

City of Cambridge

PETITION OF *City Council*

C-1A District - Portland St. 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 Aug.
30 days Sept.
7 days Oct.

65 days = October 7, 1981

In City Council

August 3, 1981

Referred to Planning Board for report *as amended*

August 3, 1981

Planning Board Hearing

Sept. 8, 1981

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *December 7, 1981*.)

22 days Sept.
31 days Oct.
30 days Nov.
7 days Dec.

90 days = December 7, 1981

City Council Hearing published - *Herald - Sept. 23, 1981 Legal Section*
Chronicle - Oct. 1, 1981

Hearing before the City Council *Wednesday, Oct. 7, 1981*

Morse School Auditorium

Report to the City Council

Sept 22, 1981 From Planning Board
Open Hearing 10/9/81 Report to City Council
ON 10/19/81 - Passed 10/19/81

Passed to a second reading
Published

Ready for Ordination
Published

COMPLETION DATE:

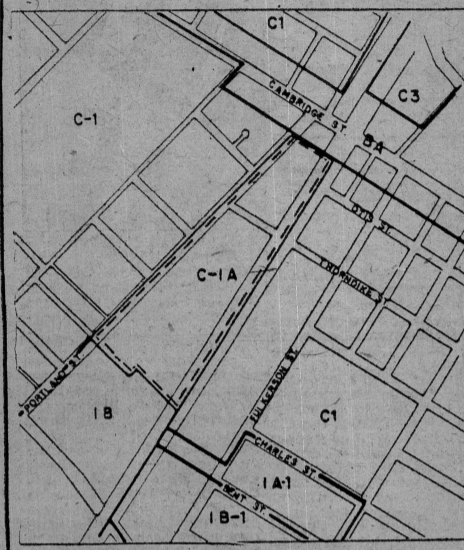
December 7, 1981 - Placed on file
after agreement adopted as amended
to include low and moderate
housing

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 5:00 p.m. in the Morse School Auditorium, Granite St., Cambridge, Massachusetts on a petition by the Cambridge City Council to amend the zoning ordinance of the City of Cambridge by creating a new Residence C-1A zoning district which would require provision of low and moderate income housing units and by rezoning to Residence C-1A that area presently zoned Residence C-1 as shown on the accompanying map.

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



Proposed Rezoning Portland Street Residence C-1 to Residence C-1A 1981

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 6:00 p.m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Walter L. Milne, et al to amend the Zoning Ordinance of the City of Cambridge 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.

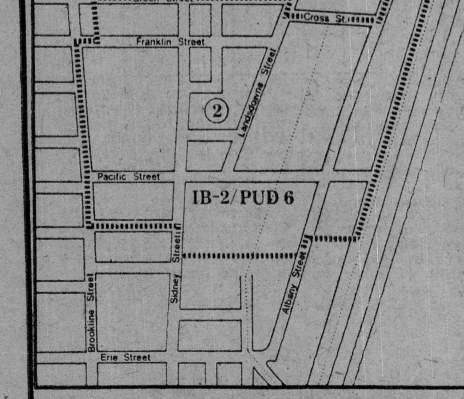
Subsection 11.72 of Section 11.70, Employment Plan Compliance Procedure, would be amended to include the Simplex Development Area.

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 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 multifamily 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.

Copies of this petition are on file in the office of the City Clerk, City Hall Cambridge, Massachusetts. All interested persons in this matter may appear at this time and be heard.

