	3	Auburn
Alabama	24	VANDERBILT
VIRGINIA	2½	Duke
VIRGINIA TECH	8	Wake Forest
UCLA	10	IOWA
KANSAS	3	Kentucky
MICHIGAN	20	Navy
MINNESOTA	9½	Oregon St.
NEBRASKA	4½	Penn. St.
Notre Dame	7½	PURDUE
BAYLOR	10	Texas Tech
TEXAS	7½	Miami (Fla.)
SMU	10	TCU
Brig. Young	9½	COLORADO
Washington	1	OREGON
SOUTHERN CAL.	4½	Oklahoma
Ohio St.	5	STANFORD
Arizona St.	6	WASHINGTON ST.
L.S.U.	14	Rice

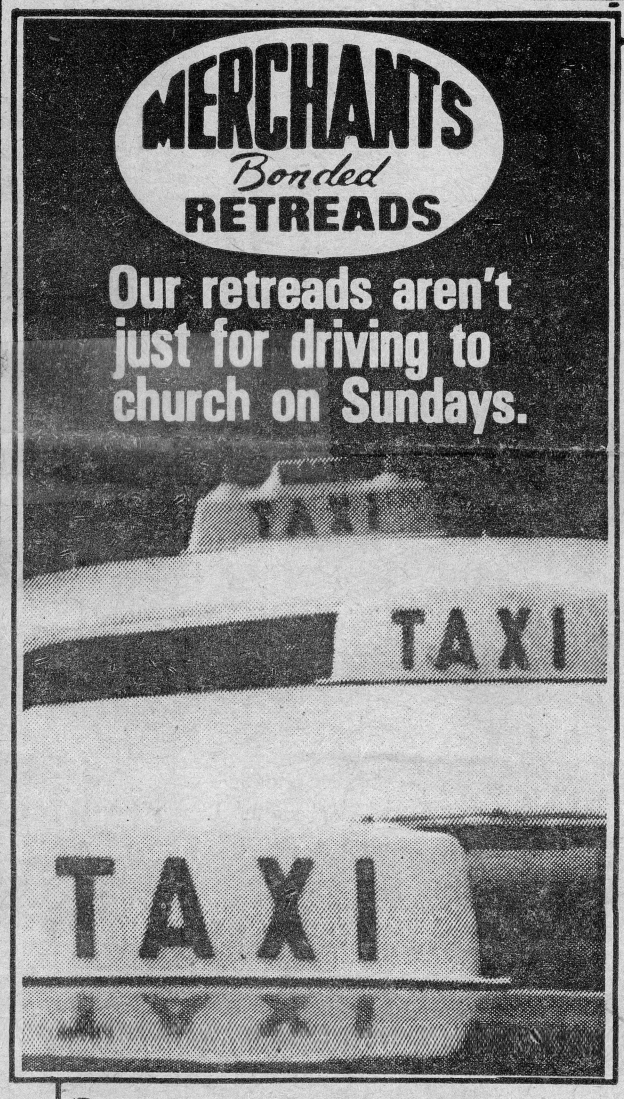
Home team in caps.

AMERICAN LEAGUE

Starting Times	Teams	Probable Pitchers	1980 W-L	vs.Opp. ERA	Vegas Odds	1981 W-L	1981 ERA
7:30	Milwaukee	Slaton (R)	-0	3.47	—	5-6	3.91
p.m.	BOSTON	Tanana (L)	0-0	3.47	6-7	3-9	4.53
7:30	Detroit	Petry (R)	1-0	3.60	—	9-7	3.02
p.m.	Baltimore	Martinez (R)	1-1	3.28	5½-6½	13-4	3.38
7:30	Oakland	Langford (R)	1-0	2.00	6-7	10-9	2.83
p.m.	Toronto	Clancy(R)	1-0	4.91	—	6-10	4.77
8:00	Cleveland	Denny (R)	1-0	4.00	—	9-4	2.80
p.m.	New York	Reuschel (R)	0-0	—	7-8	3-2	2.20
8:35	Minnesota	Redfern (R)	0-0	4.50	—	6-8	4.41
p.m.	Kansas City	Wright (R)	0-0	—	7-8	1-1	2.88
8:35	Seattle	Abbott (R)	1-1*	5.21	—	3-7	3.92
p.m.	Texas	Honeyc't (L)	0-0	5.40	7½-8½	10-5	3.26
10:30	Chicago	Trout (L)	1-1	4.50	5½-6½	8-6	3.24
p.m.	California	Witt (R)	1-0	1.29	—	5-9	3.84

NATIONAL LEAGUE

2:35	New York	Lynch (R)	0-0	45.00	—	4-4	2.67
p.m.	Chicago	Krukow (R)	1-0	1.39	5½-6½	7-9	4.20
7:35	Pittsburgh	Rhoden (R)	2-0	2.70	—	8-3	4.23
p.m.	Montreal	Lee (L)	1-0	1.13	7½-8½	2-5	2.70
8:35	Phila.	Noles (R)	0-0	24.00	—	1-2	3.63
p.m.	St. Louis	Martin (R)	1-0	2.57	7-8	6-4	3.21
8:35	Atlanta	Mahler (R)	0-0	9.00	—	5-6	3.06
p.m.	Houston	Niekro (R)	2-0	1.5	7½-8½	9-7	2.54
10:05	Cincinnati	Pastore (R)	0-0	9.00	6½-7½	3-7	3.88
p.m.	San Diego	Wise (R)	0-1	9.00	—	3-7	3.71
10:35	Los Angeles	Reuss (L)	2-0*	2.82	6-7	113	2.18
p.m.	San Fran.	Alex'dr (R)	0-1	6.00	—	9-7	2.72



People have all kinds of misconceptions about retreads.

That they're only good for short hauls, for example. Or that they can't take the bumps, bruises, and general abuse new tires can. Or that they can't survive at high speeds.

RADIAL WHITEWALL SIZE	NOW	BIAS PLY BLACKWALL SIZE	NOW
AR78-13 CR78-13*	$27.45	A78-13 560-15 C78-13 600-15	$19.95
BR78-13* ER78-14 CR78-14 BR78-15 DR78-14 CR78-15*	$33.45	B78-13 D78-14 C78-14 E78-14	$25.95
FR78-14* FR78-15	$36.25	F78-14 F78-15	$28.75
GR78-14* HR78-14* GR78-15 HR78-15*	$39.25	G78-14 H78-14 G78-15 H78-15	$31.75
JR78-15 LR78-15*	$42.45	J78-15 L78-15	$34.95
Plus .35 to .63 F.E.T. NO TRADE IN NEEDED. FREE MOUNTING. *Limited availability.		Plus .32 to .55 F.E.T. Whitewalls add $2 per tire. NO TRADE IN NEEDED. FREE MOUNTING.	

Well, the fact is, our retreads can do anything new tires can do. If they couldn't, taxi cab companies wouldn't trust them for the toughest stop and go conditions. Neither would messenger services or truck fleets.

We couldn't back them with the equivalent of a new tire warranty either. Or make them to exceed DOT (Department of Transportation) standards, or the National Tire Dealers and Retreaders Association specs. Or make them to pass the toughest standards of all: our own.



Bias Ply Blackwall
A78-13 C78-13
560-15 600-15
$19.95

But the most amazing thing about our retreads is price. You can even get our radials for half the cost of new ones.

So stop by Merchants today and see for yourself why we've sold over 1 million retreads.

And if you're worried about your current tires getting you there safely, you can always take a cab.

ASK US ABOUT OUR FREE REPLACEMENT LIMITED WARRANTY

Announcing **THE SEASONMASTER ALL SEASON RADIAL RETREAD** **$31.45**
Available in size P155/80R13 only. Plus .40 F.E.T.

MERCHANTS TIR
We know what it takes to keep you on t

BOSTON, 1299 Boylston St. BROCKTON, 753 Belmont St. EVERETT, 188
LAWRENCE, 314 S. Broadway LOWELL, 200 Appleton St. NATICK, She
PAWTUCKET, 21 Division St. PEABODY, 175 Washington St. QUINCY,
Famous Merchants Bonded Retreads are also available at our netw

Legal Notices

CITY OF CAMBRIDGE
NOTICE OF
PUBLIC HEARING

Pursuant to Ordinance #733, the Cambridge City Council will conduct a public hearing on Monday, December 21, 1981, at 6:00 P.M. in the Council Chamber at City Hall, for the purpose of discussing the proposed transfer of city owned land to the Cambridge Housing Authority.

The property in question is located at 2050-2070 Massachusetts Avenue, a site designated by the Housing Authority for the Construction of elderly housing. All interested individuals are invited to attend and be heard at this time. By Order of the City Council PAUL E. HEALY, City Clerk.

Dec. 10

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 516446. To all persons interested in the estate of **Margaret Flaherty** late of Boston, in said County, deceased; and to the Attorney General of said Commonwealth, if required. A petition has been presented to said Court for probate of a certain instrument purporting to be the last will of said deceased by **Agnes Flaherty** of Boston, in the County of Suffolk, praying that she be appointed executrix thereof without giving a surety on her bond. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before 9:30 o'clock in the forenoon on the 6th day of January 1982, the return day of this citation. Witness, **Mary C. Fitzpatrick**, Esquire, First Judge of said Court, this 4th day of December 1981. JAMES MICHAEL CONNOLLY, Register.

Dec. 10, 17, 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. A12861. To **Priscilla Boins McCants** and **Herman V. McCants** both of parts unknown and to all persons interested in a petition for adoption of **Patience Boins McCants** of Boston in said County. A petition has been presented to said Court by **Antonio Rivera** of Boston in said County, praying for leave to adopt said **Patience Boins McCants**, a child of **Priscilla Boins McCants** and **Herman V. McCants** both of parts unknown and that the name of said child be changed to **Patience Rivera**. If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, **Mary C. Fitzpatrick**, Esquire, First Judge of said Court, this 8th day of December 1981. JAMES MICHAEL CONNOLLY, Register.

Dec. 10, 17, 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 496002. To all persons interested in the estate of **Robert P. Murphy** late of Boston, in said County, deceased. The Public Administrator of said estate has presented to said Court his 1st account for allowancs and a petition for distribution of the balance in his hands. If you desire to object thereto your or your attorney should file a written appearance in said Court at Boston, before ten o'clock in the forenoon on the 25th day of February 1982, the return day of this citation. Witness, Mary C. Fitzpatrick, **Esquire, First Judge of said Court this 7th day of December 1981. JAMES MICHAEL CONNOLLY, Register.**

Dec 10 17 24

FIRST PUBLICATION NO. 2136.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by rezoning the Simplex Industrial Area.

The petition would amend the zoning map by changing the district designations for two areas as shown on the accompanying map:

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-3/PUD-6
2	Business A/Industry B	Industry B-2/PUD-6

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish a new Business B-3 District. The new Business B-3 district would have the same use regulations as Business B, B-1 and B-2 districts. The maximum floor area ratio would be 3.0 and the maximum height would be 120 feet except for residential uses where the maximum height would be 180 feet. Residential uses would be subject to the same dimensional requirements as the Residence C-3 district except where previously noted. Parking and loading requirements are the same as the Business B-2 and Business B-1 districts.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

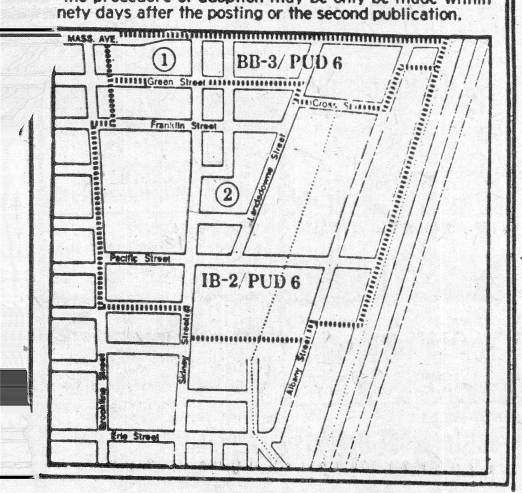
Article 13.000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial activities, light industrial uses and residential uses. Planning Board approval of such office development on one acre or more and approval of multi-family or townhouse development on 25,000 square feet or more would be required. Development bulk and building height limitations would be based on the size of the development parcel, with a maximum FAR of 2.5 or the FAR of the base district which ever is greater and maximum height of 120 feet. Special requirements for low and moderate income housing would apply to all townhouses and multi-family developments.

Subsection 5.34 of the Ordinance would be amended to change footnote (c) to require a 35 foot height limit within 100 feet of Residential Districts only within the Industry B-2 district. Section 4.40, Footnotes would be amended to delete footnotes numbered 33 and 34 which restrict the weight of assembly products to 200 pounds.

Passed to a second reading at the City Council meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection of this invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.



FIRST PUBLICATION NO. 2135.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended by changing the district designations for several areas in the Cambridgeport Industrial Area on the accompanying map, on the petition of Rosemarie Quinton.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space.

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33 (b) (3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b) (3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

A new Section 11.90 would be created establishing regulations for the construction of low and moderate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

Passed to a second reading at the City Council Meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection of this invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.



	FAR	Max Ht.	Dw/ Acre
Residential			
C1	.75	35	36
C1B	.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	—

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 374279. Notice of Fiduciary's Account. To all persons interested in the estate of **Thomas A. Walsh** of Boston, in said County; a mentally ill person. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 20th, 21st and 22nd accounts of **State Street Bank and Trust Company**, as guardian of the property of said ward 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 Boston on or before the 6th day of January, 1982, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary or to the attorney for the fiduciary obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass.R.Civ.P. Rule 5. Witness, **Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of December, 1981. JAMES MICHAEL CONNOLLY, Register.**

Dec 10 17 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 512861. Notice of Fiduciary's Account. To all persons interested in the estate of **MILDRED D. Weston** late of Boston in said County: You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 1st and final account of **J. Donald Sutherland** as executor of the will of said deceased has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 14th day of January, 1982, 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, **Mary C. Fitzpatrick**, Esquire, First Judge of said Court, this 7th day of December, 1981. JAMES MICHAEL CONNOLLY, Register.

Dec 10 17 24

COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT Case No. 509647. Notice of Fiduciary's Account. To all persons interested in the estate of **Angela Monteith**, late of Boston in said County: You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the First and Final account of **Barbara Cassavoy** as executrix of the will of said deceased has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 6th day of January, 1982, 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, **Mary C. Fitzpatrick**, Esquire, First Judge of said Court, this 7th day of December, 1981. JAMES MICHAEL CONNOLLY, Register.

Dec 10 17 24

They'll Do It Every Time





Boston firemen erect and man ladders (top) to fight a $50,000 fire that swept the former Astor Theater on Tremont Street, opposite the Boston Common. Firemen were hampered by parked cars (bottom), blocked hydrants and the old marquee attached to the front of the four-story building. One fireman suffered a leg injury in the firefighting operation.



Staff photo by Stanley Forman

Old Astor Theater damaged in blaze

A two-alarm fire in downtown Boston yesterday morning caused an estimated $50,000 damage to the former Astor Theater.

Fire department spokesman Kenneth Bruynell said one firefighter, Gerard Fowkes, was treated at the Massachusetts General Hospital for a leg injury he suffered after falling through a floor while battling the 11 a.m. blaze at 176 Tremont St.

Deputy fire chief Leo Stapleton said the fire, which began in a ceiling of the second floor and spread to the upper floors of the four-story building, was caused by an electrical malfunction.

Firefighters battling the blaze were hampered by parked cars, blocked hydrants and a large metal sign which covers the entire front of the building.

The first two floors of the building are occupied by the ABCD Energy Conservation Center.

—JAMES CONNOLLY

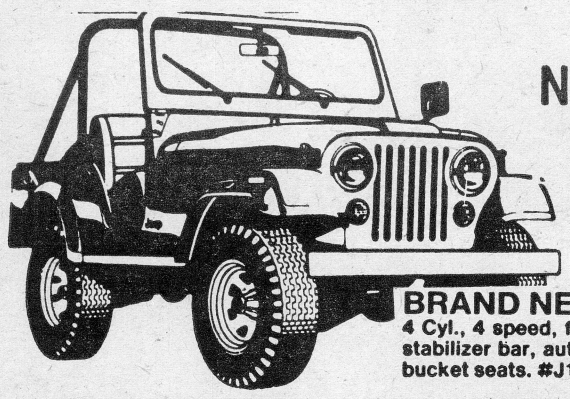
Volpe: $400,000 in Italy aid

Two grants totaling $400,000 from the Italian Disaster Relief Fund in Massachusetts have been sent to southern Italy to help the area recover from the 1980 earthquake that devastated 152 communities, former Gov. John A. Volpe said yesterday.

Volpe, chairman of the fund, said $225,000 in donations would be used for the construction of a new school in Avellino to give students professional training in the construction trade.

The grant will be matched by the U.S. government and an additional $50,000 has been donated by Catholic Relief Services to the school, bringing the total amount to $500,000, he told a news conference.

JEEP CENTER U.S.A.



NORTH SHORE'S LARGEST 4x4 HEADQUARTERS and JEEP DISCOUNT CENTER

BRAND NEW 1981 CJ-5
4 Cyl., 4 speed, free wheeling hubs & stabilizer bar, autumn gold with black bucket seats. #J1763

$6988

• SCRAMBLERS • CJ-5's • CJ-7's • RENEGADES • LAREDOS • CHEROKEES • WAGONEERS

Courtesy AMC/JEEP RENAULT

EXCELLENT SELECTION OF USED JEEPS IN STOCK

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1981 MODELS - SENSATIONAL PRICES.
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1981 VOLVOS
1981 FORMER LEASE CARS
2 and 4 door sedans, all equipped w/automatic, air cond., stereo radios, balance of new car warranty, save over $3000 over '82 prices. Only 9 left.
FROM $8995, STOCK NO. P-195
SOUTH SHORE VOLVO
75 POND STREET
NORWELL
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1975 VEGA, good cond., new tires, snow tires on whls., $1900 965-4873.

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Legal Notices

NOTICE OF PUBLIC HEARING

In accordance with the Massachusetts Wetlands Protection Act (Chapter 131 Section 40 of the General Laws) the Boston Conservation Commission will hold a public hearing on Tuesday, December 15, 1981, at 5:30 P.M. in the Conference Room inside of Room 813, Boston City Hall, 1 City Hall Plaza, Boston, MA relative to the Notice of Intent filed by the First Condominium Corporation, North Quincy, MA, for clearance of a 1.27 acre parcel adiacent to the Belle Isle Marsh and Leverett, Lawn and Bennington Streets, East Boston, MA and construction of three condominium buildings with a total of 36 units. The proposed work involves site preparation, slab foundation construction, building construction, and landscaping. The Commission will review the proposed work to determine conditions, if any, to be imposed in order to protect the interests of public and private water supply, ground water, prevention of pollution, flood control and prevention of storm damage, protection of fisheries and of land containing shellfish.

For the Commission,
DAVID E. MOSS
Executive Secretary
Boston Conservation Commission
Dec. 10

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1975 VW DASHER, 27 mpg, 4 dr., 4 spd., god. cond., must sell $1850 262-6557.

'68 Mercedez Benz 220 Dies, 25,000K/rebit eng. body vv. gd $1800. 297-0466.

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Legal Notices

FIRST PUBLICATION NO. 2134.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

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

That Chapter Thirteen entitled "Offenses" is hereby amended as follows:

1. By inserting in section 13-4 entitle "Smoking Prohibited," as appearing in Ordinance Number 849 of September 15, 1975, after sub-section (e), the following subsection:

(e½) No person shall smoke in the areas of any restaurant used for food preparation, or in the areas open to the general public in any restaurant which has a seating capacity in excess of fifty (50) patrons, except that the management of any such restaurant may designate properly ventilated waiting lounge, and eating areas as *smoking areas*, provided that no more than 75 percent of the area available for each such purpose, and no more than 75 percent of the total seating capacity, may be so designated as smoking areas, and further provided that any area so designated be conspicuously labeled as such.

2. By inserting after said section 13-4 the following section:

Section 13-4A. Free distribution of smoking of tobacco products prohibited.

No person shall, except at full market price, in or upon any part of the streets, parks, public grounds, public buildings, or other public places within the City of Cambridge, distribute or allow to be distributed any smoking or tobacco product for any commercial purpose.

Any person who violates this section shall be punished by a fine of not less than twenty nor more than fifty dollars.

Passed to a second reading at the City Council meeting of December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST: — Paul E. Healy, City Clerk.
Dec. 10

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PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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Notice of a Public Hearing

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, October 6, 1981 at 7:30 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinance of the City of Cambridge by Re-zoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

Area	Existing Zoning	Proposed Zoning
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

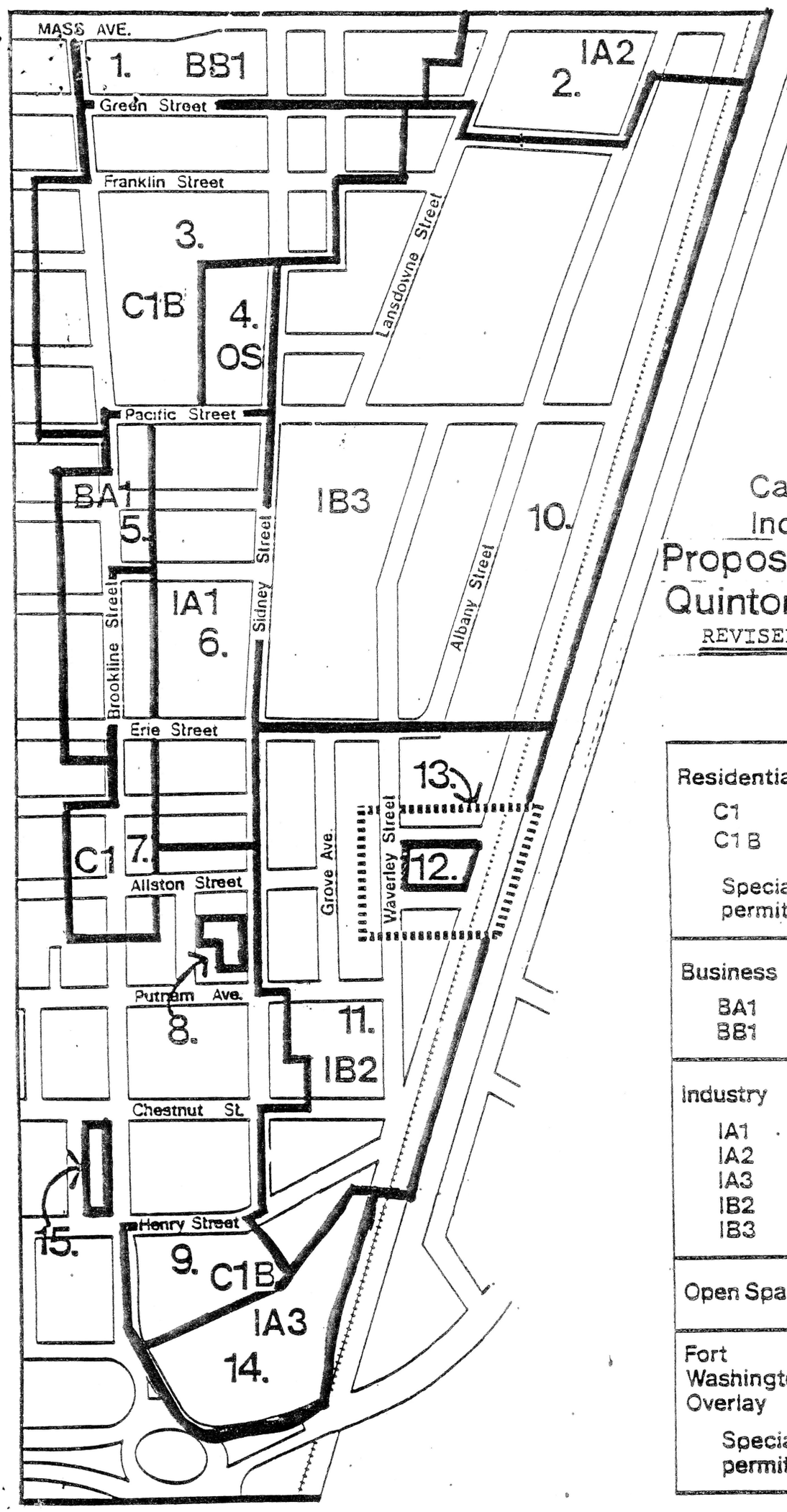
Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b)(3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b)(3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

A new Section 11.90 would be created establishing regulations for the construction of low and modetate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

Full text and legal description of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning this petition may be addressed to Elizabeth McCarthy or Roger Boothe at 498-9034.



Cambridgeport
Industrial District

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	—

Final Planning Board Recommendation. Includes a Complete Package of Text and Map Changes to the Cambridge Zoning Ordinance.

Cambridge, March 26, 1981
Revised May 19, 1981
Final Planning Board
Revision June 16, 1981

To the Honorable, the City Council of the City of Cambridge:

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 11.000, Special Regulations, add the following new section:

"11.80 FORT WASHINGTON OVERLAY DISTRICT

11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the Regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.

11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.

11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.

11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.

11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.

11.84 Land use standards in the Fort Washington Overlay District.

11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.

11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet. However, the maximum height of a townhouse development shall comply with the requirements of subsection 11.153.

2. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Cambridgeport Revitalization District:

13.70 PUD-6 DISTRICT: DEVELOPMENT CONTROLS

13.71 Purpose. The PUD-6 district is 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 uses, and residential uses at a larger scale than the Industry B-2 base zone. The PUD-6 district is also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.

- To secure safety.

- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible.

- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.

- To lesson the traffic congestion in the streets.

- To develop coordinated and useable open space which is publicly accessible.

- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.

- To encourage coordinated developments which: maximize efficiency of energy consumption, eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

13.72 Uses allowed in a PUD-6 District. 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) Townhouse development. Any special permits for parking arrangements for townhouse development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in a PUD-6 District.

(2) Multi-family dwellings

(3) Hotels and motels

13.722 Transportation, Communication, Utility Uses and Institutional Uses. All uses listed in Sections 4.32 and 4.33 and which are allowed or conditionally allowed in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store

(2) Printing and reproduction service establishment, photography studio

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly or packaging occur on the premises.

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

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

(6) Theater or hall for public gatherings.

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

13.725 Light Industrial Uses.

(1) 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 Uses Required in the PUD-6 District. The uses listed in this Section 13.73 alone or in combination with each other, or other uses permitted in the PUD, shall be required within any planned unit development having an FAR greater than 1.5.

(1) Residential Uses:

Townhouse development
Multi-family dwellings

(2) Light Industrial Uses:

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

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to any of the above uses alone or in combination with each other.

13.74 District Dimensional Regulations. Where the base zoning regulations differ from this requirement, the less restrictive provision shall apply to part or all of the development parcel in that location.

(1) Massachusetts Avenue to Pacific Street

The maximum ratio of floor area to the total area of the development parcel shall be 2.5.

(2) Pacific Street to Memorial Drive

The maximum ratio of floor area to the total area of the development parcel shall be 2.0.

In no instance shall the floor area ratio of any contiguous portion of a Development Parcel exceed an FAR of 4.0.

13.742 The minimum size of the development parcel for PUD 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 district may contain non-contiguous lots. However, in no instance shall non-contiguous lots be separated by more than 1200 feet measured in a straight line from lot to lot.

13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

13.744 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. The Planning Board shall approve all such building setbacks.

13.745 A development parcel which is located in the Fort Washington Overlay District shall meet the development regulations of that Section 11.80. The Board may waive this requirement only upon written determination that such variation does not contradict the planning objectives of the PUD-6 district and the Fort Washington Overlay District.

13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified in Section 13.791.

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 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, in general be available for entry and use by the occupants of the building with which it is associated and the general public. 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.

13.762 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) Required open space on the ground level shall have a minimum dimension of 20 feet; such required open space shall not have a slope greater than 10%.

(3) Open space at other levels must be open to the sky and, except for balconies, generally accessible to the public. 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 13.762 shall be provided at finished grade level.

13.77 Special Requirements for Townhouse and Multi-Family Dwellings PUD-6.

13.771 Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.

13.772 To fulfill the requirements of this subsection 13.77 any one or combination of the following mechanisms may be employed:

(1) Participation in any federal, state or city program which will guarantee the provision of housing units for low- and moderate-income households.

(2) Cash payment to the City of Cambridge administered by the Community Development Department to be used to make available housing units for low- and moderate income households in a manner and at locations approved by or in conformance with guidelines adopted by the Cambridge City Council.

The amount of such payment shall be satisfactory to the Board but in no case shall it exceed the equivalent in value of the units which would otherwise have been provided within the development.

(3) Any other mechanism satisfactory to the Board. Provision of the required low- and moderate-income units may be satisfied by the applicant with the construction or purchase of alternate units outside the development parcel, the location of which shall be satisfactory to the Board. In general such units shall be constructed or purchased in city neighborhoods determined by the Board to have insufficient numbers of low- and moderate-income housing units.

13.773 The required low- and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms. Dwelling units intended principally to serve the elderly shall not fulfill the requirements of this sub-section 13.77. It is preferred that the units be located in townhouse or mid-rise residential structures.

13.774 The units shall be dispersed throughout the development and not concentrated in any one location.

13.775 For the purpose of this section, low- and moderate-income households shall be as defined by guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency.

All households occupying the low- and moderate-income units shall be certified as eligible by the Cambridge Housing Authority or other agent of the City of Cambridge approved by the City Council.

13.776 In granting approval to construct housing under this sub-section 13.77 the Board shall be satisfied that the units to be provided to low- and moderate-income households, or equivalent units, shall be available for a period of at least fifteen (15) years.

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

13.78 Parking and Loading Requirements

Development in the PUD-6 district shall conform to the off-street parking and loading requirements set forth in Article 6.000, except as modified by Section 13.78.

13.781 Off-street parking facilities shall be provided as follows:

(1) Townhouse and Multi-family: 1 space per dwelling unit.

(2) Transient Accommodations:

Hotel: 1 space per 2 sleeping rooms
Motel: 1 space per motel unit

Additional parking spaces shall be provided for public restaurants: (1) in excess of 2000 square feet when located in a hotel or motel containing up to 100 rooms, (2) in excess of 5000 square feet in a hotel or motel containing between 101 and 250 rooms, and (3) in excess of 8000 square feet in a hotel or motel containing more than 250 rooms. The number of such spaces shall be 1 space per 30 seats. Additional parking spaces shall also be provided for function rooms in an amount equal to 1 space per 300 square feet of floor area contained in such rooms.

(3) Institutional, retail and office: 1 space per 1000 square feet of gross floor area

(4) Public Assembly: 1 space per 15 seats

(5) Restaurants or other eating and drinking establishments: 1 space per 15 seats

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, Use and Density Guidelines.

Any Planned Unit Development proposal in PUD-6 shall, in its mix of uses, density and location, be consistent with the following:

(a) Between Massachusetts Avenue and Pacific Street the highest densities, greatest height of buildings, and uses generating the largest volumes of traffic shall be located toward Massachusetts Avenue and the railroad right-of-way to the east. The lowest densities and heights, and residential uses shall be encouraged along the Brookline Street corridor.

(b) In the area between Pacific Street and Erie Street the re tention and expansion of light industry uses shall be encouraged; all development is encouraged to be of low density and moderate height.

(c) Between Erie Street and Memorial Drive the highest densities, greatest height of buildings, and uses generating the largest volumes of traffic shall be located toward Memorial Drive. New roadways to improve circulation in the area shall be provided within the scope of and concurrent with any PUD development between Henry Street and Memorial Drive; such improvements shall be reasonably related to the development proposed as well as to other related developments in the Cambridgeport area. Residential uses should be located so as to reinforce existing residential neighborhoods.

(2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.

(3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or any other zoning district which limits the intensity of development to a level well below that permitted in the PUD, shall be so designed as to complement and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening.

(4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:

(a) that increased height 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;

(b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;

(c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;

(d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;

(e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;

(f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

(5) Traffic and Circulation. 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 increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the industrial district and direct traffic related to its operation to Massachusetts Avenue or Memorial Drive through the industrial district.

The Board may require, as a condition of Special Permit approval, the provision of certain transportation improvements or other mitigating measures necessary to reduce the impact of the proposed PUD development on inadequate streets within the district as a whole or in the 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 traffic needs, and improvements to adjacent or impacted public streets and intersections.

Such improvements or measures shall be reasonably related to increased traffic contribution made by the proposed development.

(6) Pedestrian Circulation. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, project facilities and principal off-site pedestrian destinations.

(7) Open Space. To the maximum extent possible the required open space shall:

(a) be organized in units of sufficient size to have a significant visual impact on the district;

(b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;

(c) be located so as to provide a green buffer and transition between residential uses and districts and more intensive office and industrial uses; and

(d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.

(8) Housing and Job Opportunities. A PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. Both uses shall be appropriately located so as to complement existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where possible, contribute additionally to the diversity of industrial employment in Cambridgeport.

3. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Cambridgeport Revitalization District and in other major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Cambridgeport Revitalization District shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

4. Amend Footnote (c) in subsection 5.34 to read as follows:

"(c) 35 foot height limit within 100 feet of a residential district."

5. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:

33. "Provided that no such article exceeds two hundred pounds in weight"

34. "(a) in Industry A, A-1, A-2 and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"

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

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

19. Business B-3 District

Renumber existing numbers 19-27 as 20-28.

II. 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.

III. 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(h)	none

(h) For residential uses in the Business B-3 district the maximum height shall be 180 feet.

IV. Delete footnote 5, subsection 5.33 and substitute therefor 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.

V. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VI. 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. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS 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 pont, said point being the intersection of the centerline of Massachusetts

Avenue and the northeasterly projection 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 2230 feet to its intersection with the centerline of Vassar Street;

1.2 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street and its projection for approximately 150 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue, as shown on Assessor's Plat #56;

1.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue for approximately 395 feet to its intersection with the centerline of Albany Street;

1.4 Thence turning and proceeding in a westerly direction along the centerline of Albany Street for approximately 265 feet to its intersection with the southeasterly projection of the centerline of Cross Street;

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its projection and extension for approximately 530 feet to its intersection with the centerline of Lansdowne Street;

1.6 Thence turning and proceeding in an easterly direction along the centerline of Lansdowne Street for approximately 120 feet to its intersection with the southeasterly projection of the centerline of Green Street;

1.7 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street and its projection for approximately 1090 feet to its intersection with a line 100 feet southeast of and parallel to the southeasterly sideline of Brookline Street;

1.8 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 150 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 <u>Premises shown on Assessor's Plat #92</u>:

Even numbers 372 through 458 Massachusetts Avenue, odd numbers 81 through 131 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 266 through 358 Massachusetts Avenue, odd numbers 11 through 43 Green Street, number 15 Lansdowne Street, 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, 110, 111, 161, 106, 113, 114, 115, 116, 117.

1.03 Premises shown on Assessor's Plat #68:

Even numbers 180 through 256 Massachusetts Avenue, odd numbers 1 through 47 Cross Street, even numbers 2 through 22 Lansdowne Street and 115 Albany Street, which includes all or parts of lots numbered 47, 50, 51, 19.

1.04 Premises shown on Assessor's Plat #56:

Even numbers 134 through 168 Massachusetts Avenue, 93 Vassar Street and 114 Albany Street, which includes all or parts of lots numbered 5, 7, 9 and 4.

2.0 Rezone to Business A-1 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 southerly 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 southereasterly 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 Pacific 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. (total area is approximately 1.7 acres)

2.01 Premises shown on Assessor's Plat #92:

Even numbers 46 through 104 Brookline Street, 119 Pacific Street, 41-47 Pilgrim Street, 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 an easterly direction along the centerline of Green Street for approximately 1090 feet to its intersection with the centerline of Lansdowne Street as shown on Assessor's Plat #92 and 68;

3.2 Thence turning and proceeding in a westerly direction along the centerline of Lansdowne 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 northeasterly direction along the centerline of Cross Street and its projection and extension for approximately 530 feet to its intersection with the centerline of Albany Street;

3.4 Thence turning and proceeding in a easterly direction along the centerline of Albany Street for approximately 265 feet to its intersection with a line 100 feet southwest of and parallel to the southwesterly sideline of Massachusetts Avenue;

3.5 Thence turning and proceeding in a northeasterly direction along a line 100 feet southwest of and parallel to the southwest sideline of Massachusetts Avenue for approximately 190 feet to its intersection with the northwesterly sideline of the Boston Albany Branch Railroad right-of-way as shown on Assessor's Plat #56;

3.6 Thence turning and proceeding in a westerly direction along the northwesterly sideline of the Boston Albany Branch Railraod right-of-way for approximately 1140 feet to its intersection with the southwesterly sideline of lot #7 on Assessor's Plat #55;

3.7 Thence turning and proceeding in a northwesterly direction along the southwesterly sideline of lot #7 and its extension on Assessor's Plat #55 for approximately 270 feet to its intersection with the centerline of Pacific Street;

3.8 Thence continuing in a northwesterly direction along the centerline of Pacific Street for approximately 1175 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street;

3.9 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 1745 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: (total area is approximately 45 acres)

3.01 Premises shown on Assessor's Plat #92:

Odd numbers 78 through 144 Green Street, 109 through 155 Franklin Street, 115 Pacific Street, 17 through 63 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, 115, 19, 112, 114, 4, 3, 116.

3.02 Premises shown on Assessor's Plat #69:

Even numbers 20 through 96 Sidney Street, odd numbers 23 through 85 Pacific Street, numbers 49 through 95 Franklin Street, numbers 10 through 56 Green Street, numbers 4 through 81 Blanche Street and numbers 12 through 30 Auburn 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.

4.0 Rezone to Industry B-2 with a Planned Unit Development Overlay (PUD-6) that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Pacific Street and 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 and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 395 feet to its intersection of Sidney Street;

4.1 Thence continuing in a southeasterly direction along the centerline of Pacific Street and its projection for approximately 1040 feet to its intersection with the northerly sideline of the Boston and Albany Branch Railroad right-of-way as shown on Assessor's Plat #55, and #67;

4.2 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of the Boston and Albany Branch Railroad right-of-way for approximately 1190 feet to its intersection with the westerly sideline of lot #12, as shown on Assessor's Plats #55 and #54;

4.3 Thence turning and proceeding in a northwesterly direction along the westerly sideline of lot #12 and its projection, on Assessor's Plat #54 for approximately 275 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;

4.4 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street, as shown on Assessor's Plat #66;

4.5 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 770 feet to its intersection with the southwesterly projection of a line 100 feet southeast of and parallel to the southeast sideline of Brookline Street, as shown on Assessor's Plat #95;

4.6 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 970 feet to its intersection with the centerline of Pacific Street, the point of origin.

4.00 Said area includes all or parts of the following parcels of land: (total area is approximately 30 acres)

4.01 Premises shown on Assessor's Plat #95:

Even numbers 82 through 112 Pacific Street, numbers 2 through 34 Tudor Street, numbers 7 and 12 Emily Street, odd numbers 97 through 175 Sidney Street, odd numbers 71 through 103 Erie Street which includes all parts of lots numbered 59, 58,48,57,49,60,53,61,66,73,72,71,70,5,75, and 44.

4.02 Premises shown on Assessor's Plat #96:

Even numbers 80 through 100 Erie Street, numbers 51 through 90 Hamilton Street, odd numbers 179 through 201 Sidney Street and which includes all or parts of lots numbered 127,126,118, 117,124,109,110,102, and 98.

4.03 Premises shown on Assessor's Plat #54:

Even numbers 240 through 294 Albany Street, number 645 Erie Street and which includes all or parts of lots numbered 7, 16, 19,18,10 and 12.

4.04 Premises shown on Assessor's Plat #67:

Even numbers 2 through 68 Pacific Street, even numbers 98 through 176 Sidney Street, numbers 1 through 64 Waverly Street, odd numbers 221 through 295 Albany Street, odd numbers 9 through 69 Erie Street and which includes all or parts of lots numbered 44,29,47,48,45,46,58,49,52,54,55,33,32,30,12,64,63,62,24,14,61, and 56.

4.05 Premises shown on Assessor's Plat #55:

Even numbers 224 through 234 Albany Street and which includes all or parts of lots numbered 19, 18 and a portion of a 20 foot right-of-way for sewer.

5.0 Rezone to Industry B-2 (with a Planned Unit Development Overlay-6) that area presently zoned Industry B, Industry A and Office 3, which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Erie Street and a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street, as shown on Assessor's Plat #96;

5.1 Thence proceeding in a southwesterly direction along a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street for approximately 365 feet to its intersection with the southwestern sideline of lot #109, on Assessor's Plat #96;

5.2 Thence turning and proceeding in a southeasterly direction along the southwestern sidelines of lots #109, 110, 102, 98 and its projection for approximately 325 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's 96 and 66;

5.3 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 460 feet to the centerline of Putnam Avenue;

5.4 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue for approximately 120 feet to its intersection with the northeasterly projection of a line 100 feet southeast of and parallel to the southeasterly sideline of Sidney Street;

5.5 Thence turning and proceeding in a southwesterly direction along a line 100 feet southeast of and parallel to the southeasterly sideline of Sidney Street and its projection for approximately 340 feet to its intersection with the centerline of Chestnut Street;

5.6 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 5 feet to its intersection with the northeasterly projection of the northwesterly sideline of lot 45 on Assessor's Plat #65;

5.7 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of lot 45 and its projection and extension on Assessor's Plat #65 for approximately 250 feet to its intersection with the centerline of Henry Street;

5.8 Thence turning and proceeding in a westerly direction along the centerline of Henry Street for approximately 25 feet to its intersection with the northeasterly projection of the northwesterly sideline of lot 46 on Assessor's Plat #65;

5.9 Thence turning and proceeding in a southwesterly direction along the northwesterly sideline of lot 46 and its projection on Assessor's Plat #65 for approximately 140 feet to its intersection with the northerly sideline of said lot;

5.10 Thence turning and proceeding in a westerly direction along the northerly sideline of lot #46 for approximately 20 feet to its intersection with the westerly sideline of said lot;

5.11 Thence turning and proceeding in a southerly direction along the westerly sideline of lot #46 on Assessor's Plat #65 for approximately 24 feet to its intersection with the northeasterly sideline of lot 6 on Assessor's Plat #64;

5.12 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot 6 and its extension on Assessor's Plat #64 for approximately 630 feet to its intersection with the centerline of Brookline Street;

5.13 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street and its extension for approximately 400 feet to its intersection with the northwesterly projection of the centerline of Memorial Drive as shown on Assessor's Plat #64;

5.14 Thence turning and proceeding in a southeasterly direction along the centerline of Memorial Drive and its projection for approximately 400 feet to its intersection with the northwesterly sideline of the Boston Albany Branch Railroad right-of-way;

5.15 Thence turning and proceeding in a northeasterly direction along the northwesterly sideline of the Boston-Albany Branch Railroad right-of-way for approximately 2045 feet to its intersection with the northeasterly sideline of lot 82 on Assessor's Plat #66;

5.16 Thence turning and proceeding in a northwesterly direction along the northeasterly sideline of lot 82 and its extension on Assessor's Plat #66 for approximately 275 feet to its intersection with the centerline of Anglim Street;

5.17 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street;

5.18 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 780 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Brookline Street on Assessor's Plat #96, the point of origin.

5.00 Said area includes all or parts of the following parcels of land: (total land area is approximately 23 acres)

5.01 <u>Premises located on Assessor's Plat #96</u>:

Even numbers 80 through 100 Erie Street, numbers 51 through 90 Hamilton Street, odd numbers 179 through 201 Sidney Street, which includes all or parts of lots 126,127,124,117, 118,109,110,102,98.

5.02 Premises located on Assessor's Plat #66:

Even numbers 20 through 62 Erie Street, even numbers 178 through 244 Sidney Street, even numbers 604 through 610 Putnam Avenue, numbers 613 through 640 Putnam Avenue, numbers 1 through 24 Grove Avenue (private way), numbers 30 through 52 Allston Street, numbers 65 through 170 Waverly Street, Talbot Street, Anglim Street and Reardon Street (private way), 13 through 25 Chestnut Street, which includes all or parts of lots numbered, 101,82,81, 99,100,74,73,113,95,94,42,29,30,32,96,43,53,108,135,127, 126,125,121,122,123,11,10,124,106,105,1,14, and 12.

5.03 Premises located on Assessor's Plat #65:

Numbers 2 through 32 Henry, even numbers 2 through 20 Chestnut Street, which includes all or parts of lots numbered, 45,39, 46 and part of Waverly Street (private way).

5.04 Premises located on Assessor's Plat #64:

Even numbers 634 through 653 Memorial Drive, 400 Brookline Street, which includes all or parts of lot number 6.

6.0 Establish an overlay zone designated "Fort Washington Overlay District" over the existing district designations for the following described area of land:

6.1 Beginning at a point, said point being the intersection of the northwesterly projection of a line 100 feet northwest of and parallel to the northwesterly sideline of lot 74 on Assessor's Plat #66 and the southwesterly projection of a line 100 feet southwest of and parallel to the southwesterly sideline of lot 74 on said plat;

6.2 Thence proceeding in a northeasterly direction along a line 100 feet northwest of and parallel to the northwestern sideline of lot 74 and its projection and extension on Assessor's Plat #66 for approximately 380 feet to its intersection with the northwesterly projection of a line 100 feet northeast of and parallel to the northeast sideline of lot #74 on Assessor's Plat #66;

6.3 Thence turning and proceeding in a southeasterly direction along a line 100 feet northeast of and parallel to the northeast sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 490 feet to its intersection with the easterly projection of a line 100 feet south of and parallel to the southerly sideline of lot #74 on said plat;

6.4 Thence turning and proceeding in a westerly direction along a line 100 feet south of and parallel to the southerly sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 400 feet to its intersection with the southeasterly projection of a line 100 feet southwest of and parallel to the southwesterly sideline of lot #74 on Assessor's Plat #66 and #61;

6.5 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwesterly sideline of lot 74 and its projection and extension on Assessor's Plat #66 and #61 for approximately 380 feet to its intersection with the southwesterly projection of a line 100 feet northwest of and parallel to the northwest sideline of lot 74 on Assessor's Plat #66, the point of origin.

6.00 Said area includes all or parts of the following parcels of land: (total land area is approximately 4.5 acres)

6.01 Premises located on Assessor's Plat #66:

Odd numbers 91 through 117 Waverly Street, all of Talbot Street and Reardon Street (private way) which includes all or parts of the following lots numbered 81,99,74,73,138 and a portion of the Boston Albany Branch Railroad right-of-way.

6.02 Premises located on Assessor's Plat #61:

Odd numbers 269 through 289 Vassar Street, which includes all or parts of lots numbered 11,12,13,9 and a portion of the Boston Albany Branch Railroad right-of-way.

7.0 Rezone the Residence C-1 that area presently zoned Industry B and Industry A-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Chestnut Street and northeasterly projection of southeasterly sideline of lot 44 on Assessor's Plat #65;

7.1 Thence proceeding in a southwesterly direction along the southeasterly sideline of lot 44 and its projection and extension for approximately 250 feet to its intersection with the centerline of Henry Street as shown on Assessor's Plat #65;

7.2 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 25 feet to its intersection with the northerly projection of the easterly sideline of lot #47 on Assessor's Plat #65;

7.3 Thence turning and proceeding in a southwesterly direction along the easterly sideline of lot #47 and its projection for approximately 140 feet to its intersection with the southwesterly sideline of said lot on Assessor's Plat #65;

7.4 Thence turning and proceeding in a westerly direction along the southwesterly sideline of lot #47 on Assessor's Plat #65 for approximately 20 feet to its intersection with the easterly sideline of lot #51 on said plat;

7.5 Thence turning and proceeding in a southerly direction along the eastern sideline of lot #51 on Assessor's Plat #65 for approximately 24 feet to its intersection with the southwesterly sideline of said lot;

7.6 Thence turning and proceeding in a westerly and northwesterly direction along the southwesterly sideline of lot 51, 49 and its extension on Assessor's Plat #65 for approximately 650 feet to its intersection with the centerline of Brookline Street;

7.7 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 320 feet to its intersection with the centerline of Henry Street;

7.8 Thence turning and proceeding in a southeasterly and easterly direction along the centerline of Henry Street for approximately 430 feet to its intersection with the southwesterly projection of the centerline of Sidney Street;

7.9 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street and its projection for approximately 310 feet to its intersection with the centerline of Chestnut Street;

7.10 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 125 feet to its intersection with the northeasterly projection of the southeasterly sideline of lot 44 on Assessor's Plat #65, the point of origin.

7.00 Said area includes all of or parts of the following parcels of land: (total land area is approximately 3.6 acres)

7.01 Premises located on Assessor's Plat #65:

Even numbers 346 through 354 Brookline Street, even numbers 32 through 42 Henry Street, even numbers 276 through 300 Sidney Street, and number 38 Chestnut Street, which includes all or parts of the following lots numbered 44,47,51,49 and 48.

FIRST PUBLICATION NO. 2135.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

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

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

The Zoning Map accompanying ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended by changing the district designations for several areas in the Cambridgeport Industrial Area on the accompanying map, on the petition of Rosemarie Quinton.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space.

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b)(3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b)(3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

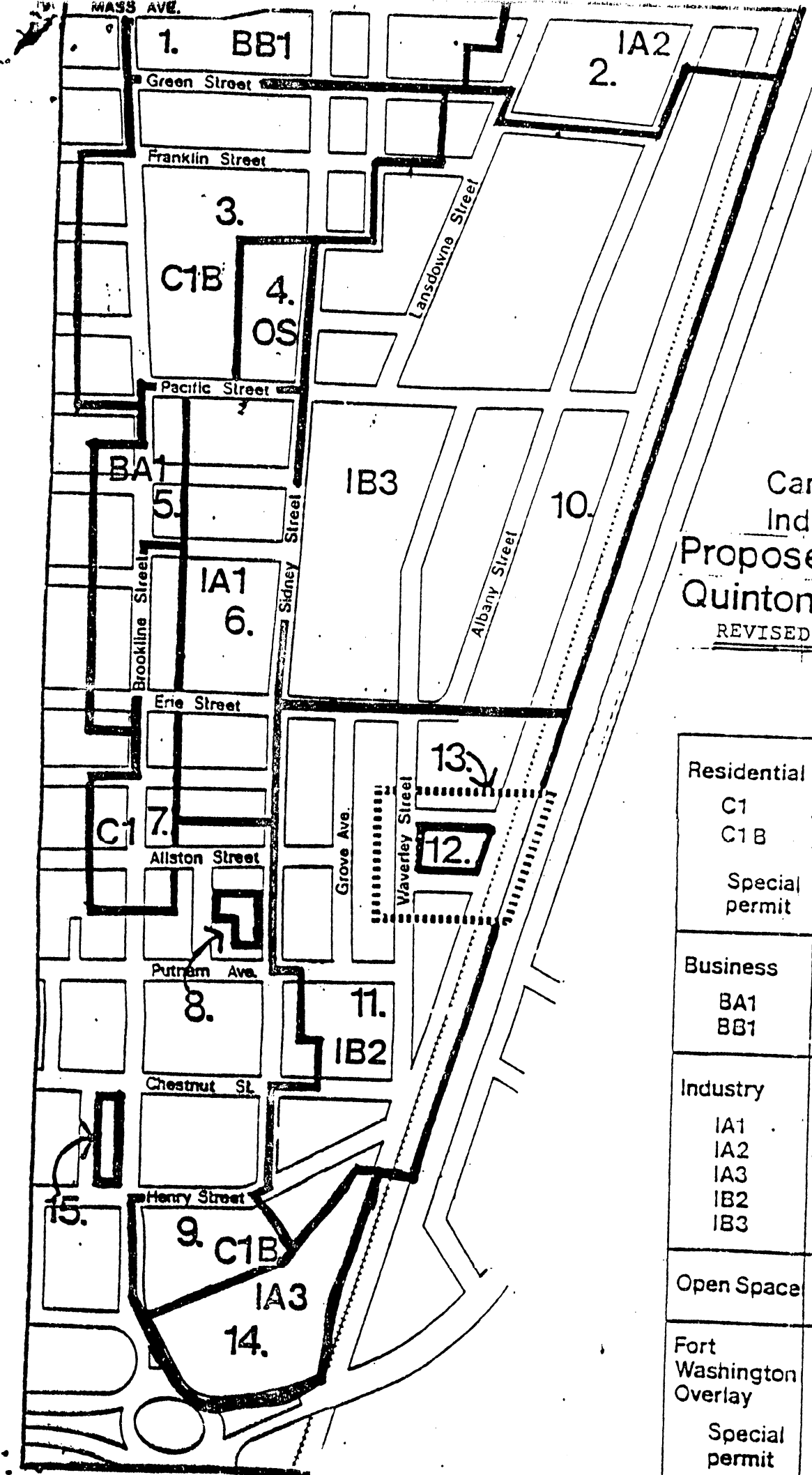
Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

A new Section 11.90 would be created establishing regulations for the construction of low and modetate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

Passed to a second reading at the City Council Meeting held on December 7, 1981 and on or after December 21, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection of this invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.



Cambridgeport Industrial District
Proposed Zoning
Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.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	—

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4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
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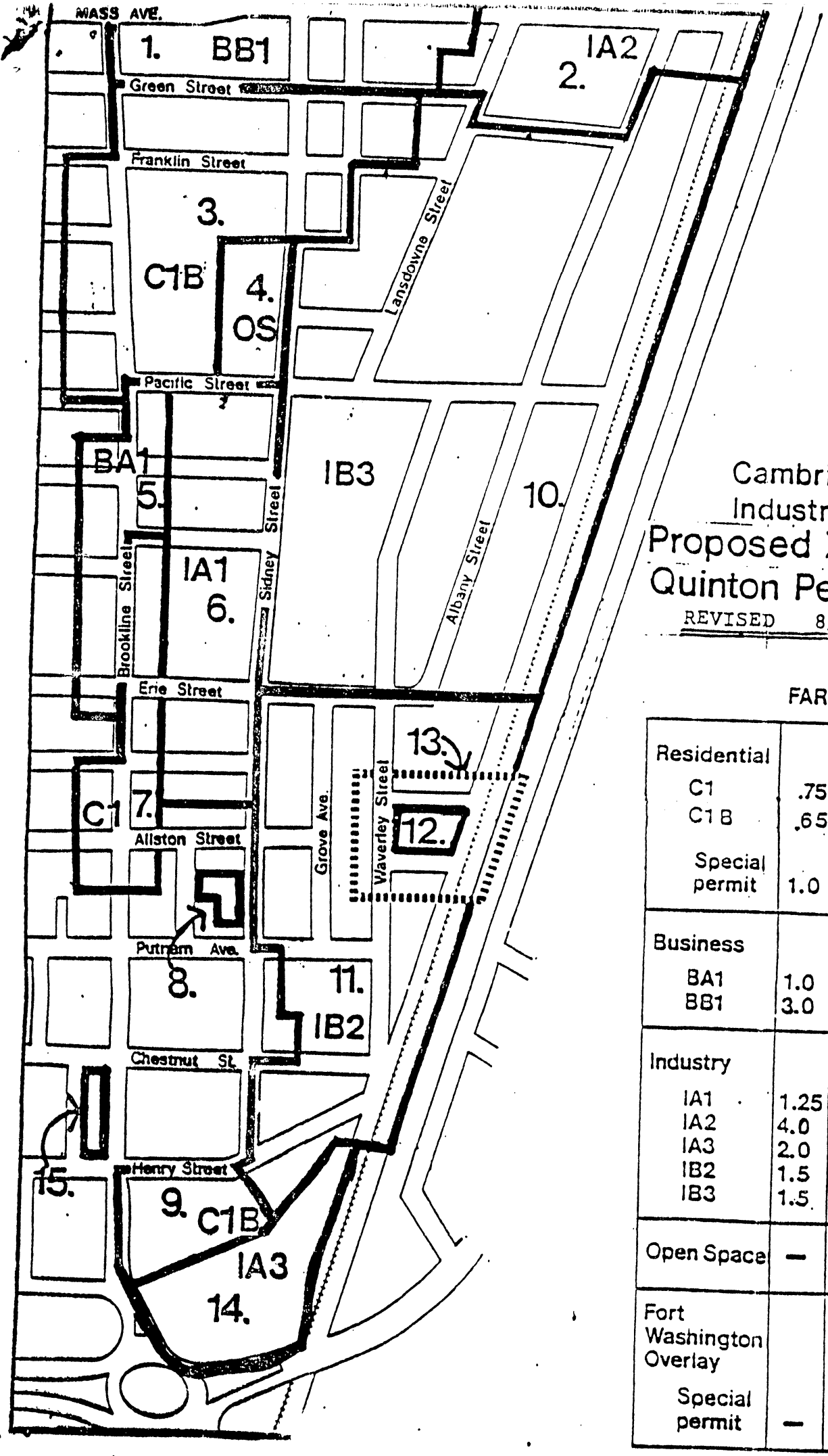

Cambridgeport Industrial District
Proposed Zoning
Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
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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	—

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

December 17, 1981

RECEIVED BY
OFFICE OF CITY CLERK
DEC 24 10 57 AM '81
CAMBRIDGE, MASS.

To the Honorable, the City Council:

SUBJECT: Report on the Petitions to Rezone the Cambridgeport Industrial Area.

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on October 6, 1981 on a petition by Walter L. Milne, et al to rezone a portion of the Cambridgeport Industrial Area and on a petition by Rosemarie Quinton, et al to rezone the entire Cambridgeport Industrial Area.

The seven pages which follow give a brief summary of the two petitions as originally filed, the Planning Board's general findings and final recommendation on both petitions.

A major modification which we recommend for both petitions is the elimination of an inclusionary zoning provision. This provision requires most residential development to provide a certain amount of low/moderate income housing. We find the need for low/moderate income housing to be a city-wide need which is not exclusive to Cambridgeport. Therefore, we are preparing an inclusionary ordinance which will affect residential development city wide and anticipate its filing sometime in January.

In addition, this report includes the following sections:

1. Quinton Petition, as modified - district by district summary followed by the full text.

2. Milne Petition, as modified - district by district summary followed by the full text.

3. Quinton Petition, as filed - district by district summary.

4. Milne Petition, as filed - district by district summary.

5. Summary/Record of meetings - New England Environmental Mediation Center.

6. Summary of Planning Board Hearings - October 6, 1981.

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

A. THE QUINTON PETITION

The Area

The Cambridgeport Industrial District is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the east by the Boston & Albany Railroad tracks and on the south by Memorial Drive. The district is now zoned Industrial B with some Business B, Business A, Industry A, and Office 3 along the edges.

The Petition

This petition, submitted by a group of neighborhood residents, is a slightly modified version of the previous Quinton Petition filed on March 26, 1981 and which expired in July 1981. This petition would generally do the following:

- Significantly reduce the amount of potential development by reducing the height and floor area permitted.
- Restrict general and technical office uses to a very subsidiary role in most industrially zoned areas.
- Rezone portions of the industrial district for exclusive residential use with a bonus provision for developments which include low- and moderate-income housing.
- Rezoning a portion of the industrial district to open space.

For a detailed summary of the petition refer to Attachment #3.

B. THE MILNE PETITION

The Area

The Simplex industrial area is that portion of the Cambridgeport Industrial District which is bounded on the north by Massachusetts Avenue, on the west by Brookline Street, on the south by property south of Pacific Street and on the east by the Boston and Albany Railroad tracks.

The Petition

This petition, submitted by the massachusetts Institute of Technology, would have the following effect on the zoning in the upper portion of the Cambridgeport Industrial District:

- Significantly reduce the amount of potential development in the Simplex industrial area by reducing the height and floor area permitted as-of-right.

- Permit somewhat increased development potential over that allowed by right and allow other uses such as housing after special review and approval by the Planning Board through the use of a Planned Unit Development Overlay District.

- Require that 50% of any increase in floor area allowed through the PUD process be devoted exclusively to housing and that 10% of all housing built be devoted to low- and moderate-income housing.

For a detailed summary of the petition refer to Attachment #4.

Planning Board and Staff Reviews

Since last June when the first two rezoning petitions on the Cambridgeport Industrial District failed to be enacted, the Community Development Department organized an Ad Hoc Committee on the Cambridgeport Industrial District with the hope that a resolution of the differences which led to the two rezoning petitions was possible. The Committee was composed of representatives of the different interest groups in the neighborhood: residents, landowners and the business community. With the aid of an outside mediator, the participants met together to work out their differences over appropriate land uses and zoning mechanisms. It became clear fairly quickly that a compromise zoning package was not possible. However, there was benefit gained in having participants sit down together around the table and speak openly on their views about future development in the Cambridgeport Industrial District. Progress was made in understanding different viewpoints and in clarifying issues. Attachment #5 provides a record of meetings held by the mediator.

FINDINGS

A. Quinton Petition: The Planning Board makes the following findings with respect to this petition:

- There are a few problems with the written text which need clarification, including: (a) the provision for low- and moderate-income housing outlined in Section 11.90 of the petition which applies in the new Residence C-1B district. It is unclear whether or not this provision is a requirement for all residential development or is required only when the bonus FAR is used; (b) the requirement in the new Section 11.975 prohibiting lots of less than 5,000 square feet. This restriction appears to contradict the intent of the townhouse regulations as well as

the goals of the petitioners to encourage individual homeownership; and (c) the reference to institutional uses reflects the old table of use category. This was changed when the institutional use regulations were adopted in June of 1981.

- Under the C-1B zone, 20 to 30% is required for low/moderate income housing with an incentive in density going from 27 dwelling units per acre as-of-right to 43 dwelling units. The Board questions whether development of housing would occur at the as-of-right density and considers an increase to 43 insufficient bonus to encourage low/moderate income housing.

- The general concept of an inclusionary zoning provision is seen by the Board as an equitable means of providing housing opportunities for all income groups. To limit this regulation to one area of the city, as the zoning petitions propose, is not justifiable. The basic issue of providing low/moderate income housing is a city-wide issue. The Board finds no overriding need in the Cambridgeport area for low/moderate income housing which does not exist elsewhere in the City.

- Severe limitations on general and technical office uses may make actual development infeasible.

- The zoning districts are generally consistent with respect to existing land uses but since much of the area is vacant or underdeveloped, the regulations are overall too rigid in the uses permitted and dimensions required. In addition, the fragmentation of the area brought about by the use of so many different zoning districts may not be conducive to development.

- From a legal point of view, open space cannot be zoned unless the land is publicly owned. The Board supports the proposal to zone publicly-owned land which is developed for recreational use as open space. The area on the Simplex Site is not publicly owned and the Quinton petition provides no mechanism to gain it.

- The Board finds that the Fort Washington overlay district will provide a mechanism for protecting and guiding coordinated development around this historical landmark..

- In most areas, the proposed zoning takes care to provide buffers to the existing residential neighborhood. The Board is concerned that in one area, along the lower end of Sidney Street, the neighborhood is not adequately buffered.

B. Milne Petition: In reviewing the Milne Petition, the following conclusions were reached:

- Development potential, as-of-right, is significantly reduced throughout the Simplex industrial area.

- A Planned Unit Development (PUD) is provided to introduce flexibility and bonuses to encourage development.

- The petition allows housing through the PUD special permit process and requires the developer to provide 10% of any housing for low- and moderate-income families. As noted above, the Board finds that the issue of inclusionary zoning is a city-wide concern and should not be exclusive to Cambridgeport.

- The PUD provides for the use of transfer of development rights from one noncontiguous lot to another. The Board finds this an efficient land use technique which allows, through development review, creative and coordinated site planning. The Board is concerned over the lack of any cap on the amount of transferred development rights (floor area).

- In addition to the unlimited use of transfers, the petition provides no restrictions as to where the bulk of development may occur. The Board finds that the highest densities, heights and traffic-generating uses should be directed towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.

- The petition rezones to Industry B-2 with a PUD-6, the area along Brookline Street south of Franklin Street. The Board is concerned over the type of uses and extent of development which would be permitted in this area. A zoning designation which allows housing as-of-right and limited height and building bulk would be more appropriate in light of adjacent land uses across Brookline Street.

- The criteria of the PUD should be more clearly articulated with respect to traffic and circulation.

- The new Business B-3 is generally an appropriate base district for Massachusetts Avenue. It allows for commercial, office and residential development at a relatively high density along the Avenue. The maximum height for residential use of 180 feet as-of-right is of concern to the Board. It might be an appropriate height for a specific development, yet development review would be necessary.

RECOMMENDATION

Based on the increased understanding gained through the negotiating sessions and other input from the community, the Planning Board has chosen to recommend modifications to both the Quinton and the Milne petitions. The petitions can be considered separately since they do not depend one upon the other. Each provides an effective and appro-

priate planning response to the development problems of the area covered. Together, they form a workable plan for the whole district. The Milne petition is used as a base for the Planning Board recommendation for that portion of the area north of Pacific Street while the Quinton petition is used as a base for the lower part of the Cambridgeport Industrial District.

A. The Board suggests the following modifications to the Quinton petition:

- A change in the total land area covered by the Quinton petition to exclude the area north of Pacific Street between Brookline Street and the railroad tracks. The Board concluded that the Milne petition provided more appropriate zoning in the upper portion of the district.

- A change in zoning district (from IA-1, IB-2, IA-3 and the Quinton IB-3) to a new industrial zone, IB-3, with a height limit of 85' and FAR of 1.75. The Board recommends the change to 1.75 FAR over the Quinton 1.5 FAR in consideration of the business community's concern in the downzoning from the present 4.0 FAR and in consideration of the development potential above Pacific Street. The IB-3 provides a compromise of the different interest group positions as well as a compromise of the different industrial zoning districts proposed in the Quinton petition. The IB-3 would encourage development without allowing overwhelming densities. It would also encourage re-use of the Ford Assembly Plant building. The increase in height from 60' to 85' is recommended, with the understanding that 85' is an absolute maximum. The height of buildings adjoining a C-1 or BA-1 zoning district is further regulated by a 30° bulk control plane.

- Under the new IB-3, an increase in the amount of office allowed as-of-right to 30% with more than 30% allowed by special permit only. Traffic generated by office development would be a consideration in allowing more than 30% office use.

- Under the IB-3, a change in permitted uses to include housing by special permit at C-2 density. The specific location of proposed housing would be the major consideration in the special permit process.

- A change of zoning districts from C-1B to C-1.

- A change in zoning to C-1 along Sidney Street from Putnam Street to Henry Street for 100' back on the easterly side of Sidney Street. The Board recommends the change to C-1 as appropriate in light of adjacent residential land uses across Sidney Street. New development would reinforce nd protect the existing residential neighborhood; it would not displace existing industry.

- A separate inclusionary zoning petition be filed in January for action by the new City Council. This new petition would apply to residential development throughout the City.

B. The Board recommends the following modifications to the Milne petition:

- A reduction in area covered by the petition to exclude (a) the block along Massachusetts Avenue which includes the Necco building and (b) the area south of Pacific Street. The Board concluded that the present industrial zoning was more appropriate for the Necco block and that the area south of Pacific should be included as part of the Quinton Petition.

- A change in the base zone along Brookline Street between Franklin and Pacific Streets from IB-2 to BA-1 to extend 100' back and to Res. C-2 extending 100' from the new BA-1 district. When included as part of a PUD, the area would be developed with BA-1 and C-2 restrictions on height, density and use, and with the allowance that the unused development rights could be transferred to other areas of the PUD.

- A maximum height along Massachusetts Avenue of 120' as-of-right, with the exception under the PUD special permit process of up to 150' for hotel use only.

- A maximum height of 120' within the PUD area with the exception noted above. Height would be further restricted in both the PUD and base C-2 district as it adjoins the BA-1 zone along Brookline Street by a 45° bulk control plane.

- A reduction in FAR from 2.5 to 2.0 in the area between Brookline Street and Sidney Street within the PUD. The overall cap of development (FAR) on any single site along Massachusetts Avenue would be left at 4.0 while in the area south of Green Street the cap would be reduced to 3.0.

- A separate inclusionary zoning petition be filed in January for action by the new City Council. This new petition would apply to residential development throughout the City.

- Addition of criteria to the PUD in regard to traffic and circulation.

To summarize, the Planning Board recommends approval of both petitions, with the modifications noted above. Complete texts of the two petitions as modified are attached.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

PLANNING BOARD RECOMMENDATION - QUINTON PETITION

District by District Summary

I. Area Below Pacific Street - Industry B-3 (IB-3)

Existing zoning - IB, IA and O-3

Proposed Quinton Rezoning - IB-3(1), IB-2 and IA-1

Planning Board proposal - IB-3

Allowed uses: Light industry, accessory office

Uses allowed by special permit:

Residential

Office - over 30% of total gross floor area of building.

Heavy Industry

Bulk: FAR = 1.75

Density: 72 units per acre

Height: 85 feet, with a 31° bulk control plane from the Res. C-1 and BA-1 district lines.

II. Brookline Street Edge - Business A-1 and Residence C-1

Existing zoning - BA-1 and BA

Proposed Quinton Rezoning - BA-1 and C-1

Planning Board proposal - BA-1 and C-1

Business A-1

Allowed uses: Residential (except tourist house, hotel, motel) office and laboratory, retail.

Bulk: FAR 1.0

Max. Density: 36 d.u.'s/acre

Height Limit: 35'

Open Space: 15% (2)

(1) more restrictive than Planning Board IB-3

(2) applies to residential use only.

Residence C-1

Allowed uses: Residential (except tourist house, hotel, motel)

Bulk: FAR = .75

Max. Density: 36 d.u.'s/acre

Height limit: 35'

Open Space: 15%

III. Fort Washington Overlay District

Existing zoning - IB

Proposed Quinton Rezoning - special overlay district

Planning Board proposal - special overlay district
(Fort Washington site as open space)

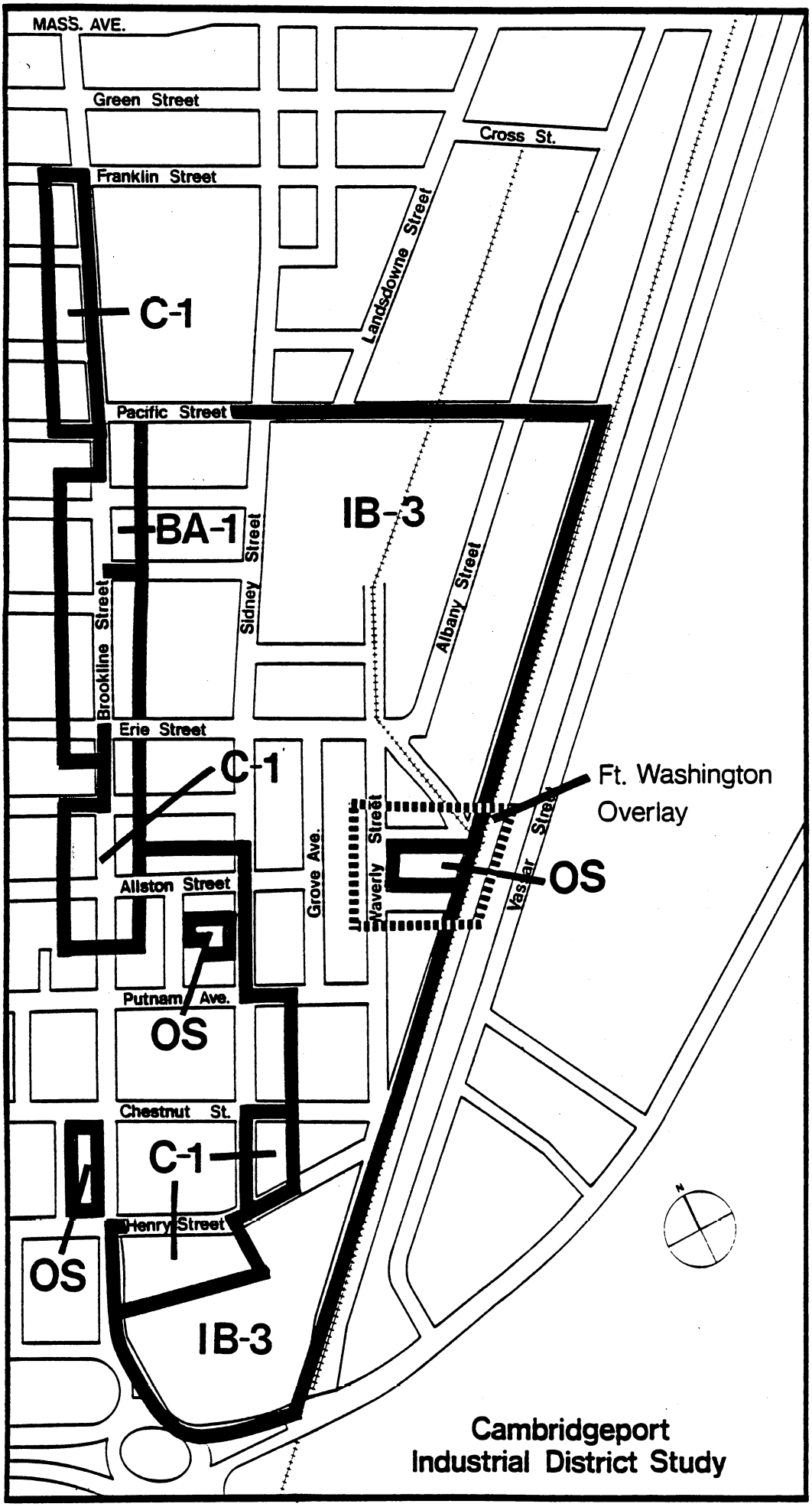
Allowed uses:

By special permit; residential, office, laboratory, light industry, limited heavy industry.

Bulk: FAR = 1.75

Height: 35'

*See maps for district line changes.



	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 15, 1981

PLANNING BOARD RECOMMENDATION FOR QUINTON PETITION

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES AND ADDITIONS:

I. Create a new Industry 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 26 as follows:

"26. Industry B-3 District...Industry and manufacturing with limited office and residential use by special permit."

Renumber existing numbers 26-27 to 27-28.

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

3. Add a new superscript "50" to lines 4.31b, d, e, g, and h under column heading number twelve, Ind. B-1, B-2, B-3 of the Table of Use Regulations.

4. Add a new footnote to subsection 4.40 as follows:

"50. By special permit from the Planning Board in the Industry B-3 district in accordance with section 4.27."

5. Add a new superscript "51" to lines 4.34 d and f under column heading number twelve, Ind. B-1, B-2, B-3 of the Table of Use Regulations.

6. Add a new footnote to subsection 4.40 as follows:

"51. Yes in the Industry B-3 district provided that this use is located within a building principally containing uses listed in Section 4.37 or 4.38 and that the total gross floor area of this use does not exceed 30% of the gross floor area of the building. This percentage may be increased by special permit pursuant to Section 4.27."

7. Add a new superscript "52" to lines 4.34 a-e under column number twelve, "Ind. B-1, B-2, B-3 of the Table of Use Regulations.

8. Add a new footnote to subsection 4.40 as follows:

"52. No in the Industry B-3 district."

9. Change footnote 14 of Section 4.40 to read as follows:

"14. By special permit in the Industry B-2 and Industry B-3 districts.

10. Amend subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements - Industrial Districts by inserting the following new line between Ind. B-2 and Ind. B:

District	Max. Ratio FA	Lot Size	Min. Lot D.U.	Min. Lot Width	Yards Front	Yards Side	Yards Rear	Height	Open Space
Ind. B-3	1.75	5,000	600	50	0	0(b)	0(b)	85(d)	15%

and add the following footnotes:

"(d) where a lot is within 100 feet of a Residence C-1 or Business A-1 zoning district line, the maximum building height shall be determined by a 30° setback plane beginning at an elevation 35 feet above the Residence C-1/ Business A-1 zoning district boundary line."

11. Add the following to subsection 5.34:

"3. A dwelling in an Industry B-3 district shall be subject to the same dimensional requirements and other restrictions as a dwelling in a Residence C-2 district in addition to the requirements of Section 4.27."

12. Amend Section 6.36, Schedule of Parking and Loading Requirements by adding the following new district designation to the third column heading throughout.

"Ind. B-3"

13. Insert the designation "Ind. B-3" in the following locations:

1. after Ind. B-2 in subsections:

4.40 34 d and
4.40 40 b

2. after Ind. A-1 in subsections, 11.12, 11.122 and 11.123.

14. Insert the following new Section 4.27:

"4.27 Special Use Limitations in the Industry B-3 District.

4.271 Applicability.

In the Industry B-3 district the following uses shall require a special permit from the Planning Board:

1. Residential uses listed in Section 4.31b, d, e, g and h.

2. General office and technical office for research and development which occupy more than 30% of the gross floor area of a building and listed in Section 4.34 d and f.

4.272 Criteria - Residential Development

The Planning Board shall grant a special permit for residential uses listed in Section 4.271 only if the Board finds that such development has met all of the following criteria.

1. The residential development

   - is compatible with existing neighborhood development patterns or creates an appropriate new residential neighborhood;

   - is sensitive to existing streetscapes and architecturally significant buildings;

   - will complement adjacent land uses with respect to use, scale, density, bulk and landscaping;

   - will not generate traffic or create patterns of access or egress which would cause congestion, hazard or substantial change in established neighborhood character.

2. The Planning Board may require as a condition of the special permit, a reduction in the maximum allowed number of dwelling units if the Board finds that the above criteria cannot be met.

3. The development complies with other applicable sections of the zoning ordinance, including but not limited to Sections 11.10, 10.40 and 4.25.

4.273 Criteria - General Office and Technical Office for research and development. The Planning Board shall grant a special permit for general office, technical office for research and development listed in Section 4.34d and f which occupies more than 30% of the total gross floor area of a building only if the Board finds that the following criteria has been met.

1. Such office activity is directly related to manufacturing activities.

2. The office use will not have an adverse effect on adjacent residential neighborhoods due to increased volumes of traffic or changed patterns of traffic movement.

3. The office use will not substantially reduce the amount of unskilled or semi-skilled jobs currently associated with manufacturing uses.

4. The proposal is in compliance with other applicable sections of the zoning ordinance, including Section 10.40.

II. In Article 11.000, Special Regulations, add the following new section:

"11.80 FORT WASHINGTON OVERLAY DISTRICT

11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the Regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and portions of certain abutting lots.

11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, (3) articulate Fort Washington as a well defined urban park and (4) promote residential uses and limit off-street parking adjacent to Fort Washington.

11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.

11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.

11.832 Buildings and land uses which are controlled by the regulations of Section 13.70 (PUD-6) shall also meet the development regulations of this Section 11.80. However, special permits required in this Section 11.80 may be allowed by the Planning Board within the scope of the special permit review for Section 13.70 and shall not require a separate review process.

11.84 Land use standards in the Fort Washington Overlay District.

11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.

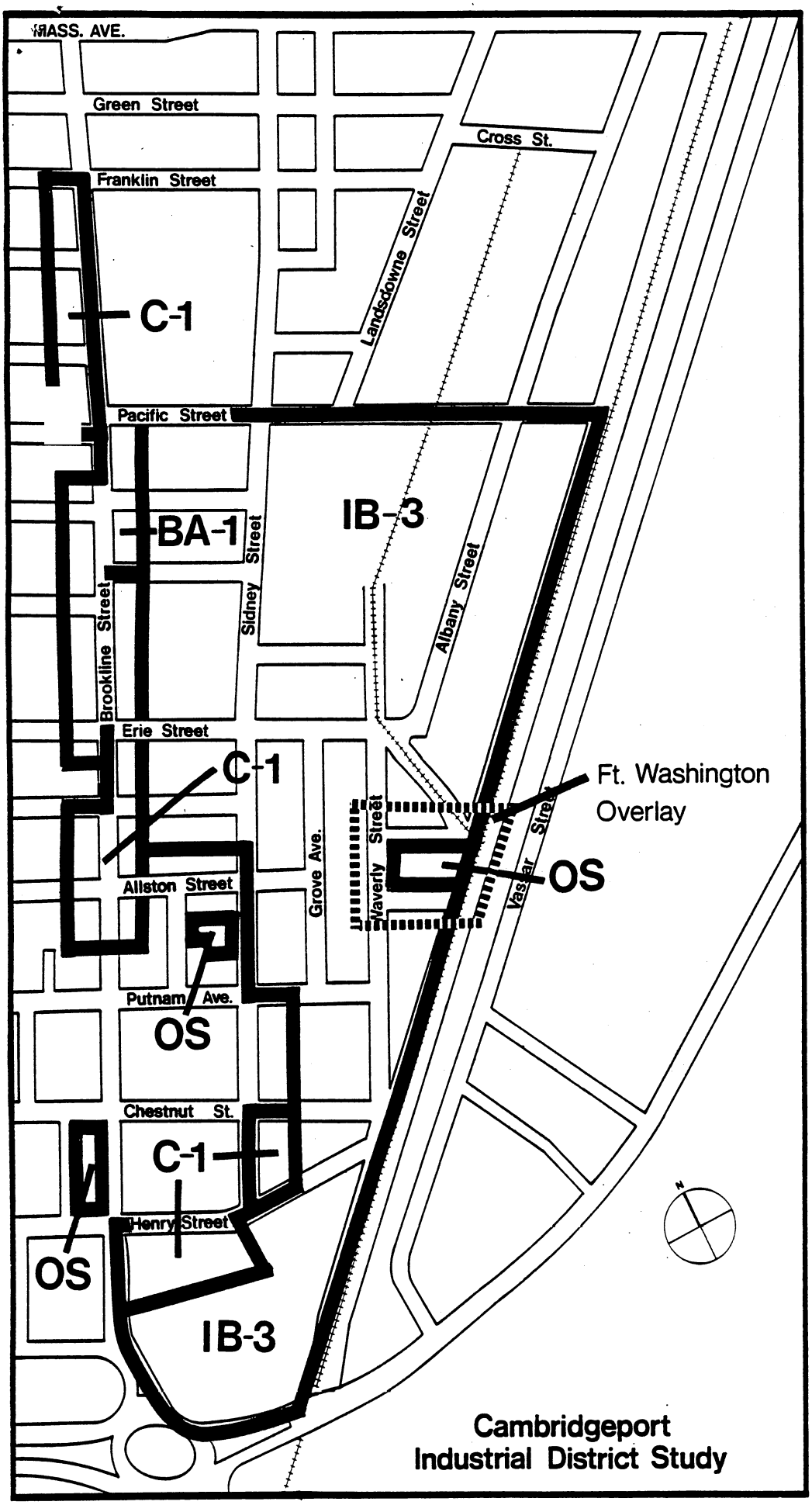
11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet. However, the maximum height of a townhouse development shall comply with the requirements of subsection 11.153. "

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

SEE ATTACHED MAP



	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 15, 1981

PLANNING BOARD RECOMMENDATION

MILNE PETITION

District by District Summary

I. Massachusetts Avenue to Green Street - Area "A"

Existing zoning - BB, IB

Milne Petition - BB-3/PUD-6

Planning Board proposal - BB-3/PUD-6: AREA "A"(1)

Allowed uses:

Base BB-3 - Residential, Office, Lab and Retail

PUD-6: By special permit, residential, office and laboratory, limited retail and light industry.

Bulk: (FAR) BB-3 - 3.0
PUD-6: AREA "A" - 3.0 (with cap of 4.0)

Density: BB-3 - 145 d.u.'s/acre
PUD-6 - 72 d.u.'s/acre

Height: BB-3 - 120'
PUD-6 - 120'(2)

II. Green to Pacific and southeast of Sidney Street - Area "B"

Existing zoning - IB

Milne Petition - IB-2/PUD-6

Planning Board proposal - IB-2/PUD-6: AREA "B"

Allowed uses:

Base IB-2 - Office and lab, light industry, limited heavy industry by special permit.

PUD-6 - By special permit, residential, office, lab., limited retail and light industry.

Bulk: (FAR) IB-2 - 1.5
PUD-6: AREA "B" - 2.5 (with cap of 3.0)

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(1) Where the base district is Res. C-2 and/or BA-1, the base regulation shall apply, unless the PUD is stricter.

(2) This height may be increased to 150' for hotel use provided certain criteria are met.

III. Broookline Street Edge - Area "C"

Existing zoning - BA

Milne Petition - IB-2/PUD-6

Planning Board proposal - BA-1/C-2/PUD-6;Area "C"

Allowed Uses:;

Base BA-1 - Residential (except tourist house, hotel, motel), Office, Laboratory and retail.

Base C-2 - Residential

PUD-6: By special permit, residential, office, laboratory, limited retail and light industry.

Bulk: (FAR)

BA-1 - 1.0
C-2 - 1.75
PUD-6:Area "C" - 2.0 (with a cap of 3.0)

Density:

BA-1 - 36 d.u.'s/acre
C-2 - 72 d.u.'s/acre
PUD-6- 72 d.u.'s/acre

Height:

BA-1 - 35'
C-2 - 85' (1)
PUD-6- 120' (1)

Open Space:

BA-1 - 15% (2)
C-2 - 15%
PUD-6- 15%

See maps for district line changes.

Special requirement in the PUD-6 district:

PUD's with an FAR greater than 1.5 shall devote 50% of the excess FAR to housing, except where the base zoning designation is Business B-3.

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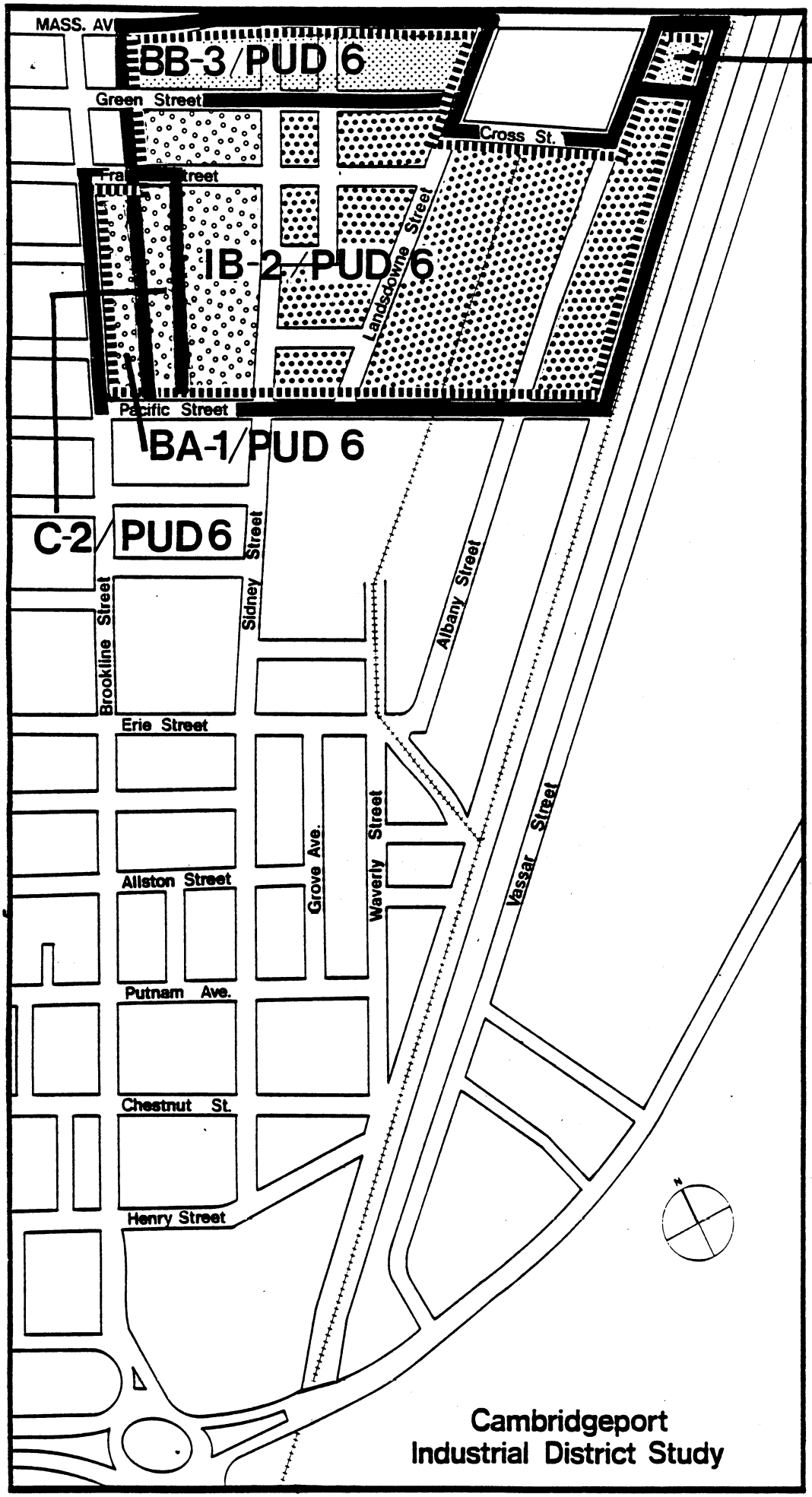
(1) With a 45° bulk control plane, beginning 100 feet southeast of Brookline Street.

(2) Applies to residential use only.



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

PLANNING BOARD RECOMMENDATION FOR MILNE PETITION

A. AMEND THE TEXT OF THE ORDINANCE AS FOLLOWS:

1. In Article 13.000, Planned Development Districts, add the following new section establishing regulations for a PUD overlay district in the Simplex Development Area.

13.70 PUD-6 DISTRICTS: A, B, AND C: 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 uses, at a larger scale than the base zone and to allow residential uses. The PUD-6 districts are also intended to provide a process which encourages investments and guides the nature of specific proposals to maximize public benefit. Specific objectives of the PUD-6 district include, but are not limited to, the following:

- To provide adequate light and air.
- To secure safety.
- To encourage housing for persons of all income levels, located so as to reinforce existing residential patterns wherever possible, and to create new residential areas.
- To facilitate the adequate provision of transportation, including the construction of new roadway linkages.
- To lessen the traffic congestion in the streets.
- To develop coordinated and useable open space which is publicly accessible.
- To encourage development which will contribute to an upgrading of economic activity and add diversity to job opportunities.
- To encourage coordinated developments which: maximize efficiency of energy consumption. eliminate conflicts between non-compatible land uses and which create buffers between existing residential areas and new non-residential areas.

Development Proposals within the PUD-6 districts shall conform to any adopted policy plans or development guidelines for the Cambridgeport Industrial Revitalization Area.

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. Where a development parcel or a portion of a development parcel has a base zoning designation of

either Business B-3, Business A-1 or Residential C-2, the base use regulations shall apply.

13.721 Residential Uses. All uses listed in Section 4.31c through j.

(1) Town house development. Any special permit for town house development required by Section 11.10 shall be granted by the Planning Board in a planned unit development in the PUD-6 Districts.

(2) Hotel development. This use alone, or in combination with other uses, may be allowed only if it conforms to the requirements of Section 13.77.

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 special permit in the base zoning district.

13.723 Office and Laboratory Uses. All uses listed in Section 4.34.

13.724 Retail Business and Consumer Service Establishments.

(1) Stationery and office supply store.

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

(3) Other store for retail sale of merchandise located in a structure primarily containing non-retail uses, provided that no such establishment shall exceed 15% gross floor area of the structure and that no manufacturing, assembly, or packaging occur on the premises.

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

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

(6) Theater or hall for public gatherings.

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

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 Housing Requirements in the PUD-6 Districts.

13.731 Applicability. In order to assure the provision of new housing resources in the development area, the following residential uses listed in this Section 13.73 alone or in combination with other uses permitted in the PUD shall be required within any Planned Unit Development bearing an FAR greater than 1.5.

(1) Townhouse development as listed in Section 4.31d.

(2) Multi-family dwellings as listed in Section 4.31g.

At least 50% of the proposed gross floor area in excess of 1.5 FAR shall be devoted to the above uses. This provision shall not apply to a development parcel or that portion of the development parcel with a base zoning district designation of Business B-3.

13.732 The required housing may be developed in stages within the time limits specified in the Final Development Plan as approved by the Planning Board. If the developer fails to commence construction of the required housing within the specified time, the special permit shall lapse.

13.74 District Dimensional Regulations. Where the development parcel has either a Business A-1 or Residence C-2 base zoning designation the base dimensional regulations shall apply to structures located within said area. Where the base (BA-1 and/or C-2) and PUD regulations conflict the stricter provision shall apply.

13.741 Floor Area Ratio.

(1) The maximum ratio of floor area to the total area of the development parcel shall be as follows:

PUD-6: Area "A" = 3.0
PUD-6: Area "B" = 2.5
PUD-6: Area "C" = 2.0

(2) In no case shall the floor area ratio of any contiguous portion of a development parcel exceed the the following maximums:

PUD-6: Area "A" = 4.0
PUD-6: Area "B" = 3.0
PUD-6: Area "C" = 3.0

13.742 The minimum size of the development parcel for PUD 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 town house 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.

13.743 For the purpose of computing residential density, the minimum land area for each dwelling unit shall be 600 square feet. Residential density shall be computed based on the entire development parcel.

13.744 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. The Planning Board shall approve all such building setbacks.

13.75 Height

13.751 The maximum height of any building shall be 120 feet, except as modified below.

"13.752. Where the development parcel is located southeast of Brookline Street and southwest of of Franklin Street, the maximum height shall be determined by a 45° bulk control plane beginning at an elevation 35 feet above a line 100 feet southeast of and parallel to the southeast sideline of Brookline Street."

13.76 Open Space Requirements

13.761 Definition of Open Space. For the purpose of this subsection 13.76 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.

13.762 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; such required open space shall not have a slope greater than 10 percent.

(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 13.762 shall be provided at finished grade level.

13.763 Where non-residential and residential uses listed in section 4.31 d,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.

13.77 Special Requirements for Hotel Development.

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

- Where the development parcel is adjacent to Massachusetts Avenue, the principal pedestrian entrance shall be located on Massachusetts Avenue.

- Building facades and rooflines shall be articulated and expanses of unbroken wall plane shall be limited to 50 linear feet for those facades facing public open space and/pr public roadways.

- 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.

13.772 Dimensional Requirements. The development requirements for hotel development within a PUD shall conform to Section 13.74 except as modified below.

Height.

The maximum height of any building principally occupied by a hotel may be increased from 120 feet to a maximum height of 150 feet provided the following criteria are met:

(1) The increased height would not adversely affect existing buildings in the vicinity that have a functional or visual relationship to the proposed building.

(2) The Planning Board finds that the hotel development will provide substantial public benefits and amenities to the City. These public benefits and amenities may include the following:

(a) Open space or recreational facilities dedicated to public use, in addition to the required amount of usable open space.

(b) Other amenities that the developer may propose which the Planning Board feels provide unique benefits/amenities to the City.

(3) The hotel development plan conforms with all other requirements of Section 13.70, specifically subsection 13.791.

13.78 Parking and Loading Requirements

Development in the PUD-6 districts shall conform to the off-street parking and loading requirements set forth in Article 6.000, including all landscaping requirements.

13.79 Development Review. The Planning Board in reviewing development proposals in the PUD-6 district shall find that the proposed development provides substantial public benefits which contribute to achieving the purpose and objectives of the PUD-6 district as stated in Section 13.71 and that the development proposed adequately addresses all of the criteria detailed below.

13.791 Development Criteria

(1) Location, Use and Density Guidelines.

i. Encourage highest densities, heights, and traffic-generating uses towards Massachusetts Avenue and the railroad tracks and away from Brookline Street.

ii. Encourage residential use and lower height along the Brookline Street corridor.

(2) Site Planning. The site plan shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses, and facilities; for appropriate relation of space inside and outside buildings to intended uses and structural features, and for preservation of desirable natural or historic features.

(3) Perimeter and Transition. Any part of the perimeter of a PUD which fronts on an existing street, public open space, residential zoning district line, or any other zoning district which limits the intensity of development to a level well below that permitted in the PUD, shall be so designed as to complement and harmonize with adjacent land uses with respect to use, scale, density, setback, bulk, height, landscaping and screening.

(4) Scale. In evaluating a Development Proposal providing building height in excess of 85 feet or 35 feet where such height limit is imposed by the base district, the Planning Board shall give consideration to evidence presented on the following:

(a) that increased height 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;

(b) that increased height would mitigate detrimental environmental impacts such as excessive ground coverage, diminution of open space and monotonous development;

(c) that increased height would not adversely affect and would result in increased sensitivity to the visual and physical characteristics of the particular location;

(d) that increased height would result from actions taken to lessen the impact of traffic and parking on the surrounding area;

(e) that the orientation and location of the proposed structure would not otherwise diminish the health and safety of the area around the development;

(f) that the orientation and location of the proposed structure is designed so as to achieve maximum energy efficiency.

(5) Traffic and Circulation. 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 increased volumes of traffic, changed patterns of traffic movement, or an altered mix of vehicular types in the traffic stream.

Wherever possible the PUD shall enhance the movement of traffic within the industrial district and direct traffic related to its operation to Massachusetts Avenue or Memorial Drive through the industrial district.

The Board may require, as a condition of Special Permit approval, the provision of certain transportation improvements or other mitigating measures necessary to reduce the impact of the proposed PUD development on inadequate streets within the district as a whole or in the 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 traffic needs, and improvements to adjacent or impacted public streets and intersections.

Such improvements or measures shall be reasonably related to increased traffic contribution made by the proposed development.

(6) Pedestrian Circulation. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units, project facilities and principal off-site pedestrian destinations.

(7) Open Space. To the maximum extent possible the required open space shall:

(a) be organized in units of sufficient size to have a significant visual impact on the district;

(b) provide opportunities for active and passive recreation for persons working or living within the district or the adjacent residential neighborhood;

(c) be located so as to provide a green buffer and transition between residential uses and districts and more intensive office and industrial uses; and

(d) be designed and located so as to encourage the widest possible use and enjoyment by the general public.

(8) Housing and Job Opportunities. A PUD shall contribute to the residential and/or industrial employment base in the Cambridgeport area. Both uses shall be appropriately located so as to complement existing uses and to minimize conflicts between noncompatible uses.

The PUD development shall not unreasonably reduce the inventory of existing industrial activity in the district and shall, where possible, contribute additionally to the diversity of industrial employment in Cambridgeport.

(9) Energy-efficiency. The PUD shall attempt to make use of energy conserving techniques in the following areas.

(a) Site planning and landscaping
(b) Integration and location of land-uses
(c) Automobile and pedestrian circulation patterns
(d) Building design and construction
(e) Design/type of heating and cooling systems

2. Amend subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Simplex Development Area and in other major economic revitalization areas designated by City Council through amendments to this subsection 11.72. The Alewife Revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Simplex Development Area shall be that area contained within the comprehensive Cambridgeport area rezoning amendment ordained at the time of adoption of this zoning amendment. For purposes of this Section 11.70, the following shall be considered new economic development activity."

3. Amend Footnote (c) in subsection 5.34 to read as follows:

"(c) 35 foot height limit within 100 feet of a residential district which has a height limit of 35 feet or less."

4. Add a new superscript (i) to Section 5.31, Table of Dimensional Requirements - Residential Districts, column (6), line five, Res. C-2.

"Res. C-2... $85^{(i)}$

5. Add a new footnote (i) to Section 5.31, Table of Dimensional Requirements - Residential Districts as follows:

(i) Where a lot is located within 100 feet of a Business A-1 district boundary line, the maximum height shall be determined by a 45° bulk control plane beginning at an elevation 35 feet above the Business A-1 zoning district boundary line.

6. Amend Article 4.000, Section 4.40 Footnotes 33 and 34 by deleting the following:

33. "Provided that no such article exceeds two hundred pounds in weight"

34. "(a) in Industry A, A-1, A-2 and B-2 districts any fully assembled product regularly produced shall not exceed two hundred pounds in weight,"

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

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

19. Business B-3 District

Renumber existing numbers 19-27 as 20-28.

II. 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

III. Add a new superscript "53" to line "4.31 i (2), Hotel or motel" under column heading number eight Bus.B,B-1,B-2,B-3 of the Table of Use Regulations.

IV. Add a new footnote to subsection 4.40 as follows;

"53. Planning Board special permit in the Business B-3 district subject to the requirements specified in Section 13.77.

V. 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

VI. Delete footnote 5, subsection 5.33 and substitute therefor the following:

" 5. A dwelling a Business B or Business B-3 District shall be subject to the same dimensional requirements iand 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."

VII. Delete footnote 10, subsection 4.40 and substitute therefor the following:

10. Except in a Business B or Business B-3 District the use shall be subject to the limitations specified in Section 4.26.

VIII. 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. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

SEE ATTACHED MAP

Attachment - A

Cambridgeport Industrial Area Rezoning - Quinton Petition District by District Summary

Area 1: Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Business B-1

Allowed uses: Residential, office and laboratory use, limited retail (up to 25% of the GFA of the building and no single retail establishment may exceed 12,000 square feet.

Bulk: FAR - 3.0 (3.25 - residential)

Max. density: 145 d.u.'s/ acre

Height limit: 90', (55' along Mass. Ave.)

Open Space: 15%

Area 2: East Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Industry A-2

Allowed uses: Residential (except hotel, motel and dormitories), office and laboratory, retail, light industry, limited heavy industry by special permit.

Bulk: FAR - 4.0

Max. Density: 36 d.u.'s/acre (may be increased to 48 d.u./acre for conversion of nonresidential building)

Height limit: 70'

Open Space: none

Area 3: Simplex Area

Existing zoning: Industry B/Business A/Business A-1

Proposed zoning: Residence C-1B

Allowed uses: Residential

Bulk: FAR = .65 (as-of-right)
1.00 (special permit)

Density: 27 d.u.'s/acre (as-of-right)
43 d.u.'s/acre (special permit)

Height limit: 35' (as-of-right)
40' (special permit)

Open Space: 15%

Area 3 (continued)

Special Requirements:

Residential developments are required to provide a percent of low and moderate income units.

4-10 units = 20%
10 + units = 30%

Area 4: Simplex Area

Existing zoning: Industry B

Proposed zoning: Open Space

Allowed uses: Conservation, park or recreation

Bulk: FAR = .25

Height limit: 35'

Open Space: 60%

Area 5: Brookline Street

Existing zoning: Business A

Proposed zoning: Business A-1

Allowed uses: Residential (except tourist house, hotel, motel), Office and Laboratory, Retail.

Bulk: FAR = 1.0

Max. Density: 36 d.u.'s/acre

Height Limit: 35'

Open Space: 15%

Area 6: West Sidney Street

Existing zoning: Industry B

Proposed zoning: Industry A-1

Allowed uses: Residential (except hotel, motel and dormitory), Office and Laboratory, limited retail, light industry, limited heavy industry by special permit.

Bulk: FAR = 1.25

Max. density: 36 d.u.'s/acre (may be increased to 48 d.u.'s/acre for conversion of nonresidential bbildings)

Height limit: 45'

Open Space: None

Area 7: Brookline/Allston Streets

Existing zoning: Business A/Business A-1
Proposed zoning: Residence C-1
Allowed uses: Residential (except hotel, motel or lodging house)
Bulk: FAR = .75
Max. Density: 36 d.u.'s/acre
Height limit: 35'
Open Space: 15%

Area 8: Putnam/Sidney Streets

Existing zoning: Residence C-1
Proposed zoning: Open space
Allowed uses: Conservation, park or recreation
Bulk: FAR = .25
Height limit: 35'
Open Space: 60%

Area 9: Brookline/Henry Streets

Existing zoning: Industry A
Proposed zoning: Residence C-1B
Allowed uses: Residential
Bulk: FAR = .65 (as-of-right)
1.00 (special permit)
Density: 27 d.u.'s/acre (as-of-right)
43 d.u.'s/acre (special permit)
Height limit: 35' (as-of-right)
40' (special permit)
Open space: 15%
Special requirements:

Residential developments are required to provide a percent of low and moderate income units.

4-10 units = 20%
10 + units = 30%

Area 10: Sidney Street - east

Existing zoning:	Industry B
Proposed zoning:	Industry B-3
Allowed uses:	Limited retail, light industry, limited heavy industry, and general and technical offices as accessory uses (25% of the GFA)
Bulk:	FAR = 1.5
Height limit:	60' (35' within 100' of a residential structure or district)
Open space:	None

Area 11: Erie to South-Henry Street

Existing zoning:	Industry A/Industry B
Proposed zoning:	Industry B-2
Allowed uses:	Office, laboratory, light industry and heavy industry by special permit
Bulk:	FAR = 1.5
Height limit:	85' (35' within 100' of a residential building or district)
Open space:	----

Area 12: Fort Washington

Existing zoning:	Industry B
Proposed zoning:	Open Space
Allowed uses:	conservation, park and recreation
Bulk:	FAR = .25
Height limit:	35'
Open space:	60%

Area 13: Fort Washington Overlay District

Existing zoning:	Industry B
Proposed zoning:	Fort Washington Overlay District
Allowed uses:	By special permit; office, laboratory, light industry, limited heavy industry
Bulk:	FAR = 1.5
Height limit:	35'

Area 14: Ford Assembly Plant

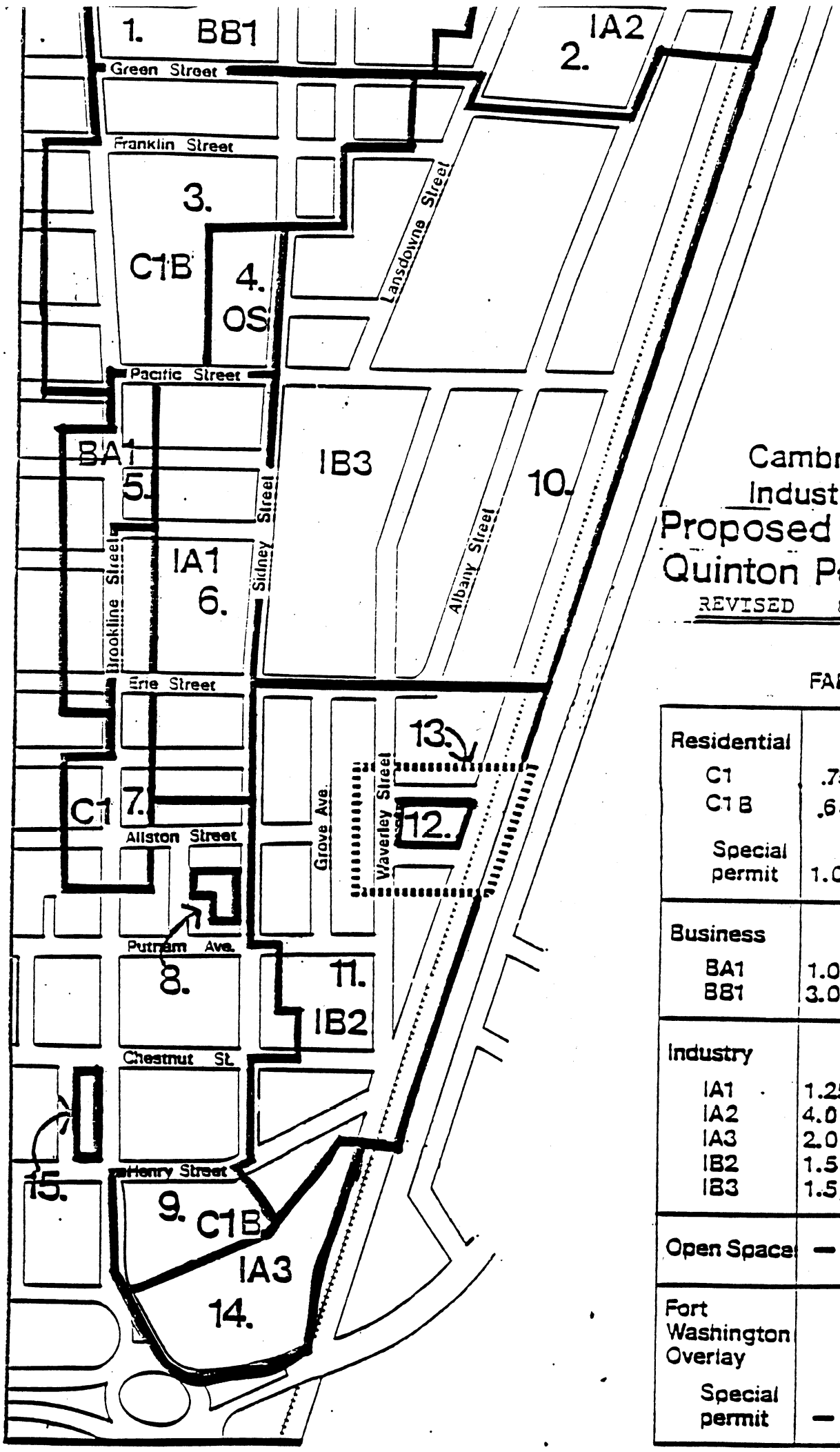
Existing zoning:	Industry A/Office 3
Proposed zoning:	Industry A-3
Allowed uses:	Residential (except hotel, motel and dormitory), institutional (except schools, colleges or other educational institutions and laboratory or research facilities of non-profit educational institutions), office (except general office and technical office for research and development which shall be allowed as accessory uses (25%), limited retail, light industry and limited heavy industry by special permit.
Bulk:	FAR = 2.0
Max. Density:	72 d.u.'s/acre
Height Limit:	85'
Open space:	none

Area 15: Hastings Square

Existing zoning:	Residence C-1
Proposed zoning:	Open space
Allowed uses:	Conservation, park and recreation.
Bulk:	FAR = .25
Height limit:	35'
Open space:	60%

*FAR = Floor Area Ratio. The total gross floor area of the building divided by the total lot area.

**Religious and non-profit educational corporations are exempt from any zoning regulation which restricts the use of land for such purposes except in the low density residential districts which have a minimum lot area per dwelling unit of 1200 square feet or greater.



Cambridgeport Industrial District

Proposed Zoning

Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.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	—

Attachment - B

Simplex Industrial Area Rezoning - Milne Petition District by District Summary

Area 1: Massachusetts Avenue

Existing zoning: Business B/Industry B

Proposed zoning: Business B-3/PUD-6

Allowed uses:

Base zone BB-3: Residential, Office Laboratory and Retail

PUD Overlay: By special permit, residential, institutional, office and laboratory, limited retail and light industrial.

Bulk: FAR =

BB-3 = 3.0

PUD overlay = 2.5 (except where the base district is high, the higher FAR shall be permitted)

Max. Density:

BB-3 = 145 d.u.'s/acre
PUD overlay = 72 d.u.'s/acre

Height limit:

BB-3 = 120' (except for residential uses where the height shall be 180')

Area 2: Simplex Industrial Area

Existing zoning: Business A/Industry B

Proposed zoning: Industry B-2/PUD-6

Allowed uses:

Base zone IB-2: Office and laboratory, light industry, limited heavy industry by special permit.

PUD overlay: By special permit; residential, institutional, office and laboratory, limited retail and light industrial.

Bulk: FAR =

IB-2 = 1.5

PUD-6 = 2.5

Max. Density:

IB-2: N/A

PUD-6: 72 d.u.'s/acre

Height limit:

IB-2: 85' (35' within 100' of a residential district)

PUD-6: 120'

PUD overlay = 120'

Open Space:

BB-3 = 10%

PUD overlay = 15%

Special requirements in the PUD-6 district:

(1) Any townhouse or multi-family development containing ten or more dwelling units shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least ten (10) percent of the total number of units authorized.

(2) PUD's with an FAR greater than 1.5 shall devote 50% of the excess FAR toward housing.

Open Space:

IB-2: N/A

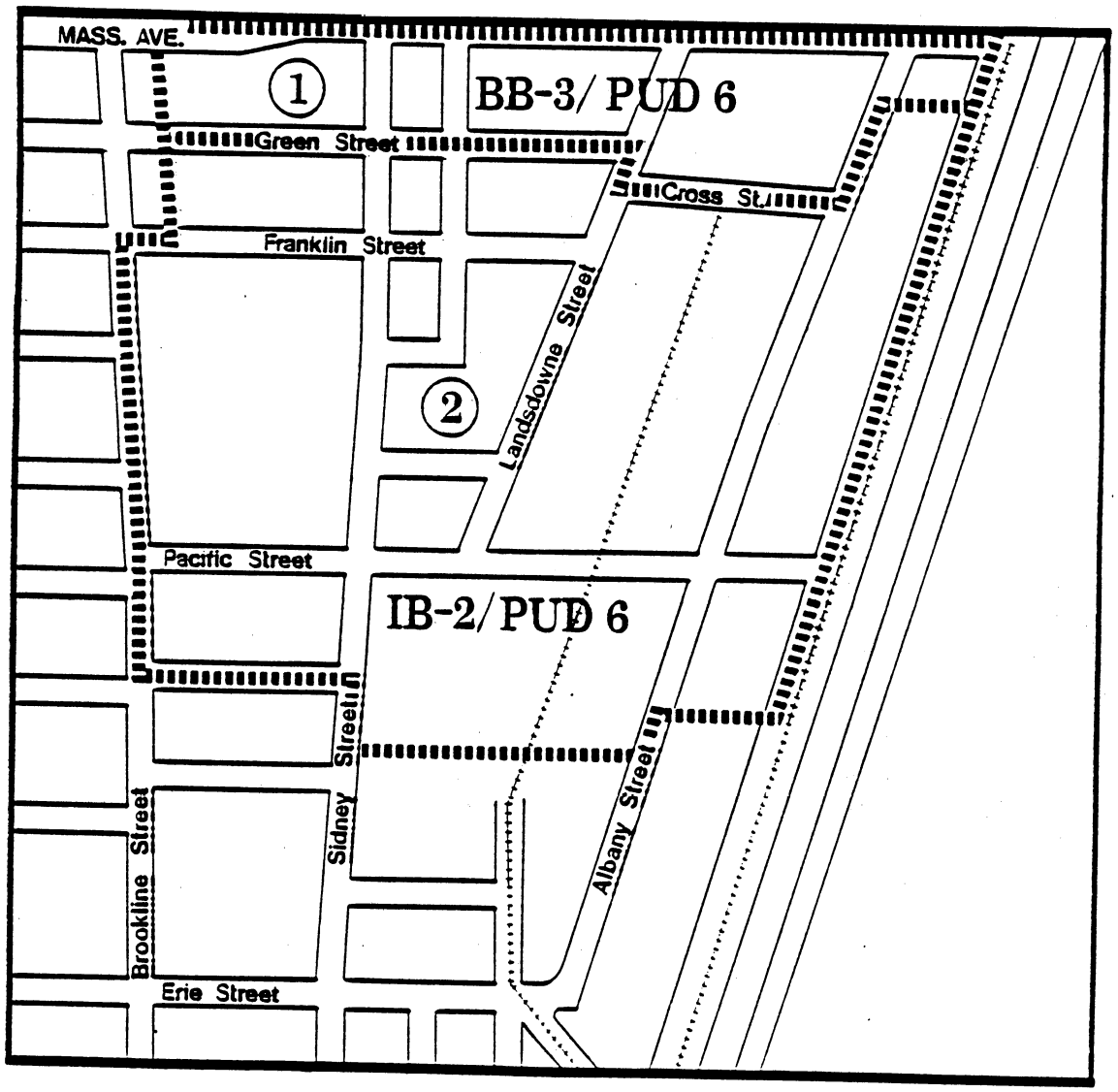
PUD-6: 15%

Special requirements in the PUD-6 district:
*same as in Area 1.

*FAR = Floor Area Ratio, gross floor area of the total building divided by the total lot area.

**Religious and non-profit educational corporations are exempt from zoning regulation which restricts the use of land for such purposes except in the low density residential districts which have a minimum lot area per dwelling unit of 1200 square feet or greater.

Simplex Development Area Petition
Proposed Zoning



Attachment - C

New England Environmental Mediation Center

190 High Street Boston, Massachusetts 02110 (617) 451-3670

October 29, 1981

Mr. David Vickery
Assistant City Manager for Community Development
57 Inman Street
Cambridge, MA 02139

Dear David,

On behalf of the New England Environmental Mediation Center, I am writing to you to provide you with official notice of our decision to bring to an end our involvement as a mediator in the efforts of the Ad Hoc Committee on the Cambridgeport Industrial District to reach a negotiated compromise on a petition for re-zoning the District.

As you know, it was little over a month ago that we spoke for the first time and you invited us to mediate the Committee's negotiations. During that time we were privileged to meet and work with you and the very able members of your staff as well as to work with a most interesting group of persons and organizations represented on the Committee. Moreover, we faced an exciting and interesting challenge in our efforts to facilitate negotiations among the members of the Committee. We deeply appreciate these opportunities.

As you also know, despite our best efforts we were unable to precipitate more than very limited substantive negotiations among the members during our brief but intensive involvement in this case. Needless to say we are disappointed in that fact but feel confident that our efforts clarified the issues in need of negotiation, and the positions of the parties after their initial attempts at negotiation. Before choosing to end our efforts, we made every effort to provide the members with a clear choice of continuing to negotiate in an effort to fulfill the mandate of the Committee or to terminate their efforts and pursue their individual goals through means other than negotiation within the Committee. We were deeply disappointed that the members could not agree to continue to negotiate and assure you that if they had we would yet be hard at work on this case today. But for our part we are satisfied that every procedural and substantive option which might have enabled them to continue negotiating was presented and tested. Clearly, some or all of the members felt they could accomplish more at less risk outside the confines of the Committee's negotiations. For your interest, I have enclosed a memorandum which summarizes the high points of our activities.

Please know that if the day arrives when the key parties to this case consider resuming their negotiations, we would be willing and ready to return and once again assist them as a mediator in any way possible. Meanwhile, we thank you, Roger, Betty and Elizabeth for your support and guidance and look forward to the time when we might work together again.

Regards,

David

David O'Connor
Chief Mediator

DOC/n

Enclosure

New England Environmental Mediation Center
190 High Street Boston, Massachusetts 02110 (617) 451-3670

October 29, 1981

MEMORANDUM

To: File

From: David O'Connor (DOC) DOC

Re: Mediation of the Zoning Dispute on the Cambridgeport Industrial District: Highlights.

This memo summarizes the major activities we undertook in the course of our efforts to mediate the negotiations of the Ad Hoc Committee on the Cambridgeport Industrial District (CID) at the request of the Cambridge Community Development Department (CDD).

Date		Event
September	24	- CDD contacts Center
	25	- Center agrees to investigate
	28	- David O'Connor (DOC) meets with Cambridgeport Coalition (CC)
	29	- DOC meets with Vickery and CDD staff - DOC meets with MIT
	30	- DOC and James Litton (JL) meet with Simplex Steering Committee (SSC)
October	1	- DOC and JL meet with Business groups - DOC and JL meet with Riverside/Cambridgeport Community Corporation (R/CCC)
	2	- DOC meets with Geneva Malenfont
	6	- DOC and JL meet with Vickery and staff - JL attends Planning Board Hearing
	7	- DOC drafts "Participation Agreement" - DOC attends City Council Hearing
	8	- DOC meets with SCC - DOC meets with R/CCC

Date	Event
October 9	- DOC and JL meet with MIT - DOC and JL meet with C.C. - DOC and JL meet with Business Groups
13	- DOC and JL meet with Vickery and Staff - DOC chairs Ad Hoc Committee meeting
15	- DOC meets with CDD - DOC meets with R/CCC
16	- DOC meets with SSC - DOC meets with MIT
17	- DOC chairs all day meeting of Ad Hoc Committee
21	- DOC chairs caucus of MIT, R/CCC, and SSC
22	- DOC chairs final meeting of Ad Hoc Committee

Attachment "D"

Planning Board Public Hearings - October 6, 1981

A. Cambridgeport Industrial Area Rezoning Petition - Public Hearing 10/6/81. Rosemarie Quinton et al.

Chairman Parris opened the hearing at 7:45 p.m.

Rosemarie Quinton, the petitioner, introduced Bill Cavellini, 274 Brookline Street, to explain the petition. Mr. Cavellini stated that this petition contains modifications from the earlier petition including boundary and text changes. The zoning line located along Vassar Street has been moved in along the railroad tracks. A change to the area adjacent to Henry Street was created to accommodate the Blake Realty Building in an industrial district. Other text changes were in the new industrial IB-3 district and the Residence C-1B district. Mr. Noble noted his concern over the delay in scheduling this hearing and asked the Board to respond promptly with its recommendation to the City Council.

Questions:

Chairman Parris asked Mr. Cavellini to briefly describe all of the new districts being created in this petition.

Mr. Cavellini outlined three new districts.

1. Residence C-1B - a medium density residential district which provides a bonus to developments which include low-income housing.

2. Industry B-3 - an exclusive light industrial district.

3. Industry A-3 - a district which provides for the reuse of the former Ford Assembly plant for either light industry or housing.

Member Malenfant questioned the petitioners on the minimum lot size restriction (5,000 s.f.) in the residential districts as to its intent and noted that such restriction would contradict the petitioners' goal to allow for homeownership.

Member Cohn stated that 43 townhouse units per acre is terribly dense and, based on experience, these regulations wouldn't produce the type of development they are proposing.

Statements in Favor:

1. Bob LaTremouille, 6 McLean Place, responded to earlier discussion by stating that these provisions allow homeownership as condominiums while the actual land still remains in control of all the occupants. Mr. LaTremouille noted that this would ensure that the properties will be maintained.

2. Gary Quinton noted that the intent behind the regulations was to allow townhouse type development and to avoid the development of pill box type housing.

3. George Fortey, 32 Fairmont Avenue, stated that this petition would increase the housing stock in Cambridge and encourage businesses which employ a diverse population.

No one spoke in opposition to the petition.

B. Simplex Industrial Area Rezoning Petition - Public Hearing 10/6/81
Walter Milne, et al. (MIT)

Walter Milne, Special Assistant to the President (MIT), outlined the history and intent of the MIT petition noting that this is an attempt to direct the rezoning to one area of general agreement made earlier this year. The petition incorporates most of the elements in the earlier Planning Board petition for the upper Cambridgeport area.

Cathy Donaher, consultant to MIT, summarized the specifics of the regulations:

Mass. Ave. - Rezoned to Business B-3 with an FAR of 3.0 and height limit of 120 feet and 180 feet for residential use.

Ms. Donaher stated that the 180 foot height was written particularly for hotel development.

Green-Pacific Streets - Would be rezoned to Industry B-2 as the base district with a PUD-6 overlay. This district would cover mostly MIT property.

A technical error in the map was pointed out which showed the district line including property below Pacific Street not owned by MIT.

The area adjacent to Brookline Street was considered one of the most sensitive boundaries and the intent of the PUD in this area would be to encourage uses and height limits similar to the adjacent districts.

Ms. Donaher summarized the restrictions of the PUD district. A specific change from the earlier Planning Board petition was the elimination of the requirement of industrial use to trigger the FAR bonus. The housing requirement remained. Another technical correction regarding a reference to the table of use category was noted.

Ms. Donaher, in closing, informed the Board of ongoing negotiations and stated that should a consensus emerge from these negotiations, MIT would withdraw its petition.

Questions:

Member Malenfant asked Ms. Donaher if there was a maximum FAR for development parcels within the PUD and if residential use included dormitories.

Ms. Donaher responded that there was not an FAR maximum and dormitories were not included as permitted residential uses.

General discussion took place over the total number of units required in the entire area should the bonus FAR occur. The total would be approximately 500 units. Height along Massachusetts Avenue was another issue discussed. Mr. Milne stated that they had looked at other hotels in the area in terms of height prior to proposing that maximum height.

Statements in Favor:

No one spoke in favor of the petition.

Statements in Opposition:

1. Gary Quinton stated that he could go on at length over the problems with this petition. Three major problems were:

   a. The inclusion of MIT property only was a selfish approach and that the Community Development Department and neighborhood had considered the area as a whole.

   b. The height limits of 120-180 feet were ridiculous.

   c. The requirement for 10% low/moderate income housing was too low.

2. Bob LaTremouille, 6 McLean Place, stated that the 180 feet maximum on Massachusetts Avenue would allow an 18 story solid wall along the Avenue, the petition allows an FAR greater than the stated maximum FAR's and there were many loopholes in the petition, specifically the developer could buy-out of the 10% low/moderate income provision.

3. Bill Noble, 38 Green Street, noted that the petition was remarkably close to the CDD petition and suggested that the petition was invalid since it was substantially the same as the earlier Planning Board petition which was voted down by the City Council in June.

   Other points of concern voiced by Mr. Noble included: the unrestricted use of non-contiguous lots, the minimum percent of low/moderate income housing (10%) was too low, the minimum amount of on-grade open space was also too low and that there was no requirement for industrial development. In general, Mr. Noble indicated that the closeness of this petition to the Planning Board petition should be scrutinized carefully.

The hearing adjourned at 8:20 p.m.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT TO CHAPTER 40A, SECTION 5, MASSACHUSETTS GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by Rosemarie Quinton et al dated July 30, 1981, and entitled Cambridgeport Industrial District Proposed Zoning Quinton Petition, Revised 8/81.

The undersigned, being the owner of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

1. The proposed amendments do not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide new development over a twenty year period.
2. The proposed amendments do not recognize the unique ownership pattern, land and development costs and the range of needs of the City and of the adjacent neighborhood.
3. The proposed amendments will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the new development.

4. The proposed amendments should take this opportunity to make the zoning map more workable by drawing zoning district lines along lot lines, specifically the Industry B-3 (IB-3) and/or Industry B-2 (IB-2) line should be extended along the center line of Sidney Street between Putnam Avenue and Henry Street.
5. The proposed amendments discourage the desired residential development surrounding Fort Washington Park.
6. The proposed amendments constitute spot zoning.
7. The proposed amendments fail to allow for the reasonable use and enjoyment of the undersigned's land area and unreasonably restricts the future use of said land area.

And, the undersigned further hereby protest and object to said proposed amendment in accordance with Section 5 Chapter 40A of the Massachusetts General Laws and state that the proposed amendment fails to conform with the provisions for initiating and adopting zoning ordinances or by-laws, an amendment, addition or repeal thereof under Chapter 40A of the Massachusetts General Laws and the Rules of Procedure of the Cambridge City Council.

Joseph S. Junkin, President
California Products Corporation
169 Waverly Street
Cambridge, MA 02139

Joseph A. DeGuglielmo, Esquire
801 Cambridge Street
Cambridge, MA 02141
354-2220

John K. Bissland, President
Treasurer, Wm. S. Simpson, Inc.
300 Sidney Street
Cambridge, MA 02139

Lawrence W. Frisoli, Esquire
801 Cambridge Street
Cambridge, MA 02141
354-2220

John Desmond, Trustee
Cox Realty Trust
252 Sidney Street
625 Putnam Avenue
Cambridge, MA 02139

FRISOLI AND FRISOLI
ATTORNEYS AT LAW
801 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

(617) 354-2220 (617) 354-6118

FRANK J. FRISOLI, JR.
LAWRENCE W. FRISOLI

RECEIVED BY
OFFICE OF CITY CLERK
DEC 18 4 23 PM '81
CAMBRIDGE, MASS.

December 18, 1981

Paul Healy, City Manager
Cambridge City Hall
Cambridge, MA

Re: Cambridgeport Zoning Petitions

Dear Mr. Healy:

Please find enclosed my client's objection to the allowance of the Rosemarie Quinton, et al zoning petition.

Very truly yours,

Lawrence W. Frisoli

LWF/nmo
Enclosure

5.

Comm. from Paul E. Healy, City Clerk, transmitting comm. from Attorney Lawrence Frisoli Re: written protest against the Rosemarie Quinton petition to rezone the Cambridgeport Industrial Area.

In City Council,

December 21, 1981

12/21/81
Referred to the
Hearing on this
subject
Comm to be filed
with
the Report

C. C. 106

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, October 7, 1981 at 5:30 p. m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b)(3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b)(3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

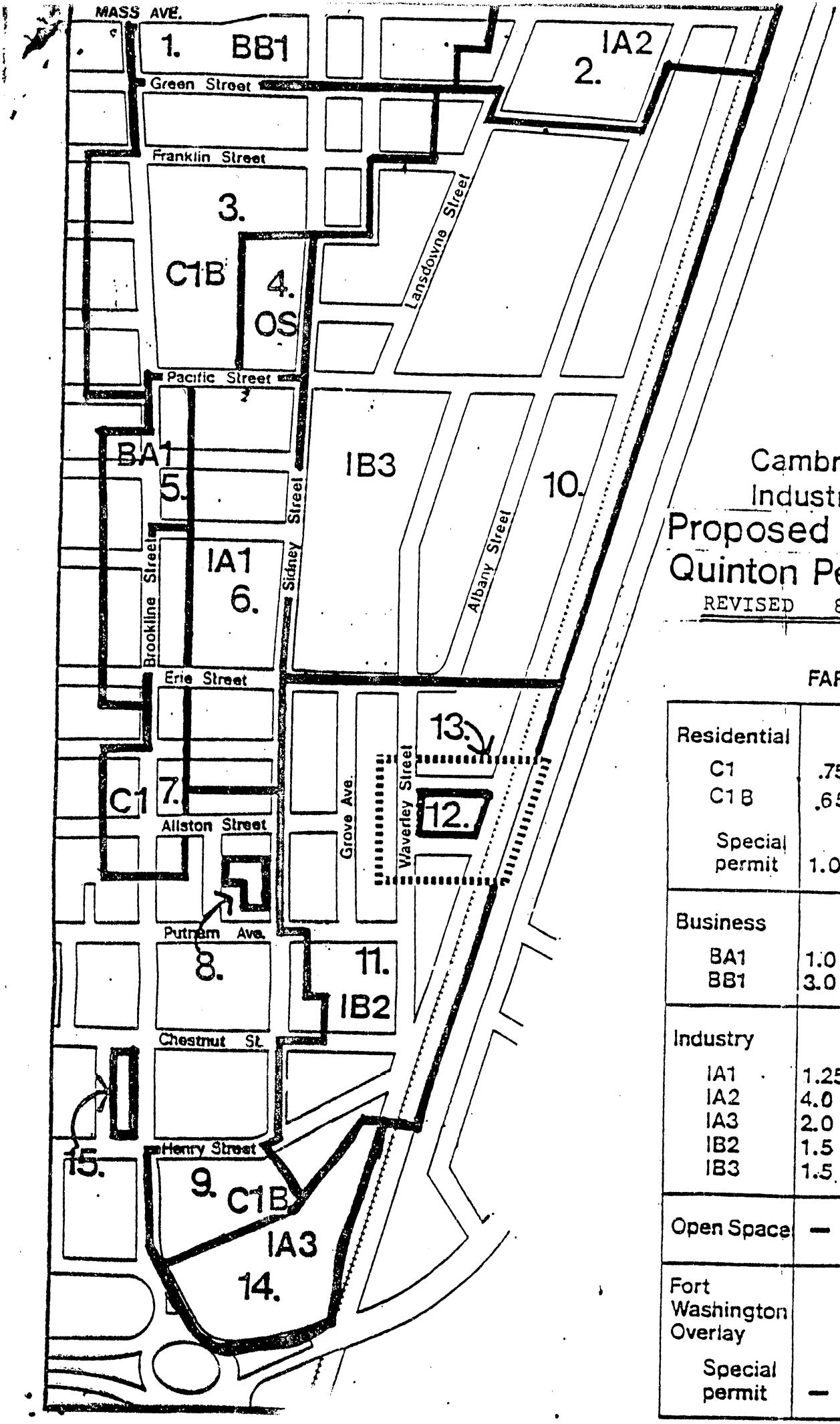
A new Section 11.90 would be created establishing regulations for the construction of low and modetate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



Cambridgeport
Industrial District

Proposed Zoning
Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.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	—

C. C. 106

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, October 7, 1981 at 5:30 p. m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

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1	Business B/Industry B	Business B-1
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3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b)(3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b)(3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

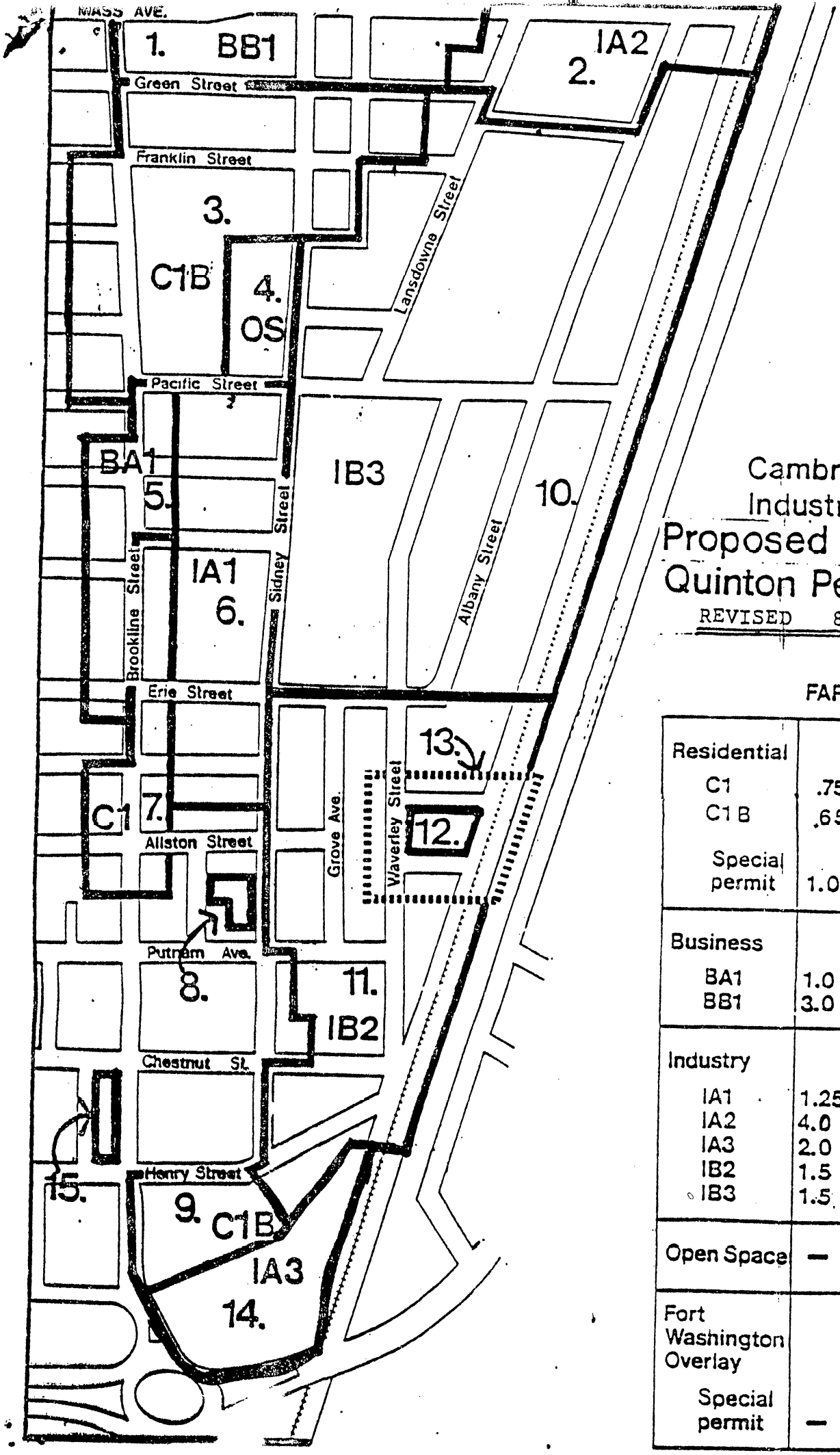
A new Section 11.90 would be created establishing regulations for the construction of low and modetate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



Cambridgeport Industrial District

Proposed Zoning Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.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	—

C. C. 106

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, October 7, 1981 at 5:30 p. m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b)(3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b)(3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

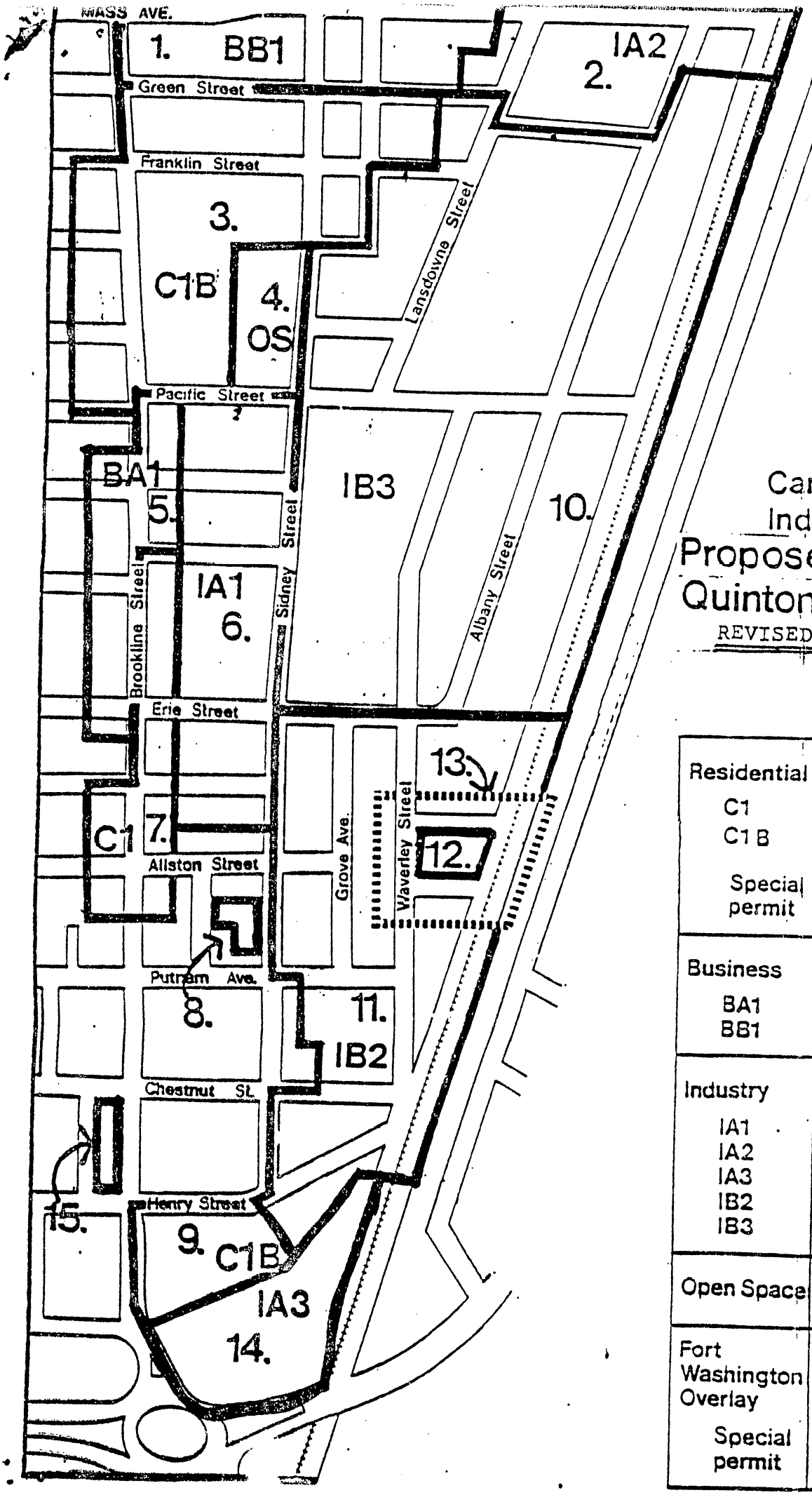
A new Section 11.90 would be created establishing regulations for the construction of low and modetate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



Cambridgeport Industrial District

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	—

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

September 10, 1981

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

Dear Mr. Higley:

A search of the records of this office indicates that the revised zoning petition filed by Rosemarie Quinton, et al was referred to the Planning Board and the Ordinance Committee at the City Council meeting of August 3, 1981.

It is my conclusion that no opinion is required by you on the petition of Rosemarie Quinton, however, an opinion is required from you on the petition of Decia Goodwin, et al on the signature question.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

_____

Paul E. Healy, City Clerk

PEH/dl

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

August 11, 1981

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

Dear Mr. Higley:

Enclosed you will find a copy of a rezoning petition submitted to the City Council at its meeting of August 3, 1981.

The City Council has requested an opinion as to the legality and validity of this petition.

Your kind attention in this matter will be greatly appreciated by the City Council.

Very truly yours,

_____

Paul E. Healy, City Clerk.

PEH/dl

Enc. Quinton petition (revised)

CITY OF CAMBRIDGE

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Very truly yours,

_____

Paul E. Healy, City Clerk.

PEH/dl

Enc. Quinton petition (revised)

CITY OF CAMBRIDGE

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THE CITY CLERK

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Your kind attention in this matter will be greatly appreciated by the City Council.

Very truly yours,

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Paul E. Healy, City Clerk.

PEH/dl

Enc. Quinton petition (revised)

CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

September 24, 1981

To Whom It May Concern:

Enclosed you will find two hearing schedules for the Committee on Ordinances for Wednesday, October 7, 1981 at the MORSE SCHOOL AUDITORIUM as follows:

5:30 p. m. A proposed amendment to the Zoning Ordinances of the City of Cambridge to rezone the Cambridgeport Industrial Area.

6:00 p. m. A proposed amendment to the Zoning Ordinances of the City of Cambridge to rezone the Simplex Area.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy

Paul E. Healy, City Clerk

PEH/dl

Encs. 2 hearing schedules.

C. C. 108

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, October 7, 1981 at 5:30 p. m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Rosemarie Quinton et al to amend the Zoning Ordinances of the City of Cambridge by rezoning the Cambridgeport Industrial Area. The petition would amend the zoning map by changing the district designations for several areas shown on the accompanying map.

AREA	EXISTING ZONING	PROPOSED ZONING
1	Business B/Industry B	Business B-1
2	Business B/Industry B	Industry A-2
3	Industry B/Business A Business A-1	Residence C-1B
4	Industry B	Open Space
5	Business A	Business A-1
6	Industry B	Industry A-1
7	Business A/Business A-1	Residence C-1
8	Residence C-1	Open Space
9	Industry A	Residence C-1B
10	Industry B	Industry B-3
11	Industry A/Industry B	Industry B-2
12	Industry B	Open Space
13	Industry B	Fort Washington Overlay District
14	Industry A/Office 3	Industry A-3
15	Residence C-1	Open Space

Article 3.000, 4.000, 5.000 and 6.000 of the Ordinance would be amended to establish three new categories of zoning districts, Residence C-1B, Industry A-3 and Industry B-3. The Residence C-1B district would have the same use regulations as Residence C-1. Special regulations would be required in the Residence C-1B district to provide for low and moderate income housing. The Residence C-1B district would have the same dimensional and parking regulations as the Residence C-1 district except the maximum FAR would be .65 and the lot area per dwelling unit would be 1,600 square feet. The Industry A-3 district would have the same use designation as Industry A-1 except uses 4.33(b)(3) (other schools, colleges, or educational institutions) and 4.33(c) (laboratory or research facilities of non-profit educational institutions) are not permitted. The Industry A-3 district would have a maximum FAR of 2.0, a lot area per dwelling unit of 600 square feet and a maximum height of 85 feet. The Industry B-3 district would have the same use regulations as Industry B-1 except uses 4.33(b)(3) and 4.33(c) as listed above are not permitted, uses 4.34(d) (General Office Use) and 4.34(f) (Technical Office for Research and Development) would be permitted only as Accessory Uses and 4.35(3) (Lunchroom, restaurant, cafeteria) would be a permitted use. The Industry B-3 district would have a maximum FAR of 1.75 and a maximum height of 60 feet except within 100 feet of a Residential structure or Residential district the maximum height is 35 feet. The Industry A-3 and Industry B-3 districts would have the same parking regulations as the Industry A-1 district.

Article 11.000 would be amended to create a new Section 11.80, establishing regulations for the Fort Washington Overlay District. A special permit from the Planning Board would be required for any development in this district and the maximum building height would be 35 feet.

Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Cambridgeport Revitalization District.

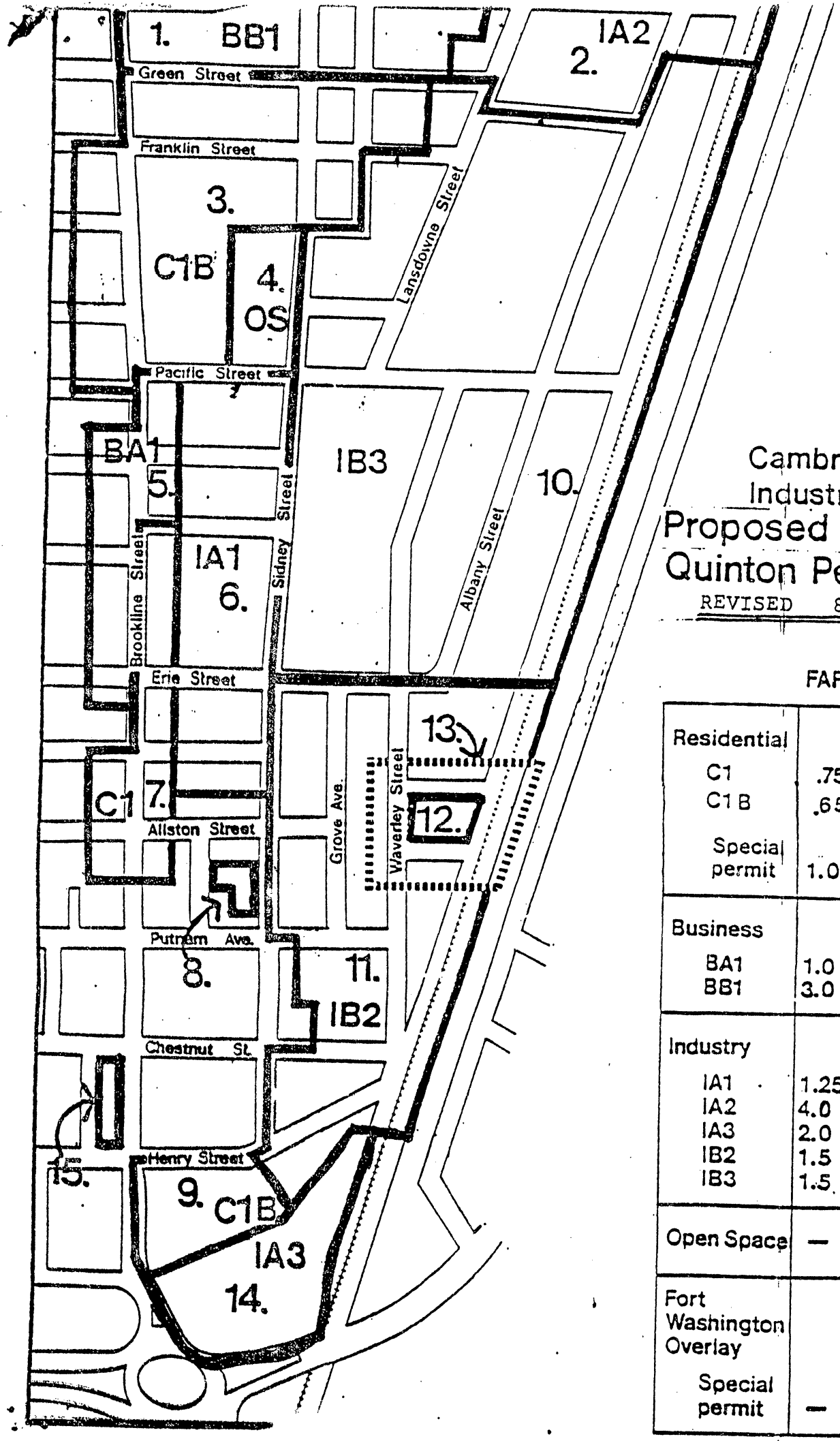
A new Section 11.90 would be created establishing regulations for the construction of low and modetate income housing. New housing construction or conversion to housing use in the Residence C-1B district would require a special permit from the Planning Board. Development containing 4 to 10 new units would be required to provide 20% of the units and floor area to low/moderate income housing. Developments containing more than 10 units would be required to provide 30% of the units and floor area to low/moderate income housing.

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 David A. Wylie
Chairman



Cambridgeport Industrial District
Proposed Zoning
Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.65	35	27
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IB2	1.5	85	—
IB3	1.5	60	—
Open Space	—	—	—
Fort Washington Overlay			
Special permit	—	35	—

August 3, 1981

To the Honorable, the City Council of the
City of Cambridge:

Since the City Council votes of late June, which tabled the Quinton Petition and defeated the CDD/MIT Petition, two events have occurred. First, the so-called "Lower Cambridgeport Group" has submitted a petition rezoning the Cambridgeport Industrial District (CID) area between Chestnut Street and the Charles River. Second, the CDD has unilaterally decided to recess further compromise meetings until September.

These two events require a response. It is not good policy for the neighborhood to let the vast majority of the CID revert to its original zoning until September, or until the results of the September meetings can be hammered into a petition. This is particularly true in light of the fact that MIT is planning to put a "Request for Proposal" out for bids in September in an attempt to attract MIT-style development to 23 acres in the northern CID. Nor is it good policy to allow the parochial interests of one group, focused on only a small part of the CID, to splinter the planning framework painstakingly constructed by many people, both at the CDD and in the neighborhood, during the 1½ year CDD study and over the many years of active interest and work by residents.

For these reasons the Neighborhood Planning Group and the Simplex Steering Committee are submitting this revised Quinton Petition to the City Council. This proposed zoning plan and the original Quinton Petition have their roots in neighborhood planning that goes back to 1974. They are consistent with, and in fact are directly derived from, the priorities that were approved in the Neighborhood Planning Process of that year.

The revised Quinton Petition is a streamlined and modernized version of the original petition submitted on March 23rd of this year. It incorporates sincere, well-thought-out, and detailed responses to the suggestions, and constructive criticism we have received since the filing of the original petition. Input from community residents, area businesses, the CDD, planners, and particularly the Planning Board and the City Council have helped to shape the form and scope of this revised petition.

The main thrust of the Neighborhood Planning Process priorities and of this revised plan, is to encourage new development in the CID that would help preserve the Cambridgeport neighborhood and the city of Cambridge as a diverse community and city. It is our understanding that the preservation of Cambridge's diverse population is an official goal of the city government. Fully

cognizant of the emphasis on research and development, office, and luxury housing development in the approved plans for East Cambridge, Lechmere, and Alewife sections, we suggest that a balance must be struck. The last major opportunity to do this is in the CID. Cambridge has a chance here to satisfy the needs of a segment of its population that has not been given primary consideration up to now.

We have come up with a plan of benefit to Cambridgeport people, Cambridge residents, and business interests. We believe that our plan is in the spirit of the original rationale for rezoning the CID. While it includes aspects that may be seen by some as "too restrictive", it is consistent with the goal of sending a clearly defined signal to potential developers so that they know the city's priorities and the potential for development around their project. In addition, it is our contention that our plan is the only plan that fulfills the mandate of the City Council Order of March, 1980. (see Appendix # 1)

Major Goals of the Neighborhood Plan

The CID land is presently zoned industrial and will allow any use except for housing. One goal of our plan is to reinforce the existing residential border by increasing the amount of housing. The other major goal is to encourage light industrial development to provide a diversity of jobs. Our plan brings down the height limits and the density of the entire area to reduce speculation and more closely reflect what exists now.

The plan creates a new area of housing close to Mass. Ave. and preserves all existing housing. This allows the possibility of extending the current residential neighborhood toward Sidney Street. All housing will be similar in height and density to the existing neighborhood.

In general, our plan reinforces the existing land uses. We want to encourage those businesses in the area to stay and expand and have tried to see that the land will be zoned to enable them to do just that. The businesses along Brookline and Sidney Streets will be able to stay and expand if they desire. However, in the event that they decide to relocate (hopefully to another part of the CID) those areas may become part of the residential neighborhood or they may accomodate another industrial use.

The present industrial area of the neighborhood will remain basically the same shape and size situated between the railroad tracks and Sidney Street. We also want new traffic patterns created to discourage trucking from the residential streets.

The plan preserves Fort Washington both for its historical value and for the open space sorely needed in the area. We also have included another large area of open space closer to Mass. Ave. accessible to that part of the neighborhood.

We have created a new zone for the area surrounding the old Ford Motor Company building. This new zone recognizes the value of the existing building and its attractiveness to developers. It calls for housing and industry.

Changes from the Original Quinton Petition

Substantial and significant changes have been incorporated into the revised Quinton Petition. While these changes do not sacrifice the major goals of the Neighborhood Plan, they represent major efforts at compromise. The first change, moving the southern border of the petitioned area from the centerline of Vassar Street to the railroad tracks, means the exclusion of ten acres from the purview of zoning change. Other changes in the IB-2 zone include realigning the boundary between Putnam Avenue and Chestnut Street so that it follows the lot line between Cox Engineering and the Sidney Street housing, and moving the present C-1/IB-2 boundary southwest of Henry Street from the southeastern lot line to the northwestern lot line of the Blake Realty Trust property.

Another major change represents an attempt, to the best of our ability within the zoning ordinance, to guarantee low and moderate income housing in the areas originally proposed for new housing construction. We have done this by creating a new zone, C-1B. This is a complicated zone (that is fully described in our technical submission) and it stretches the zoning ordinance to its limits.

We have modified the table of uses as it relates to the IB-3 zone so as to allow selected retail uses to support industrial development. We have changed the FAR and maximum allowable height in the IB-3 zone in order to respond to suggestions made by the CDD.

We hope that you will look carefully at the various aspects of this plan and its attempts to accomodate the disparate interests. We ask that you not look on this revised Quinton Petition as merely a protective measure, but rather as a sincere effort to establish the basis for compromise. We respectfully request that you view this submission mindful of the fact that it is the culmination of a seven-year-long neighborhood effort. While the focus of action has been primarily neighborhood-centered; the experience of the first Quinton Petition, the input of planners, and the review and approval of citizens from all over Cambridge (in 1976 and since), has broadened both the relevance and support for the basic goals of our plan. We hope that you will concur.

Sincerely,

Appendix # 1 - Council Order
Appendix # 2 - Proposed Zoning Map
Appendix # 3 - Land Use Map

Rosemarie Quinton

5 Newton St. Camb.

Nancy Savoy October 7, 1981

THE QUINTON PETITION

Introduction & Industrial Districts

Members of the Committee, Ladies & Gentlemen. Last summer, when it became clear that the CDD was postponing further negotiations on the Cambridgeport Industrial District (CID) until fall, we decided to file a revised Quinton Petition for two principal reasons: first, to cover the entire CID area and prevent development exceeding the proposed zoning and second, to launch a petition on the long approval process so that it would be ready to serve as a vehicle for compromise this fall.

Unfortunately, for reasons we will not speculate on tonight, the Planning Board hearing was delayed until the next-to-last day and negotiating procedures, which could profitably have been settled during the summer, remain unresolved.

In this situation we believe it is extremely important to focus on the fact that the Quinton Petition before you this evening is the only petition addressing the entire Cambridgeport Industrial District. Since June, two other petitions have been filed, but both are partial zoning plans. If the long planning study taught no other lesson, it proved convincingly that the area must be treated as an integral unit. Should the council allow a patchwork quilt of piecemeal zoning to become law, you will be untangling the harmful effects of contradictory development for years to come. The common goals for Cambridgeport held by most of the petitioners can only be met by a comprehensive plan.

The revised Quinton Petition continues to respect the Neighborhood Priorities, but it now incorporates a new zone and other significant revisions to respond to criticisms of our original petition.

In the industrial area, the southeastern boundary of both the IB-2 and IB-3 districts has been moved back from the centerline of Vassar Street to the Boston & Albany railroad tracks. This change reduces the area covered by some 10 acres. We made the change to place the edge of the CID at the most suitable location for a boundary between tax-producing and tax-exempt uses. Such a boundary is necessary to control institutional growth and to retain land and buildings for industry in Cambridgeport.

Besides the IB-2 and IB-3 districts there is also an IA-1 district. Why three central industrial districts? Why not just one? The answer is that no single district would deal responsibly with existing conditions.

The IA-1 district, unchanged from the previous submission, is required to deal with the housing/industry border. Both industry and housing are allowed as-of-right.

The IB-2 district permits industry with a large office component, such as AS&E where construction is now underway, and would allow office use in the part of the industrial area closest to the neighborhood. This zoning will further protect the neighborhood by requiring a 35 foot height limit within 100 feet of a residential structure or district. Two boundary changes have also been made in the IB-2 to correct problems pointed out to us by the owners of the industrial property involved.

The last and largest of the three, central industrial districts is the IB-3. This district would be the only purely industrial district in the city. Why is it needed?

As we are all aware, Cambridge is becoming a university and think-tank city, a one-horse town; office use, research & development, and consulting are driving out other uses, especially industry. This

happens because of the direct and indirect control over the market exercised by Harvard and MIT and because office building developers can afford to pay more for land. This process is now poised to overwhelm Cambridgeport. To counter it the Quinton Petition requires that offices locate along Mass Ave. or in the IB-2 and IA-1 districts and reserves a significant portion of the CID, the IB-3, for basic light industry and manufacturing.

In the new petition the IB-3 FAR is reduced from 1.75 to 1.5 and the maximum height from 70 feet to 60 feet. Both changes will make it less profitable to demolish existing buildings. We also hope to promote modern industrial structures: 1-2 story buildings with 12 to 15 foot ceilings and wide bays suitable for partitioning into production, warehouse, and accessory office space.

Firms locating in the IB-3 will generate production jobs, not service or maintenance jobs. The difference is critical. Machinists, skilled assemblers, craftsmen, equipment operators and their apprentices form the backbone of producing companies; these jobs will provide satisfaction, good pay, and advancement potential. The janitorial and maintenance jobs generated by office and R & D office development will not.

Thus, the heart of our industrial rezoning is the IB-3. It is an essential part of the Neighborhood Plan. Please note that the IB-3 is located where there is the greatest amount of vacant land and hence the greatest potential for development. We urge you to support this zoning so that new development will be used for the jobs called for in the neighborhood priorities, the kind of jobs which are harder and harder to find elsewhere in this city and which are most needed by Cambridge residents.

I would now like to introduce Ilene Horowitz.

Ilene Horowitz October 7, 1981

THE QUINTON PETITION

Housing, Commercial, and Open Space

The revised Quinton Petition includes 3 areas for housing. The first, along Brookline St., makes the existing pocket of housing a C-1 zone to integrate it with the residential neighborhood. For the other 2 areas we have created a new zone, C-1B.

This zone is an attempt to guarantee low- and moderate-income housing using the zoning ordinance, as well as to encourage the construction of new housing and conversion to housing use of suitable non-residential buildings. The C-1B allows developers to exceed the dimensional requirements of the base zoning. This is done through special permit that must be granted by the Planning Board. To receive a permit developers must provide 20% low- and moderate-income housing when constucting 4 to 10 units. Any development over 10 units must include 30% low- and moderate-income units. These units must remain available to low- and moderate-income residents for at least 20 years.

Not more than 20% of the low- and moderate-income units are to be one bedroom or intended for elderly use. Development proposals are also required to incorporate mechanisms leading to home ownership. If non-residential buildings are converted to housing use no jobs may be lost. But if jobs are lost, then other jobs equivalent or better in number, type and quality must first be made available to the displaced employees.

These are some of the highlights of this zone, which unfortunately is complex. Please take the time to read the full description of the C-1B. We believe that you will find it a most creative approach to securing low- and moderate-income housing through zoning.

Next I would like to describe the commercial zones. Along Mass. Ave. we are proposing a BB-1 zone. This would provide a mix of housing and commercial that would be consistent with the pattern of existing development. The mix would ensure 24-hour life on the streets, making the area safer. Height would be limited to approximately 9 stories to avoid a canyon effect along Mass. Ave. Density is moderate so that the area would not detract from Central Square and would, we hope, strengthen it. Finally, this zone provides a transition from commercial use along Mass. Ave. to housing on Green St.

The proposed BA-1 zone along Brookline St. allows existing businesses to remain. It provides housing at a C-1 density to conform to the rest of the neighborhood. This zone would not allow uses such as fast food restaurants or hotels and motels so that the area would remain a part of the neighborhood, both the residential and commercial, and yet would not detract from Central Square.

The last area I would like to cover is open space. We propose a 2.7 acre park, which we call Pacific Park. This would provide much needed recreational space for northern Cambridgeport and the community that lives near Central Square, and would also be accessible to residents of Area 4. The park would provide a buffer between the proposed C-1B housing and the Industrial B-3.

Since this land must probably be taken by eminent domain, a plan has to be devised to compensate fairly the owners of the property, MIT. We feel that Pacific Park would offer MIT an opportunity to make amends for some of the institute's negative impact on Cambridgeport. At present, in-lieu-of-taxes payments made by MIT to the city to not fully pay for the services it utilizes. Therefore, we propose that the land for Pacific Park be sold to the city on a 25 year installment plan to be paid for fully or partially by

increased in-lieu-of-taxes payments.

The other open space areas are already used as such but the zoning does not guarantee their continuity. Therefore, we propose formally zoning Peters Park on Sidney St., Parrow Park at Hastings Square, and Fort Washington as open space.

Gary Quinton October 7, 1981

THE QUINTON PETITION

Conclusion

As presented here tonight, the revised Quinton petition contains many improvements on our previous petition. We have moved the eastern boundary from Vassar Street to the railroad tracks, a concession affecting more than ten acres. We have moved other boundaries within the plan to accommodate the industries that exist in the area. We have also changed the physical description of our Industry B3 zone to further promote industrial development in that area. But most importantly we have included various incentives in the new C-1B housing zone that increases the likelihood that 20 to 30% low- and moderate-income housing will be built.

The revised Quinton petition is a positive approach to the future development of the Cambridgeport Industrial District. Development within its guidelines will reinforce the existing residential border and provide a diversity of jobs and increase the housing stock of the city. It will also provide substantial new sources of revenue to the city.

There is an urgent need for affordable housing, decent jobs and enjoyable open spaces. These needs are addressed by the revised Quinton Petition. We strongly support the notion that Cambridge should have a diverse population. We do not see any other development in the city committed to maintaining Cambridge's diversity -- Alewife, East Cambridge, Lechmere Canal, Kendall Square, and Mass. Ave. are all being developed for high tech. R&D offices and luxury housing are not the tools of diversity. It is not beneficial for the city to put all its eggs into the basket marked "highest and best use." There is a need in Cambridge for housing other than condominiums, there is a need in Cambridge for jobs other than high tech, there is a need for large open spaces. Our petition will meet these needs.

The Revised Quinton Petition is a streamlined version of the original petition submitted March 23rd. It incorporates well thought out and very detailed responses to the suggestions we have received since the filing of the original. Input from community residents, area businesses, the CDD, other urban planners, and the city council has helped shape this new version.

We have come up with a plan to benefit all of Cambridge. We believe that our Plan is in the spirit of the original intentions of the rezoning study of the Cambridgeport Industrial District.

We urge the chairman of this committee to recommend passage of the revised Quinton Petition as it is the only solution which meets the mandate of the neighborhood planning process priorities, which were endorsed by the city council in June 1974, and again as guidelines for development in March 1980.

A vote for the Quinton Petition is a vote for a diverse Cambridge and a vote against neighborhood displacement.

Mary K. Burke 225 Allston St.
Helen F Hammer 216 Allston St Camb
George A. Banatt 33 1/2 Granite St Camb

Paul Corcoran 5 Granite St Camb
Gail D Corcoran 5 Granite St Camb
Jean Davis 8 Newton St. Camb
Roy W Davis 8 Newton st Camb.
Roy J Davis 8 Newton St. Cambridge MA
John Santoyanni 15 Whitney ave. Camb. Mass
Mary Santoyanni 15 Whitney Ave. Camb. Mass.
Anthony Santoyanni 15 Whitney Ave Camb Mass.
Fred R. Addonizio 19 Whitney Ave. Camb.

August 3, 1981

To the Honorable, the City Council of the
City of Cambridge:

Since the City Council votes of late June, which tabled the Quinton Petition and defeated the CDD/MIT Petition, two events have occurred. First, the so-called "Lower Cambridgeport Group" has submitted a petition rezoning the Cambridgeport Industrial District (CID) area between Chestnut Street and the Charles River. Second, the CDD has unilaterally decided to recess further compromise meetings until September.

These two events require a response. It is not good policy for the neighborhood to let the vast majority of the CID revert to its original zoning until September, or until the results of the September meetings can be hammered into a petition. This is particularly true in light of the fact that MIT is planning to put a "Request for Proposal" out for bids in September in an attempt to attract MIT-style development to 23 acres in the northern CID. Nor is it good policy to allow the parochial interests of one group, focused on only a small part of the CID, to splinter the planning framework painstakingly constructed by many people, both at the CDD and in the neighborhood, during the 1½ year CDD study and over the many years of active interest and work by residents.

For these reasons the Neighborhood Planning Group and the Simplex Steering Committee are submitting this revised Quinton Petition to the City Council. This proposed zoning plan and the original Quinton Petition have their roots in neighborhood planning that goes back to 1974. They are consistent with, and in fact are directly derived from, the priorities that were approved in the Neighborhood Planning Process of that year.

The revised Quinton Petition is a streamlined and modernized version of the original petition submitted on March 23rd of this year. It incorporates sincere, well-thought-out, and detailed responses to the suggestions, and constructive criticism we have received since the filing of the original petition. Input from community residents, area businesses, the CDD, planners, and particularly the Planning Board and the City Council have helped to shape the form and scope of this revised petition.

The main thrust of the Neighborhood Planning Process priorities and of this revised plan, is to encourage new development in the CID that would help preserve the Cambridgeport neighborhood and the city of Cambridge as a diverse community and city. It is our understanding that the preservation of Cambridge's diverse population is an official goal of the city government. Fully

cognizant of the emphasis on research and development, office, and luxury housing development in the approved plans for East Cambridge, Lechmere, and Alewife sections, we suggest that a balance must be struck. The last major opportunity to do this is in the CID. Cambridge has a chance here to satisfy the needs of a segment of its population that has not been given primary consideration up to now.

We have come up with a plan of benefit to Cambridgeport people, Cambridge residents, and business interests. We believe that our plan is in the spirit of the original rationale for rezoning the CID. While it includes aspects that may be seen by some as "too restrictive", it is consistent with the goal of sending a clearly defined signal to potential developers so that they know the city's priorities and the potential for development around their project. In addition, it is our contention that our plan is the only plan that fulfills the mandate of the City Council Order of March, 1980. (see Appendix # 1)

Major Goals of the Neighborhood Plan

The CID land is presently zoned industrial and will allow any use except for housing. One goal of our plan is to reinforce the existing residential border by increasing the amount of housing. The other major goal is to encourage light industrial development to provide a diversity of jobs. Our plan brings down the height limits and the density of the entire area to reduce speculation and more closely reflect what exists now.

The plan creates a new area of housing close to Mass. Ave. and preserves all existing housing. This allows the possibility of extending the current residential neighborhood toward Sidney Street. All housing will be similar in height and density to the existing neighborhood.

In general, our plan reinforces the existing land uses. We want to encourage those businesses in the area to stay and expand and have tried to see that the land will be zoned to enable them to do just that. The businesses along Brookline and Sidney Streets will be able to stay and expand if they desire. However, in the event that they decide to relocate (hopefully to another part of the CID) those areas may become part of the residential neighborhood or they may accomodate another industrial use.

The present industrial area of the neighborhood will remain basically the same shape and size situated between the railroad tracks and Sidney Street. We also want new traffic patterns created to discourage trucking from the residential streets.

The plan preserves Fort Washington both for its historical value and for the open space sorely needed in the area. We also have included another large area of open space closer to Mass. Ave. accessible to that part of the neighborhood.

We have created a new zone for the area surrounding the old Ford Motor Company building. This new zone recognizes the value of the existing building and its attractiveness to developers. It calls for housing and industry.

Changes from the Original Quinton Petition

Substantial and significant changes have been incorporated into the revised Quinton Petition. While these changes do not sacrifice the major goals of the Neighborhood Plan, they represent major efforts at compromise. The first change, moving the southern border of the petitioned area from the centerline of Vassar Street to the railroad tracks, means the exclusion of ten acres from the purview of zoning change. Other changes in the IB-2 zone include realigning the boundary between Putnam Avenue and Chestnut Street so that it follows the lot line between Cox Engineering and the Sidney Street housing, and moving the present C-1/IB-2 boundary southwest of Henry Street from the southeastern lot line to the northwestern lot line of the Blake Realty Trust property.

Another major change represents an attempt, to the best of our ability within the zoning ordinance, to guarantee low and moderate income housing in the areas originally proposed for new housing construction. We have done this by creating a new zone, C-1B. This is a complicated zone (that is fully described in our technical submission) and it stretches the zoning ordinance to its limits.

We have modified the table of uses as it relates to the IB-3 zone so as to allow selected retail uses to support industrial development. We have changed the FAR and maximum allowable height in the IB-3 zone in order to respond to suggestions made by the CDD.

We hope that you will look carefully at the various aspects of this plan and its attempts to accomodate the disparate interests. We ask that you not look on this revised Quinton Petition as merely a protective measure, but rather as a sincere effort to establish the basis for compromise. We respectfully request that you view this submission mindful of the fact that it is the culmination of a seven-year-long neighborhood effort. While the focus of action has been primarily neighborhood-centered; the experience of the first Quinton Petition, the input of planners, and the review and approval of citizens from all over Cambridge (in 1976 and since), has broadened both the relevance and support for the basic goals of our plan. We hope that you will concur.

Sincerely,

Appendix # 1 - Council Order
Appendix # 2 - Proposed Zoning Map
Appendix # 3 - Land Use Map

Rosemarie Quinton

5 Newton St. Camb.

Cambridge, July 30, 1981

To the Honorable, the City Council of the City of Cambridge:

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

A. AMEND THE TEXT OF THE ORDINANCE BY MAKING THE FOLLOWING CHANGES AND ADDITIONS:

1. In subsection 3.11 of Section 3.10, Division of the City into Zoning Districts, change "twenty-seven" to "thirty" in the first sentence. In the list of zoning district designations renumber items 5 through 20 as 6 through 21, items 21 through 23 as 23 through 25, and items 24 through 27 as 27 through 30, respectively, and insert the following new district designations at their appropriate numerical locations:

" 5. Residence C-1B ..... Multi-family dwellings townhouse developments (Low & moderate income housing)"

"22. Industry A-3 District** ..... Light Industry, Light Manufacturing or multi-family residential use"

"26. Industry B-3 District** ..... Light Industry and Light Manufacturing"

**Subject to the requirements of Section 11.70 and other requirements of this ordinance.

2. Amend Section 4.30, Table of Use Regulations, as follows:

a. add the new district designation "C-1B" to the fourth column heading throughout so the heading reads, "Res. C-1, 1B, 2, 2A, 3, 3A", except in Subsection 4.33, Institutional Uses, add "C-1B" to the third column heading so the heading reads, "Res. C-1, C-1B, C-2, C-2A, C-3, C-3A";

b. add the new district designation "A-3" to the tenth column heading so the heading reads, "Ind. A-1, A-2, A-3"; and

c. add the new district designation "B-3" to the twelfth column heading so the heading reads, "Ind. B-1, B-2, B-3".

3. Add a new superscript "50" to lines 4.31 a., b., d., and g. under the fourth column heading, Res. C-1, 1B, 2, 2A, 3, 3A.

4. Add a new footnote to Subsection 4.40 as follows:

"50. In C-1B districts see Section 11.90"

5. In Subsections 4.33 b.3. (Other schools, colleges, or educational institutions) and 4.33 c. (Laboratory or research facilities of non-profit educational institutions) of the Table of Use Regulations add the superscript "51" to entries in the Ind. A-1, A-2 and A-3 column and add the following footnote in subsection 4.40:

"51. No in the Industry A-3 District."

6. In subsections 4.34 d. (General Office Use) and 4.34 f. (Technical office for research and development,...) of the Table of Use Regulations add the superscript "52" to entries in the Ind. A-1, A-2 and A-3 column and add the following footnote in subsection 4.40:

"52. In the Industry A-3 district permitted only as accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21 g."

7. In Subsections 4.33 b.3. (Other schools, colleges, or educational institutions) and 4.33 c. (Laboratory or research facilities of non-profit educational institutions) of the Table of Use Regulations add the superscript "53" to entries in the Ind. B-1, B-2 and B-3 column and add the following footnote in subsection 4.40:

"53. No in the Industry B-3 District."

8. In Subsections 4.34 d. (General office use) and 4.34 f. (Technical office for research and development,...) of the Table of Use Regulations add the superscript "54" to the entries for the Ind. B-1, B-2 and B-3 column and add the following footnote in subsection 4.40:

"54. In the Industry B-3 district permitted only as accessory use on the same lot as the principal use and subject to the restrictions of Section 4.21g."

9. In Subsection 4.35 (Retail Business and Consumer Service Establishments) add a new superscript "55" to line 4.35 e. under the twelfth column heading, Ind. B-1, B-2, B-3 and add the following footnote in Subsection 4.40:

"55. Yes in the Industry B-3 district."

10. Amend Subsection 5.31, Residential Districts, Table 5-1, Table of Dimensional Requirements - Residential Districts by adding the following new line between lines Res. C-1 and Res. C-2:

(1)	(2)	(3)	(4)	(5)			(6)	(7)
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Yard in Feet Front	Side	Rear	Max. height in ft.	Min. Ratio of usable Op.Sp. to lot area
C-1B[f] 0.65	5,000	1,600	50	$\frac{H+L}{4}$[a]	$\frac{H+L}{5}$	$\frac{H+L}{4}$[c]	35	15%

And add the following footnote:

"(f) See Section 11.90."

11. Amend Subsection 5.34, Industrial Districts, Table 5-4, Table of Dimensional Requirements - Industrial Districts by adding the two new lines, that for district Ind. A-3 between the Ind. A-2 and Ind. B-1 lines and that for Ind. B-3 between the Ind. B-2 and Ind. B lines, as follows:

(1)	(2)	(3)	(4)	(5)			(6)	(7)
Max. Ratio of floor area to lot area	Lot Size	Lot Area per D.U.	Width	Minimum Yard in Feet Front	Side	Rear	Max. height in ft.	Min. Ratio of usable Op.Sp. to lot area
A-3 2.0	none	600	none	none	none	none	85	none
B-3 1.5	none	---	none	0	0[b]	0[b]	60[c]	none

And add the following subheading to Subsection 5.34:

"3. A dwelling in an Industry A-3 district shall be subject to the same residential requirements and other restrictions as a dwelling in a residence C-2 district. In the case of conversion of structures in existence as of April 1, 1981, yard requirements shall be reduced to the yards possessed by those structures as of April 1, 1981."

12. Amend Section 6.36, Schedule of Parking and Loading Requirements by adding new district designations as follows:

    a. Res. C-1B to the second column heading throughout so the heading reads:

Res. C-1, C-1B	Bus. C (res.)
O-1	Ind. A-1
Bus. A (Comm.)	
Bus. A-1	Ind. C ;

    b. Ind. A-3 and Ind. B-3 to the third column heading throughout so the heading reads:

Bus. C (Comm.)	Res. C-2A
Ind. A	Ind. B-2
Ind. A-3	Ind. B-3
Off. 2	Bus. A (res.)
Res. C-2 .	

13. Insert the designation C-1B after C-1 in the following locations:

    a. 4.21, k.
    b. 4.40, 7.
    c. 5.31, 2, (g), (h); 3, (c)
    d. 7.21

14. Add the following phrase to the end of Subsection 4.253:

    "...except as provided in Subsection 11.90."

15. Add the following new Subsection to Section 4.25

    "4.256 The requirements of this Section 4.25 are waived for the construction of multi-family dwellings complying with the requirements of Section 11.90"

16. Add the following new Subsection to Section 5.50:

    "5.53 Low- and Moderate-Income Housing. The dimensional requirements of this Article may be reduced for Low- and Moderate-Income Housing as provided in Article 11.000"

17. Add the following phrase to the end of Subsection 11.124:

    "...except as provided in Subsection 11.90."

18. Amend Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, so that it reads as follows:

"11.72 Applicability. The provisions of this Section 11.70 shall apply to new economic development activity in the Alewife Revitalization District and the Cambridgeport Revitalization District and in other major economic revitalization areas designated by the City Council through amendments to this Subsection 11.72. The Alewife revitalization District shall be that area contained within the comprehensive Alewife Area Rezoning Amendment ordained on June 16, 1980. The Cambridgeport Revitalization District shall be that area contained within the comprehensive Cambridgeport Industrial District rezoning amendment as ordained by the City Council. For purposes of this Section 11.70, the following shall be considered new economic development activity."

19. In Article 11.000, Special Regulations, add the following two new sections:

"11.80 Fort Washington Overlay District

11.81 Establishment and Scope. There is hereby established a Fort Washington Overlay District which shall be governed by the regulations specified in this Section 11.80. It is the intent of this section that these regulations will apply to a single area described generally as Fort Washington and to portions of certain abutting lots.

11.82 Purpose. It is the purpose of this Section 11.80 to augment existing zoning regulations in order to encourage development which will (1) recognize the historic significance of Fort Washington, (2) protect and enhance the use and enjoyment of Fort Washington, and (3) articulate Fort Washington as a well-defined urban park.

11.83 Applicability. The Fort Washington Overlay District shall be an overlay district on the zoning map established in Section 3.20.

11.831 The buildings and land uses within said district shall be controlled by the pertinent regulations within the base zoning districts, except as modified by the requirements of this Section 11.80 which shall apply in addition to regulations imposed by the base zoning map designations. Where the base zoning regulations differ from the requirements of this Section 11.80, the stricter provisions shall apply.

11.84 Land use standards in the Fort Washington Overlay District.

11.841 No building, structure or land in the Fort Washington Overlay District may be used, erected or designed to be used, in whole or in part, for any use without a special permit from the Planning Board.

11.842 The Planning Board shall determine that the proposed use will meet the purposes of this Section 11.80 and that the criteria specified in Section 10.43 will be satisfied.

11.85 Dimensional standards in the Fort Washington Overlay District.

11.851 Maximum Building Height. The transition from Fort Washington, a public open space, to private development should not be abrupt. Therefore, the maximum height of buildings in the Fort Washington Overlay District shall be 35 feet."

"11.90 Low- and Moderate-Income Housing

11.91 Purpose

Section 11.90 is intended to encourage the construction of new housing and the conversion to housing use of suitable, non-residential structures in existence as of August 3, 1981 while ensuring that a substantial percentage of the new units so created shall be available to and affordable by low- and moderate-income households.

11.92 Applicability

11.921 Construction of or conversion to residential structures containing more than three (3) units in a Residence C-1B district may exceed, to the extent defined in this Section 11.90, the dimensional requirements set forth in Section 5.31, provided that a special permit is granted by the special permit granting authority.

11.922 Special permits under this Section 11.90 shall be granted for new housing construction or for the conversion to housing use of non-residential structures in existence as of August 3, 1981 in a Residence C-1B district, provided that such construction or conversion developments fulfill the requirements of this Section 11.90.

11.923 New housing construction and land uses controlled by the regulations of this Section 11.90 shall also comply with the provisions of Section 11.10, Townhouse Developments. Where the provisions of Section 11.10 and those of this Section 11.90 differ, the provisions of this Section 11.90 shall govern.

11.93 Special Permit Granting Authority

The Planning Board shall be the special permit granting authority for any eligible housing construction or conversion requiring a special permit under this Section 11.90.

11.931 Special permits required in Section 11.10 may be allowed by the Planning Board within the scope of the special permit review required under this Section 11.90 and shall not require a separate review process.

11.94 Low-and Moderate-Income Unit Requirements

In a Residence C-1B district, new housing construction, or conversion to housing use of non-residential structures in existence as of August 3, 1981, shall devote the following percentages of units and floor area to housing units for low- and moderate-income households:

Total Number of Units	% of Units & Floor Area
4 to 10 units:	20%
more than 10 units:	30%

If application of the above percentages would result in fractional required units, less than 0.5 unit shall not be required and 0.5 or more fractional unit shall be rounded to the next highest whole number, and that number of units shall be required.

At least 50% of the required low- and moderate-income units shall be made available to and affordable by low-income households.

To the extent possible and under the provisions of this Section 11.90, the required low- and moderate-income units shall be comparable, by type, to other units in the same development.

11.95 For the purpose of this Section 11.90, low- and moderate-income households shall be as defined in the guidelines established from time to time by the Federal Department of Housing and Urban Development or any successor agency. All households occupying the low- and moderate-income units shall be certified as eligible by an agent of the City of Cambridge approved by the City Council.

11.96 The following special requirements shall be agreed to in writing before the Planning Board shall grant a special permit under this Section 11.90.

11.961 The units to be provided for low- and moderate-income households shall be available for a period of at least twenty (20) years.

11.962 Each completed stage of phased construction or conversion shall provide, to the nearest single unit, the same proportion of low- and moderate-income units as required for the total development.

11.963 The low-and moderate-income units shall be dispersed throughout the development and not concentrated in any one location.

11.964 Not more than 20% of the required low- and moderate-income units shall be one-bedroom units.

11.965 Not more than 20% of the required low- and moderate-income units shall be units intended for the elderly. Units for the elderly shall not be counted in addition to one-bedroom units. The provisions of Section 5.51 shall not apply to multi-family housing granted a special permit under this Section 11.90.

11.966 To the extent possible proposals shall incorporate mechanisms leading to home ownership by qualified low- and moderate-income households, mechanisms including but not limited to shell construction, "sweat equity", very long-term mortgages, etc.

11.967 The selection process for low- and moderate-income residents shall include screening by one or more Cambridgeport groups and organizations and shall be approved by the City Council. In order of priority, qualified current Cambridgeport residents, displaced Cambridgeport residents, other displaced Cambridge residents, and other Cambridge residents shall receive preference over other applicants for the low- and moderate-income housing units required under this Section 11.90.

11.968 Adequate provisions shall be made for continuing competent and responsive management of the low- and moderate-income units required under this Section 11.90.

11.969 The site plan shall provide for safe, convenient, and harmonious grouping of structures, uses and facilities, for a well-designed relationship between inside and outside spaces, and for preservation of desirable natural or historic features. Wherever possible structures shall be oriented and constructed to conserve energy and to take full advantage of solar heating and cooling opportunities.

11.97 The following dimensional standards shall apply to new housing construction granted a special permit under this Section 11.90:

11.971 Maximum floor area ratio: 1.00

11.972 Minimum lot area required per dwelling unit: 1,000 square feet (43 dwelling units per acre)

11.973 Maximum height at cornice line: 30 feet

11.974 Maximum height: 40 feet

11.975 Subdivided lots may not be less than 5,000 square feet.

11.976 Development controls are not waived for the subsequent subdivision of lots.

11.98 Conversion to housing use of non-residential structures in existence as of August 3rd, 1981 shall meet the following requirements:

11.981 No structure in non-residential use in a C-1B district shall be converted to housing use under this Section 11.90 unless the Planning Board shall be satisfied that (a) no jobs will be lost in Cambridgeport due to the conversion or that (b) in cases where Cambridgeport jobs will be lost, jobs equivalent or better in number, type, quality and pay shall be made available in the Cambridgeport Industrial District, on a first-priority basis, to all employees displaced in the conversion by the entity or entities owning or controlling the converted non-residential structure prior to its residential occupancy. No certificate of occupancy shall be issued until the jobs required under (b) above have been made available.

11.982 Non-residential structures vacant on August 3, 1981 are exempt from the job-replacement requirements of subsection 11.981. Non-residential structures made or becoming vacant after August 3, 1981 with loss of jobs shall be subject to the provisions of subsection 11.981 for a period of five (5) years, figured from the date the structure became vacant, if, within the 5 year period, an application for conversion under this Section 11.90 is filed.

11.983 In addition to the requirements stated in subsections 11.981 and 11.982, the Planning Board shall also be satisfied that the structure or structures intended for conversion are suitable for, or adaptable to, housing use and will provide pleasant, good-sized units with good ventilation and adequate natural light.

11.984 A non-residential structure complying with the requirements of this subsection 11.98 shall be entitled to the FAR, maximum height, and setbacks possessed by the structure on August 3, 1981. The minimum lot area per dwelling unit shall be determined from Table 5.31 by taking the minimum lot area per dwelling unit required by the Residence C district with the FAR closest to that of the building to be converted. Nevertheless, the Planning Board shall require that all units in the converted structure meet the minimum applicable area standards issued from time to time for each type of unit by the Federal Department of Housing and Urban Development.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1.0 Rezone to Business B-1 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 centerlines of Brookline Street and Massachusetts Avenue, as shown on Assessor's Plats #91 and #92;

1.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1,190 feet to its intersection with the northeasterly projection of the southeastern sideline of Lot #111 on Assessor's Plat #69;

1.2 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #111 and its projection on Assessor's Plat #69 for approximately 158 feet to its intersection with the northeastern sideline of Lot #113 on Assessor's Plat #69;

1.3 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of Lot #113 on Assessor's Plat #69 for approximately 67 feet to its intersection with the northwestern sideline of said lot;

1.4 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of Lot #113 and its southwesterly projection on Assessor's Plat #69 for approximately 108 feet 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 for approximately 1,109 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plats #69 and #92;

1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 265 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.

1.00 Said area comprises approximately 313,100 square feet (7.2 acres) and includes all of or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #92:

Even numbers 372 through 476 Massachusetts Avenue, odd numbers 7 through 13 Sidney Street, odd numbers 81 through 153 Green Street, and even numbers 12 through 18 Brookline Street, which include all of or parts of lots numbered 88, 70, 50, 51, 69, 89, 66, 117, 57, 58, 103, 96, 95 and 62.

1.02 Premises shown on Assessor's Plat #69:

Even numbers 282 through 358 Massachusetts Avenue, odd numbers 11 through 43 Green Street, and even numbers 4 through 22 Blanche Street, which include all of or parts of lots numbered 160, 159, 72, 99, 100, 101, 102, 103, 149, 163, 148, 109, 110, 111, 114, 115, 116 and 117.

2.0 Rezone to Industry A-2 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 projection of the northwestern sideline of Lot #161 on Assessor's Plat #69;

2.1 Thence proceeding in a southeasterly direction along the centerline of Massachusetts Avenue for approximately 1,045 feet to its intersection with the centerline of Vassar Street, as shown on Assessor's Plats #56, #68, and #69;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Vassar Street and its extension for approximately 165 feet to its intersection with a line 100 feet southwest of and parallel to the southeasterly street line of Massachusetts Avenue, as shown on Assessor's Plat #56;

2.3 Thence turning and proceeding in a northwesterly direction along a line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue for approximately 383 feet to its intersection with the centerline of Albany Street, as shown on Assessor's Plat #56;

2.4 Thence turning and proceeding in a southwesterly direction along the centerline of Albany Street for approximately 260 feet to its intersection with the southeasterly projection of the centerline of Cross Street, as shown on Assessor's Plats #56 and #68;

2.5 Thence turning and proceeding in a northwesterly direction along the centerline of Cross Street and its extensions for approximately 538 feet to its intersection with the centerline of Landsdowne Street, as shown on Assessor's Plat #68;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Landsdowne Street for approximately 110 feet to its intersection with the southeasterly projection of the centerline of Green Street, as shown on Assessor's Plats #68 and #69;

2.7 Thence turning and proceeding in a northwesterly direction along the centerline of Green Street and its projection for approximately 106 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #113 on Assessor's Plat #69;

2.8 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #113 and its projection on Assessor's Plat #69 for approximately 108 feet to its intersection with the northeastern sideline of said lot;

2.9 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Lot #113 on Assessor's Plat #69 for approximately 67 feet to its intersection with the southeastern sideline of Lot #111 on Assessor's Plat #69;

2.10 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #111 and its northeasterly projection on Assessor's Plat #69 for approximately 158 feet to its intersection with the centerline of Massachusetts Avenue, the point of origin.

2.00 Said area comprises approximately 245,050 square feet (5.6 acres) and includes all of or parts of the following parcels of land:

2.01 Premises shown on Assessor's Plat #56:

Even numbers 134 through 168 Massachusetts Avenue, even numbers 114 and 120 Albany Street, and number 93 Vassar Street, which include all of or parts of lots numbered 4, 9, 7, 5, and 8.

2.02 Premises shown on Assessor's Plat #68:

Even numbers 180 through 256 Massachusetts Avenue, even numbers 2 through 22 Landsdowne Street, number 115 Albany Street, and odd numbers 1 through 47 Cross Street, which include all or parts of lots numbered 47, 50, 51 and 19.

2.03 Premises shown on Assessor's Plat #69:

Even numbers 266 through 276 Massachusetts Avenue and number 15 Landsdowne Street, which include all of or parts of lots numbered 113, 161, and 162.

3.0 Rezone to Residence C-1B that area presently zoned Business A, Business A-1, Business B, and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Green Street;

3.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plats #92 and #93;

3.2 Thence turning and proceeding in a northwesterly direction along the centerline of Franklin Street for approximately 120 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #93;

3.3 Thence turning and proceeding in a southwesterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 778 feet to its intersection with the centerline of Lopez Street, as shown on Assessor's Plat #94;

3.4 Thence turning and proceeding in a southeasterly direction along the centerline of Lopez Street and its southeasterly projection for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plats #94 and #95;

3.5 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 60 feet to its intersection with the northwesterly projection of the centerline of Pacific Street, as shown on Assessor's Plats #94 and #95;

3.6 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 240 feet to its intersection with a line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 on Assessor's Plat #92;

3.7 Thence turning and proceeding in a northeasterly direction along said line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 and its projections on Assessor's Plat #92 for approximately 480 feet to its intersection with a line, said line being the extension of the centerline of Auburn Street from its intersection with the northwestern street line of Brookline Street to its intersection with the southeastern street line of Sidney Street;

3.8 Thence turning and proceeding in a southeasterly direction along the centerline of Auburn Street and its extension for approximately 478 feet to its intersection with the southwesterly projection of the centerline of Blanche Street, as shown on Assessor's Plats #69 and #92;

3.9 Thence turning and proceeding in a northeasterly direction along the centerline of Blanche Street and its projection for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #69;

3.10 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street for approximately 246 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #131 on Assessor's Plat #69;

3.11 Thence turning and proceeding in a northeasterly direction along said southeastern sideline of Lot #131 on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Green Street;

3.12 Thence turning and proceeding in a northwesterly direction along the along the centerline of Green Street for approximately 1,031 feet to its intersection with the centerline of Brookline Street, the point of origin.

3.00 Said area comprises approximately 659,160 square feet (15.1 acres) and includes all of or parts of the following parcels of land:

3.01 Premises shown on Assessor's Plat #93:

Odd numbers 41 through 89 Brookline Street, even numbers 100 through 110 Auburn Street, odd numbers 97 through 107 Auburn Street, even numbers 170 and 176 Franklin Street, and odd numbers 3 and 5 Watson Street, which include all of or parts of lots numbered 20, 21, 22, 23, 24, 25, 26, 39, 40, 41, 42, 114 and 115.

3.02 Premises shown on Assessor's Plat #92:

Even numbers 22 through 104 Brookline Street, odd numbers 115 and 119 Pacific Street, odd numbers 19 through 63 Sidney Street, even numbers 78 through 152 Green Street, even numbers 116 through 154 Franklin Street, odd numbers 109 through 155 Franklin Street, and odd numbers 41 through 47 Pilgrim Street, which include all of or parts of lots numbered 29, 30, 31, 32, 33, 34, 35, 36, 90, 84, 85, 40, 41, 42, 43, 44, 116, 3, 4, 91, 82, 114, 19, 106, 105, 22, 115 and 112.

3.03 Premises shown on Assessor's Plat #69:

Even numbers 20 through 64 Sidney Street, odd numbers 21 through 27 Auburn Street, odd numbers 33 through 81 Blanche Street, even numbers 36 through 58 Blanche Street, odd numbers 55 through 95 Franklin Street, and even numbers 20 through 56 Green Street, which include all of or parts of lots numbered 164, 53, 54, 58, 60, 61, 62, 147, 146, 77, 78, 124, 125, 80, 129, 130 and 131.

3.04 Premises shown on Assessor's Plat #94:

Even numbers 2 through 8 Watson Street, odd numbers 7 through 15 Lopez Street, and odd numbers 91 through 109 Brookline Street, which include all of or parts of lots numbered 80, 82, 89, 90, 91, 92, 155, 156, 170, and 171.

4.0 Rezone to Open Space that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Pacific Street and Sidney Street, as shown on Assessor's Plat #92;

4.1 Thence proceeding in a northwesterly direction along the centerline of Pacific Street for approximately 265 feet to its intersection with a line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 on Assessor's Plat #92;

4.2 Thence turning and proceeding in a northeasterly direction along said line 55 feet northwest of and parallel to the southeastern sideline of Lot #116 and its projections on Assessor's Plat #92 for approximately 480 feet to its intersection with a line, said line being the extension of the centerline of Auburn Street from its intersection with the northwestern street line of Brookline Street to its intersection with the Southeastern street line of Sidney Street;

4.3 Thence turning and proceeding in a southeasterly direction along said extension of the centerline of Auburn Street for approximately 285 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #92;

4.4 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 480 feet to its intersection with the centerline of Pacific Street, the point of origin.

4.00 Said area comprises approximately 132,000 square feet (3.0 acres) and includes all of or parts of the following parcels of land:

4.01 Premises shown on Assessor's Plat #92:

Number 63 Sidney Street and Number 115 Pacific Street, which include all of or parts of lots numbered 112 and 116.

5.0 Rezone to Business A-1 that area presently zoned Business A and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street and the northwesterly projection of the centerline of Pacific Street;

City of Cambridge

10.

IN CITY COUNCIL
March 10, 1980

COUNCILLOR D. SULLIVAN

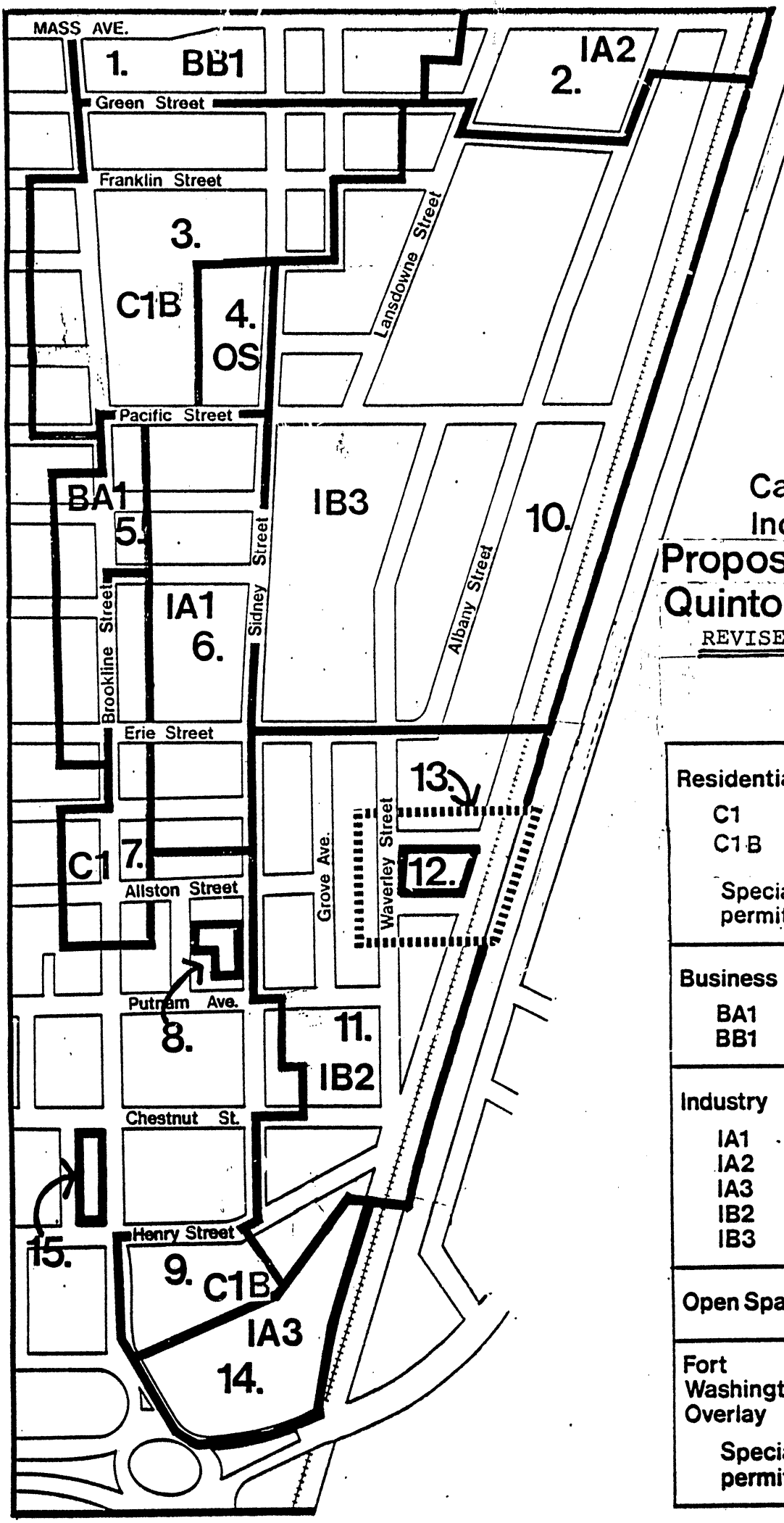
ORDERED: That the City Manager be requested to direct the Community Development Department, in the course of its study of the Cambridgeport Industrial Zone, to respect the neighborhood planning priorities in accordance with previous orders of the City Council and in particular to develop zoning ordinances to reduce land costs so as to encourage but not limited to blue-collar employment opportunities in the area.

In City Council March 10, 1980
Adopted by the affirmative vote of 8 members.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

Paul E. Healy

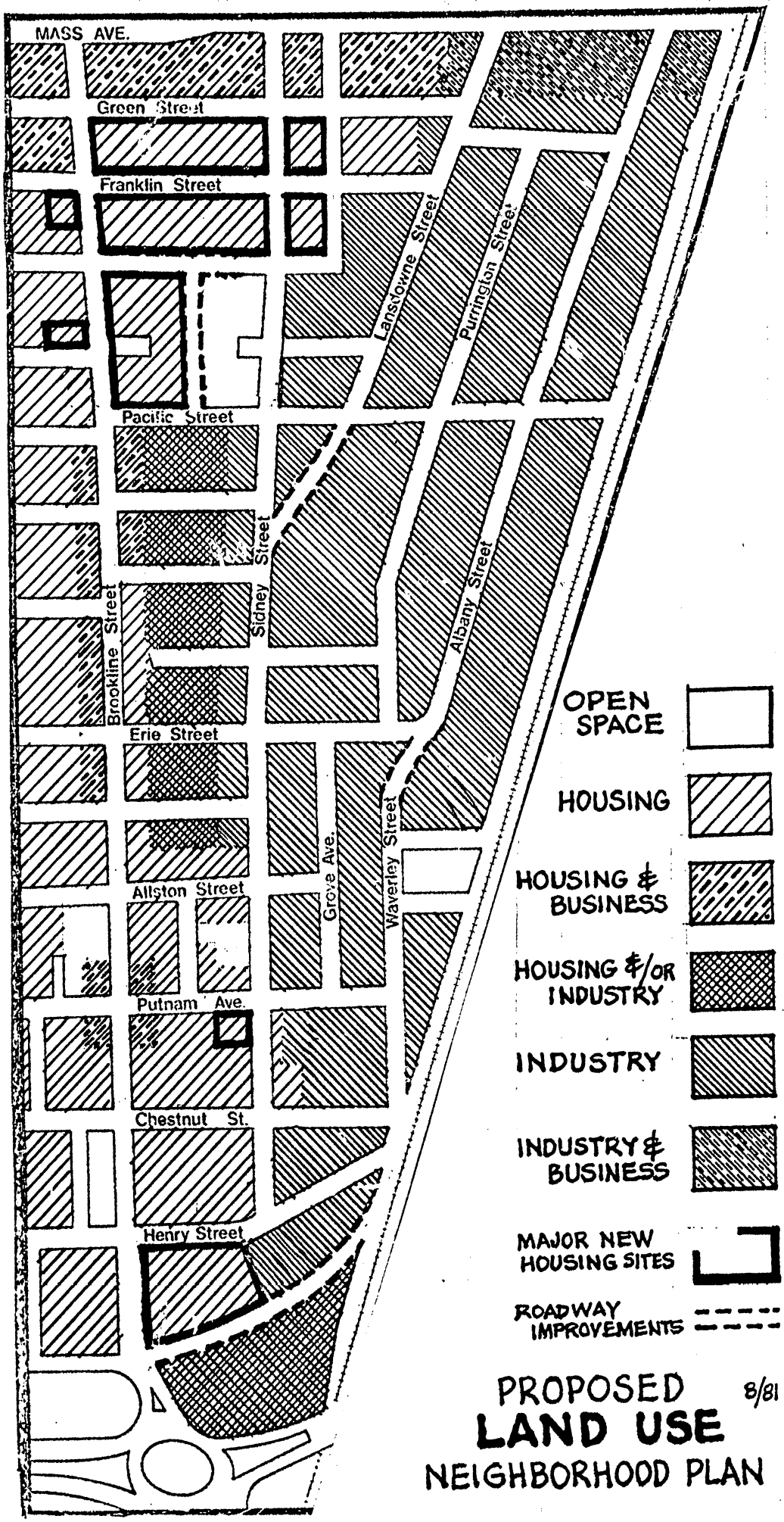


Cambridgeport Industrial District

Proposed Zoning Quinton Petition

REVISED 8/81

	FAR	Max Ht.	Du/ Acre
Residential			
C1	.75	35	36
C1B	.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	—



PROPOSED 8/81

LAND USE

NEIGHBORHOOD PLAN

5.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 180 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Lopez Street, as shown on Assessor's Plat #94;

5.2 Thence turning and proceeding in a northwesterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Lopez Street for approximately 120 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #94;

5.3 Thence turning and proceeding in a southwesterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 1,027 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Erie Street, as shown on Assessor's Plats #94 and #97;

5.4 Thence turning and proceeding in a southeasterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Erie Street for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plat #97;

5.5 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 615 feet to its intersection with the centerline of Emily Street, as shown on Assessor's Plats #94, #95, #96, and #97;

5.6 Thence turning and proceeding in a southeasterly direction along the centerline of Emily Street for approximately 145 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #73 on Assessor's Plat #95;

5.7 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #73 and its projection on Assessor's Plat #95 for approximately 230 feet to its intersection with the centerline of Tudor Street;

5.8 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street for approximately 25 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #48 on Assessor's Plat #95;

5.9 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #48 and its projections on Assessor's Plat #95 for approximately 241 feet to its intersection with the centerline of Pacific Street;

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

5.00 Said area comprises approximately 185,570 square feet (4.3 acres) and includes all of or parts of the following parcels of land:

5.01 Premises shown on Assessor's Plat #94:

Odd numbers 119 through 195 Brookline Street, even numbers 4 through 14 Decatur Street, number 7 Decatur Street, even numbers 6 through 10 Valentine Street, odd numbers 7 and 9 Valentine Street, and odd numbers 131 through 137 Erie Street, which include all of or parts of lots numbered 58, 60, 59, 158, 149, 154, 157, 151, 4, 150, 6, 7, 8, 9, 10, 11, 12, and 215.

5.02 Premises shown on Assessor's Plat #97:

Even numbers 122 through 138 Erie Street, which include all of or parts of lots numbered 130 and 73.

5.03 Premises shown on Assessor's Plat #95:

Even numbers 116 through 144 Brookline Street, odd numbers 33 through 45 Tudor Street, number 40 Tudor Street, and even numbers 112 through 126 Pacific Street, which include all of or parts of lots numbered 73, 51, 52 and 59.

6.0 Rezone to Industry A-1 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Pacific Street and Sidney Street, as shown on Assessor's Plats #67, #69, #92, and #95;

6.1 Thence proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 1,328 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #98 on Assessor's Plat #96;

6.2 Thence turning and proceeding in a northwesterly direction along the southwestern sidelines of Lot #98, Lot #102, Lot #110 and Lot #109 on Assessor's Plat #96 for approximately 321 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern street line of Brookline Street, as shown on Assessor's Plat #96;

6.3 Thence turning and proceeding in a northeasterly direction along said line 100 feet southeast of and parallel to the southeastern street line of Brookline Street for approximately 855 feet to its intersection with the centerline of Emily Street, as shown on Assessor's Plats #95 and #96;

6.4 Thence turning and proceeding in a southeasterly direction along the centerline of Emily Street for approximately 25 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #73 on Assessor's Plat #95;

6.5 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #73 Assessor's Plat #95 and its projection for approximately 230 feet to its intersection with the centerline of Tudor Street;

6.6 Thence turning and proceeding in a northwesterly direction along the centerline of Tudor Street for approximately 25 feet to its intersection with the southwesterly projection of the northwestern sideline of Lot #48 on Assessor's Plat #95;

6.7 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #48 and its projections on Assessor's Plat #95 for approximately 241 feet to its intersection with the centerline of Pacific Street;

6.8 Thence turning and proceeding in a southeasterly direction along the centerline of Pacific Street for approximately 385 feet to its intersection with the centerline of Sidney Street, the point of origin.

6.00 Said area comprises approximately 463,030 square feet (10.6 acres) and includes all of or parts of the following parcels of land:

6.01 Premises shown on Assessor's Plat #95:

Odd numbers 97 through 175 Sidney Street, even numbers 82 through 126 Pacific Street, even numbers 2 through 34 Tudor Street, odd numbers 9 through 45 Tudor Street, numbers 7 and 12 Emily Street, and odd numbers 71 through 111 Erie Street, which include all of or parts of lots numbered 57, 58, 59, 48, 66, 61, 53, 49, 60, 70, 71, 72, 44, 75, and 5.

6.02 Premises shown on Assessor's Plat #96:

Odd numbers 179 through 201 Sidney Street, even numbers 80 through 110 Erie Street, even numbers 60 through 90 Hamilton Street, and odd numbers 51 through 85 Hamilton Street, which include all of or parts of lots numbered 126, 127, 124, 117, 118, 98, 102, 110, and 109.

7.0 Rezone to Residence C-1 that area presently zoned Business A and Business A-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street with the northwesterly projection of the centerline of Emily Street, as shown on Assessor's Plat #95;

7.1 Thence proceeding in a southeasterly direction along the centerline of Emily Street for approximately 120 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern street line of Brookline Street, as shown on Assessor's Plat #95;

7.2 Thence turning and proceeding in a southwesterly direction along said line 100 feet southeast of and parallel to the southeastern street line of Brookline Street for approximately 1,194 feet to its intersection with a line 100 feet northeast of and parallel to the northeastern street line of Putnam Avenue, as shown on Assessor's Plats #95 and #96;

7.3 Thence turning and proceeding in a northwesterly direction along said line 100 feet northeast of and parallel to the northeastern street line of Putnam Avenue for approximately 240 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern street line of Brookline Street, as shown on Assessor's Plat #96 and #97;

7.4 Thence turning and proceeding in a northeasterly direction along said line 100 feet northwest of and parallel to the northwestern street line of Brookline Street for approximately 464 feet to its intersection with the centerline of Hamilton Street, as shown on Assessor's Plat #97;

7.5 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street for approximately 120 feet to its intersection with the centerline of Brookline Street, as shown on Assessor's Plat #97;

7.6 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 735 feet to its intersection with the northwesterly projection of the centerline of Emily Street, the point of origin, as shown on Assessor's Plats #96, #97, #94 and #95.

7.00 Said area comprises approximately 198,960 square feet (4.6 acres) and includes all of or parts of the following parcels of land:

7.01 Premises shown on Assessor's Plat #95:

Even numbers 148 through 194 Brookline Street and odd numbers 91 through 111 Erie Street, and number 12 Emily Street, which include all of or parts of lots numbered 70, 71, 75, 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 67 and 68.

7.02 Premises shown on Assessor's Plat #96:

Even numbers 202 through 264 Brookline Street, even numbers 98 through 110 Erie Street, even numbers 90 and 92 Hamilton Street, odd numbers 85 through 101 Hamilton Street, even numbers 92 through 104 Allston Street, odd numbers 95 through 103 Allston Street, and odd numbers 9 through 19 Peters Street, which include all of or parts of lots numbered 57, 58, 59, 60, 61, 127, 124, 52, 53, 115, 116, 109, 96, 56, 75, 76, 77, 99, 31, 32, 114, 113, 121, 122, 25 and 26.

7.03 Premises shown on Assessor's Plat #97:

Odd numbers 225 through 263 Brookline Street, number 130 Allston Street, odd numbers 117 through 133 Allston Street, and even numbers 106 through 122 Hamilton Street, which include all of or parts of lots numbered 52, 53, 54, 55, 56, 57, 58, 59, 32, 35, 113, 112 and 111.

8.0 Rezone to Open Space that area presently zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Peters Street and the northwesterly projection of the northeastern sideline of Lot #79 on Assessor's Plat #96;

8.1 Thence proceeding in a southeasterly direction along the northeastern sidelines of Lots #79 and #44 and their projection on Assessor's Plat #96 for approximately 224 feet to its intersection with the centerline of Sidney Street;

8.2 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street for approximately 141 feet to its intersection with the southesterly projection of the southwestern sideline of Lot #47 on Assessor's Plat #96;

8.3 Thence turning and proceeding in a northwesterly direction along said southwestern sideline of Lot #47 and its southeasterly projection on Assessor's Plat #96 for approximately 112 feet to its intersection with the northwestern sideline of said lot;

8.4 Thence turning and proceeding in a northeasterly direction along the southeastern sidelines of Lots #111 and #112 on Assessor's Plat #96 for approximately 91 feet to its intersection with the northeastern sideline of Lot #112 on said plat;

8.5 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of Lot #112 and its northwesterly projection on Assessor's Plat #96 for approximately 112 feet to its intersection with the centerline of Peters Street;

8.6 Thence turning and proceeding in a northeasterly direction along the centerline of Peters Street for approximately 50 feet to its intersection with the northwesterly projection of the northeastern sideline of Lot #79 on Assessor's Plat #96, the point of origin.

8.00 Said area comprises approximately 21,440 square feet (0.5 acre) and includes all of or parts of the following parcels of land:

8.01 Premises shown on Assessor's Plat #96:

Even numbers 10 through 14 Peters Street and odd numbers 223 through 233 Sidney Street, which include all of or parts of lots numbered 79, 44, 45, 46, and 47.

9.0 Rezone to Residence C-1B that area presently zoned Industry A which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Henry Street, as shown on Assessor's Plat #65;

9.1 Thence proceeding in a southeasterly direction along the centerline of Henry Street for approximately 352 feet to its intersection with the northeasterly projection of the northwestern sideline of Lot #47 on Assessor's Plat #65;

9.2 Thence turning and proceeding in a southwesterly direction along said projection and the northwestern sidelines of Lots #47 and #51 on Assessor's Plat #65 for approximately 180 feet to its intersection with the southwestern sideline of Lot #49 on said plat;

9.3 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #49 and its northwesterly projection on Assessor's Plat #65 for approximately 485 feet to its intersection with the centerline of Brookline Street;

9.4 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street for approximately 316 feet to its intersection with the centerline of Henry Street, the point of origin.

9.00 Said area comprises approximately 98,150 square feet (2.3 acres) and includes all of or parts of the following parcels of land:

9.01 Premises shown on Assessor's Plat #65:

Even numbers 346 through 354 Brookline Street, which include all of or parts of lots numbered 48 and 49.

10.0 Rezone to Industry B-3 that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Auburn Street and Sidney Street, as shown on Assessor's Plats #69 and #92;

10.1 Thence proceeding in a southeasterly direction along the centerline of Auburn Street for approximately 193 feet to its intersection with the southwesterly projection of the centerline of Blanche Street, as shown on Assessor's Plat #69;

10.2 Thence turning and proceeding in a northeasterly direction along the centerline of Blanche Street and its southwesterly projection for approximately 240 feet to its intersection with the centerline of Franklin Street, as shown on Assessor's Plat #69;

10.3 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street for 246 feet to its intersection with the southwesterly projection of the southeastern sideline of Lot #131 on Assessor's Plat #69;

10.4 Thence turning and proceeding in a northeasterly direction along the southeastern sideline of Lot #131 and its projection on Assessor's Plat #69 for approximately 239 feet to its intersection with the centerline of Green Street;

10.5 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and its southeasterly projection for approximately 170 feet to its intersection with the centerline of Landsdowne Street, as shown on Assessor's Plat #69 and #68;

10.6 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street for approximately 110 feet to its intersection with the northwesterly projection of the centerline of Cross Street, as shown on Assessor's Plat #68;

10.7 Thence turning and proceeding in a southeasterly direction along the centerline of Cross Street and its projections for approximately 538 feet to its intersection with the centerline of Albany Street, as shown on Assessor's Plat #68;

10.8 Thence turning and proceeding in a northeasterly direction along the centerline of Albany Street for approximately 260 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue, as shown on Assessor's Plats #68 and #56;

10.9 Thence turning and proceeding in a southeasterly direction along said line 100 feet southwest of and parallel to the southwestern street line of Massachusetts Avenue for approximately 254 feet to its intersection with the southeastern sideline of the Boston & Albany Branch Railroad right-of-way, as shown on Assessor's Plat #56;

10.10 Thence turning and proceeding in a southwesterly direction along said southeastern sideline for approximately 2,127 feet to its intersection with the southeasterly projection of the southwestern sideline of Lot #12 on Assessor's Plat #54;

10.11 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #12 and its projections on Assessor's Plat #54 for approximately 360 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;

10.12 Thence turning and proceeding in a northerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the centerline of Erie Street, as shown on Assessor's Plat #66;

10.13 Thence turning and proceeding in a northwesterly direction along the centerline of Erie Street for approximately 455 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #66;

10.14 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street for approximately 1,450 feet to its intersection with the centerline of Auburn Street, the point of origin, as shown on Assessor's Plats #67, #95, #69, and #92.

10.00 Said area comprises approximately 1,988,400 square feet (45.6 acres) and includes all of or parts of the following parcels of land:

10.01 Premises shown on Assessor's Plat #69:

Even numbers 66 through 96 Sidney Street, odd numbers 55 through 75 Pacific Street, even numbers 12 through 30 Auburn Street, even numbers 68 through 80 Blanche Street, even numbers 50 through 76 Franklin Street, number 49 Franklin Street, number 10 Green Street, and odd numbers 23 through 83 Landsdowne Street, which include all of or parts of lots numbered 138, 150, 57, 153, 157, 158, 155, 156, 49, 50, 51, 133 and 132.

10.02 Premises shown on Assessor's Plat #68:

Even numbers 26 through 82 Landsdowne Street, odd numbers 3 through 87 Purrington Street, even numbers 2 through 86 Purrington Street, odd numbers 2 through 48 Cross Street, odd numbers 143 through 207 Albany Street, and odd numbers 1 through 49 Pacific Street, which include all of or parts of lots numbered 30, 31, 43, 61, 62, 54, 2, 24, 34, 37, 56, 57, 58, 59, and 60.

10.03 Premises shown on Assessor's Plat #56:

Even numbers 114 through 144 Albany Street and even numbers 158 through 168 Massachusetts Avenue, which include all of or parts of lots numbered 1, 2, 5, 7, 8, and 9.

10.04 Premises shown on Assessor's Plat #55:

Even numbers 150 through 234 Albany Street, which include all of or parts of lots numbered 18, 19, 7, 20, 21, 9, 22, and 23.

10.05 Premises shown on Assessor's Plat #54:

Even numbers 240 through 294 Albany Street, which include all of or parts of lots numbered 12, 10, 18, 19, 16, 7, and a portion of the Boston & Albany Branch Railroad right-of-way.

10.06 Premises shown on Assessor's Plat #67:

Even numbers 98 through 176 Sidney Street, even numbers 2 through 68 Pacific Street, odd numbers 1 through 63 Waverly Street, even numbers 26 through 64 Waverly Street, odd numbers 9 through 69 Erie Street,and odd numbers 221 through 295 Albany Street, which include all of or parts of lots numbered 56, 61, 62, 64, 63, 24, 14, 48, 45, 46, 47, 29, 44, 59, 58, 49, 53, 54, 52, 55, 33, 32, 30, and 12.

11.0 Rezone to Industry IB-2 that area, exclusive of the area described in Section 12.0 below, presently zoned Industry A and Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Erie Street and Sidney Street;

11.1 Thence proceeding in a southeasterly direction along the centerline of Erie Street for approximately 455 feet to its intersection with the centerline of Anglim Street, as shown on Assessor's Plat #66;

11.2 Thence turning and proceeding in a southerly direction along the centerline of Anglim Street for approximately 100 feet to its intersection with the northwesterly projection of the southwestern sideline of Lot #12 on Assessor's Plat #66;

11.3 Thence turning and proceeding in a southeasterly direction along the southwestern sideline of Lot #12 on Assessor's Plat #66 and its projections, as shown on Assessor's Plats #66 and #54, for approximately 360 feet to its intersection with the southeastern sideline of the Boston & Albany Branch Railroad right-of-way;

11.4 Thence turning and proceeding in a southwesterly direction along said southeastern sideline for approximately 1,447 feet to its intersection with the southwestern sideline of Lot #130 on Assessor's Plat #63;

11.5 Thence turning and proceeding in a northwesterly direction along the northwesterly projection of southwestern sideline of Lot #130 on Assessor's Plat #63 for approximately 85 feet to its intersection with the northwestern sideline of the Boston & Albany Branch Railroad right-of-way;

11.6 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of the Boston & Albany Branch Railroad right-of-way for approximately 82 feet to its intersection with the southwestern sideline of Lot #46 on Assessor's Plat #65;

11.7 Thence turning and proceeding in a northwesterly direction along the southwestern sidelines of Lots #46 and #51 on Assessor's Plat #65 for approximately 332 feet to its intersection with the northwestern sideline of Lot #51 on said plat;

11.8 Thence turning and proceeding in a northeasterly direction along the northwestern sidelines of Lots #51 and #47 and their northeasterly projection, as shown on Assessor's Plat #65, for approximately 180 feet to its intersection with the centerline of Henry Street;

11.9 Thence turning and proceeding in a southeasterly direction along the centerline of Henry Street for approximately 72 feet to its intersection with the southwesterly projection of the centerline of Sidney Street, as shown on Assessor's Plat #65;

11.10 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street and its extension for approximately 317 feet to its intersection with the centerline of Chestnut Street, as shown on Assessor's Plat #65;

11.11 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 130 feet to its intersection with a line 110 feet southeast of and parallel to the southeastern street line of Sidney Street, as shown on Assessor's Plat #66;

11.12 Thence turning and proceeding in a northeasterly direction along said line 110 feet southeast of and parallel to the southeastern street line of Sidney Street for approximately 170 feet to its intersection with the southwestern sideline of Lot #124 on Assessor's Plat #66;

11.13 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of Lot #124 for approximately 35 feet to its intersection with the northwestern sideline of Lot #124 on Assessor's Plat #66;

11.14 Thence turning and proceeding in a northeasterly direction along the northwestern sideline of Lot #124 and its northeasterly projection on Assessor's Plat #66 for approximately 170 feet to its intersection with the centerline of Putnam Avenue on said plat;

11.15 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue for approximately 95 feet to its intersection with the centerline of Sidney Street, as shown on Assessor's Plat #66;

11.16 Thence turning and proceeding in a northeasterly direction along the centerline of Sidney Street for approximately 810 feet to its intersection with the centerline of Erie Street, the point of origin.

11.00 Said area comprises approximately 1,032,240 square feet (23.7 acres) and includes all of or parts of the following parcels of land:

11.01 Premises shown on Assessor's Plat #54:

A portion of the Boston & Albany Branch Railroad right-of-way.

11.02 Premises shown on Assessor's Plat #61:

A portion of the Boston & Albany Branch Railroad right-of-way.

11.03 Premises shown on Assessor's Plat #62:

All of or parts of lots numbered 1, 38, 37, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.04 Premises shown on Assessor's Plat #63:

A portion of the Boston & Albany Branch Railroad right-of-way.

11.05 Premises shown on Assessor's Plat #65:

Even numbers 276 through 300 Sidney Street, odd numbers 1 through 41 Henry Street, even numbers 2 through 42 Henry Street, and even numbers 2 through 38 Chestnut Street, which include all of or parts of lots numbered 44, 45, 39, 46, 47, 51, and a portion of the Boston & Albany Branch Railroad right-of-way.

11.06 Premises shown on Assessor's Plat #66:

Even numbers 178 through 244 Sidney Street, even numbers 20 through 62 Erie Street, even numbers 66 through 170 Waverly Street, odd numbers 65 through 169 Waverly Street, even numbers 604 through 640 Putnam Avenue, odd numbers 613 through 635 Putnam Avenue, odd numbers 13 through 27 Chestnut Street, odd numbers 1 through 23 Grove Street, even numbers 2 through 24 Grove Street, even numbers 30 through 52 Allston Street, and odd numbers 31 through 49 Allston Street, which include all of or parts of lots numbered 14, 12, 124, 10, 11, 127, 135, 108, 43, 53, 96, 139, 138, 32, 30, 29, 42, 95, 94, 123, 122, 121, 125, 126, 113, 73, 99, 100, 101, 82, and 81.

12.0 Rezone to Open Space that area presently zoned Industry B which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Waverly Street and the northwesterly projection of the centerline of Talbot Street;

12.1 Thence proceeding in a northeasterly direction along the centerline of Waverly Street for approximately 207 feet to its intersection with the northwesterly projection of the centerline of Reardon Street (private way), as shown on Assessor's Plat #66;

12.2 Thence turning and proceeding in a southeasterly direction along the centerline of Reardon Street for approximately 292 feet to its intersection with the northeasterly projection of the northwestern sideline of Lot #74 on Assessor's Plat #66;

12.3 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of Lot #74 and its projections on Assessor's Plat #66 for approximately 220 feet to its intersection with the centerline of Talbot Street;

12.4 Thence turning and proceeding in a northwesterly direction along the centerline of Talbot Street and its northwesterly projection for approximately 224 feet to its intersection with the centerline of Waverly Street, the point of origin.

12.00 Said area comprises approximately 53,405 square feet and includes all of or parts of the following parcels of land:

12.01 Premises shown on Assessor's Plat #66:

Odd numbers 95 through 111 Waverly Street, which include all of Lot #74.

13.0 Establish an overlay zone designated "Fort Washington Overlay District" over the existing district designations for the following described area of land:

13.1 Beginning at a point, said point being the intersection of a line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66 and a line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on said plat;

13.2 Thence proceeding in a northeasterly direction along said line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66 for approximately 380 feet to its intersection with a line 100 feet northeast of and parallel to the northeastern sideline of Lot #74 on Assessor's Plat #66;

13.3 Thence turning and proceeding in a southeasterly direction along said line 100 feet northeast of and parallel to the northeastern sideline of Lot #74 on Assessor's Plat #66 for approximately 490 feet to its intersection with a line 100 feet southeast of and parallel to the southeastern sideline of Lot #74 on said plat;

13.4 Thence turning and proceeding in a southwesterly direction along said line 100 feet southeast of and parallel to the southeastern sideline of Lot #74 on Assessor's Plat #66 for approximately 400 feet to its intersection with a line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on Assessor's Plat #66;

13.5 Thence turning and proceeding in a northwesterly direction along said line 100 feet southwest of and parallel to the southwestern sideline of Lot #74 on Assessor's Plat #66 for approximately 380 feet to its intersection with a line 100 feet northwest of and parallel to the northwestern sideline of Lot #74 on Assessor's Plat #66, the point of origin.

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

13.01 Premises shown on Assessor's Plat #66:

Odd numbers 91 through 117 Waverly Street, all of Talbot Street and Reardon Street (private way), which include all of or parts of lots numbered 81, 99, 74, 73, 138, and a portion of the Boston & Albany Branch Railroad right-of-way.

13.02 Premises shown on Assessor's Plat #61:

Odd numbers 269 through 289 Vassar Street, which include all of or parts of lots numbered 11, 12, 13, 9, and a portion of the Boston & Albany Branch Railroad right-of-way.

14.0 Rezone to Industry A-3 that area presently zoned Industry A and Office 3 which is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Brookline Street and the southwesterly projection of the southwestern sideline of Lots #49 and #51 on Assessor's Plat #65;

14.1 Thence proceeding in a southeasterly direction along the southwestern sideline of Lots #49, #51 and #46 on Assessor's Plat #65 for approximately 819 feet to its intersection with the northwestern sideline of the Boston & Albany Branch Railroad right-of-way;

14.2 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of the Boston & Albany Branch Railroad right-of-way for approximately 559 feet to its intersection with the centerline of Memorial Drive, as shown on Assessor's Plats #64 and #65;

14.3 Thence turning and proceeding in a northwesterly direction along the centerline of Memorial Drive and the Memorial Drive Overpass for approximately 400 feet to its intersection with the southerly projection of the centerline of Brookline Street, as shown on Assessor's Plat #64;

14.4 Thence turning and proceeding in a northerly, then northeasterly direction along the centerline of Brookline Street for approximately 370 feet to its intersection with the northwesterly projection of the southwestern sideline of Lots #49 and #51 on Assessor's Plats #64 and #65, the point of origin.

14.00 Said area comprises approximately 253,500 square feet and includes all of or parts of the following parcels of land:

14.01 Premises shown on Assessor's Plat #64:

Numbers 634 to 653 Memorial Drive and number 400 Brookline Street, which include all of or parts of lots numbered 6.

15.0 Rezone to Open Space that area presently zoned Residence C-1 which is circumscribed by a line beginning at a point, said point being the intersection of the centerlines of Brookline Street and Chestnut Street;

15.1 Thence proceeding in a southwesterly direction along the centerline of Brookline Street for approximately 340 feet to its intersection with the centerline of Henry Street, as shown on Assessor's Plat #98;

15.2 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street for approximately 140 feet to its intersection with the southwesterly projection of the centerline of Hastings Square as shown on Assessor's Plat #98;

15.3 Thence turning and proceeding in a northeasterly direction along the centerline of Hastings Square and its projections for approximately 340 feet to its intersection with the centerline of Chestnut Street, as shown on Assessor's Plat #98;

15.4 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street for approximately 140 feet to its intersection with the centerline of Brookline Street, the point of origin.

15.00 Said area comprises approximately 47,600 square feet (1.1 acres) and includes all of Lot #38 on Assessor's Plat #98.

16.0 The total area included within the boundaries of the districts described above is approximately 5,691,605 square feet, or approximately 130.7 acres.

Respectfully submitted,

Rosemarie Tinston — 5 Newton St. Camb.
Mary Shea — 27 Acorn St. Camb.
William Cavellini — 274 Brookline St. Cambridge
William J. Noble — 247 Mt. Auburn St, Cambridge
Linda McPhee — 274 Brookline St., Cambridge

Elizabeth Oglesby	20 Whitney Ave, Camb. 02139
Robert M. Lane	274 BROOKLINE ST. CAMB.
Robert J. Piémoncille	Six McLean Pl, Camb
Mary E. Fontaine	280 Brookline St. #8 Cambridge
Barbara J. Popham	280 Brookline St, Cambridge
Denis Pari	280 Brookline St. Cambridge
Graciela Pari	280 Brookline St. Cambridge #5
Peter S. Rice	274 Brookline St; Cambridge Ma
Rembert. Owens	274 BROOKLINE ST CAMB.
Herbert Brasser	274 Brookline St Camb
Patricia A. Hnatiuk	22 Whitney Ave. Cambridge 02139
Neil Rohr	13 Perry St., Cambridge, 02139.
Lester P. Lee	2 Woodrow Wilson Ct.
Ann E LaCasse	116 Chestnut St, Camb. 02139
Mary Darcy	808 MEM. DR. CAMB 02139
Laura Kershner	97 Henry St. Camb 02139
Nancy Walsh	174 Brookline St. Camb 02139
Ruth M. McFarland	21 Cottage St. Camb. 02139

Elaine M. DeRosa	308 Brookline St. Cambridge 02139
Bonnie Johnston	308 Brookline St. Cambridge 02139

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CAMBRIDGE, MASS.

Petition of Rosemaire Quinton, 5 Newton Street, Mary Shea, 27 Acorn Street, William Cavellini, of 274 Brookline Street and twenty-two others to amend the text of the Zoning Ordinance of the City of Cambridge by submitting a revision of the original Quinton Zoning proposal together with a Communication dated August 3rd, 1981, outlining the substantial and significant changes which have been incorporated into the revised Quinton petition.

1/4/82
Placed on file
due to expiration
of time limit

O-3