For the Committee, Councillor David A. Wylie Chairman



COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 417151. Notice of Fiduciary's Account (Common Trust Fund). To all persons interested in the nineteenth account of The First National Bank of Boston, trustee of Old Colony Trust Company Common Trust Fund C Under Plan and Declaration of Trust dated December 19, 1961, for the benefit of Various Participating Accounts. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 9th to 34th and final accounts of New England Merchants National Bank as surviving trustee under the will of said deceased Katherine Doyle Murphy 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 1st day of October, 1981, 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 1st day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 515476. To all persons interested in the estate of Charles McLaughlin late of Boston in said County, deceased. A petition has been presented to said Court, praying that Cecilia Marie Murray of Everett, in the County of Middlesex, be appointed administratrix with the will annexed of said estate not already administered, 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 ten o'clock in the forenoon of the 7th day of October 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9, 16, 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 515476. To all persons interested in the estate of Robert J. Jordan public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Boston on or before the 25th day of November, 1981, 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 11th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 491204. Notice of Fiduciary's Account. To all persons interested in the estate of Nellie A. Wit late of Boston in said County: You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 1st to 4th accounts inclusive of State Street Bank and Trust Company as trustee under Article 11th of the will of said deceased for the benefit of Robert Wit Boraks 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 1st day of October, 1981, 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 25th day of August, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9, 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 494878. Notice of Fiduciary's Account. To all persons interested in the estate of Edna Wright late of Boston in said County: You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 1st to 4th accounts inclusive of State Street Bank and Trust Company as trustee under Article 18 of the will of said deceased for the benefit of Grandchildren of Testatrix 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 8th day of October, 1981, 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 September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9, 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 515339. To all persons interested in the estate of Martha J. Kazakovich late of Boston, in said County, deceased. A petition has been presented to said Court, praying that Beu Jeffrey Sapan be appointed administratrix of said estate 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 ten o'clock in the forenoon of the 15th day of October 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 11th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

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COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 515469. To all persons interested in the petition hereinafter described. A petition has been presented to said Court by Jacina Pearson, of Boston, in said County, praying that his name may be changed as follows: Jacina Pearson to James Bruce Pearson. 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 of the 8th day of October 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 2nd day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9, 16, 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. A-12798. To the father of parts unknown, and to all persons interested in a petition for adoption of Craig Paul Cooper, a child of Cheryl A. Tatarous, formerly Cheryl A. Cooper, and unknown father, and that the name of said child be changed to Craig Paul Tatarous. 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 of the 12th day of November 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9, 16, 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 510385. To Garther Spencer Sapan of parts unknown, and to all persons interested in the petition hereinafter described. A petition has been presented to said Court by Beu Jeffrey Sapan by Bettina B. Coffin, his mother and next friend, of Boston, in said County, praying that his name may be changed as follows: Beu Jeffrey Sapan to Beu Jeffrey Coffin. 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 of the 27th day of November 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 8th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

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SHERIFF'S SALE
Suffolk, ss Boston August 31, 1981. Notice of Execution and will be sold by public auction on Friday, the twenty-third day of October A.D. 1981 at eleven o'clock A.M., at the Suffolk Deputy Sheriff's Office 11 Beacon Street, Suite 409 Boston, in said County of Suffolk, all the right, title and interest which FARSH D HODIAT, as Trustee of the 1505 Common Trust under declaration of trust dated May 2, 1980, recorded in Book 9445, Page 133, Suff. Reg. Deeds had (not exempt by law from attachment or levy on execution) on the thirteenth day of February 1981 at seventeen minutes past eleven o'clock A.M., (Being the time the same was attached on mesne process) in and to the following described Real Estate and is bounded and described as follows, viz:

PARCEL I:
A certain parcel of land with the buildings thereon situated on the Western side of Commonwealth Avenue, in that part of Boston, Suffolk County, Massachusetts, formerly Brighton, shown on "Plan of Land Boston (Brighton) Mass." dated Nov. 30, 1967, by Harry R. Feldman, Inc., Surveyors, recorded with Suffolk Deeds in Book 8168, Page 378, and bounded and described according to said plan, as follows: Beginning at a point at land of Commonwealth Nursing Home on the Western side of Commonwealth Avenue and thence running Southerly by Commonwealth Avenue with a radius of 2739.10 feet, a distance of 120.00 feet to land of the Hahnemann Hospital; thence turning and running N. 70° 59' 36" W. by land of the Hahnemann Hospital, 189.26 feet to land of the United States of America (Health, Education and Welfare); thence turning and running N. 8° 50' 25" E. 102.00 feet by the land last mentioned; thence turning and running S. 65° 06' 31" E. 33.70 to a point; thence turning and running N. 3° 08' 39" E. 59.31 feet to a point at land of the Commonwealth Nursing Home; thence turning and running S. 71° 37' 26" E. 72.00 feet by land last mentioned to a point; thence turning and running S. 18° 22' 34" W. by the land last mentioned, 36.00 feet to a point; and thence turning and running S. 71° 37' 26" E. by the last mentioned land, 110.58 feet to the point of beginning on the Western side of Commonwealth Avenue, said point being located 579.59 feet Southerly from a point marked by a concrete monument at the intersection of the Western side of Commonwealth Avenue and the Southerly side of Warren Street.

PARCEL II:
and appurtenances thereon, located in Boston, Suffolk County, Commonwealth of Massachusetts, bounded and described as follows: An area formerly in the southeast portion of the U.S. Public Health Service Hospital Res. located in Boston, Suffolk County, Massachusetts, bounded and described as follows: Commencing for reference, at a point in a concrete monument on the S.W. corner of U.S. Public Health Service Hospital, at the intersection of the East boundary of property owned or formerly owned by the Pastonist Missionary Society of Boston and the North boundary of property now or formerly owned by the Commonwealth of Massachusetts; thence S. 65° 27' 27" E. 671.07 feet to a true point of beginning; thence N. 8° 50' 25" E. 128.28 feet to a point on the East boundary of the U.S. Public Health Service site; thence along the same East boundary S. 3° 08' 39" W. 59.00 feet to a concrete monument; thence following the aforementioned U.S. Public Health Service Hospital, site boundary N. 60° 06' 31" W. 33.70 feet to a concrete monument; thence 8° 50' 25" W. 101.76 feet to a point; thence N. 70° 59' 36" W. 12.37 feet to a point; thence N. 65° 27' 27" E. 151.37 feet to the true point of beginning, said parcel of land containing approximately .55 acre, more or less. Subject to and with the benefit of all matters of record, to be extent in force and effect, including without limitation those matters set forth in a deed dated December 30, 1969, from the United States of America acting by and through the Administrator of General Services, which deed is recorded with said Deeds in Book 8335, Page 242. Being the same premises described in deed from Esther Loetherstein, as Trustee of 1505 Commonwealth Trust, to the Grantor dated March 13, 1973, and recorded with Suffolk Deeds in Book 8612, Page 63. Said premises are conveyed subject to a mortgage to New York State Teachers' Retirement System dated December 13, 1967 and recorded with said Deeds in Book 8168, Page 378, and a mortgage to New York State Teachers' Retirement System dated June 16, 1977 and recorded with said Deeds in Book 8974, Page 89, the obligation under which mortgages and the amount accrued thereby, the Grantee herein by the acceptance hereof hereby assumes and agrees to pay and perform; and subject to and with the benefit of easements, restrictions, and agreements of record, if any, and to the extent in force and effect applicable to taxes for the current fiscal year not yet due and payable.

PAUL E. SPELLMAN
Deputy Sheriff
Sept. 9, 16, 23

PROPOSAL INVITATION SHUTTLE BUS OPERATION BOSTON-LOGAN INTERNATIONAL AIRPORT

The Massachusetts Port Authority invites submission of proposals from persons or firms interested in entering into a two year agreement for the conduct of a Shuttle Bus Service at Boston-Logan International Airport.

Sealed proposals accompanied with a certified check in the amount of ten thousand dollars (\$10,000), payable to the Massachusetts Port Authority will be received by the Massachusetts Port Authority at or prior to 11:00 A.M. local time on October 14, 1981 at the Executive Offices of the Authority, 99 High Street, Boston, Massachusetts 02110. Proposal bid packages may also be picked up at the above address or at the Aviation Department, 5th Floor, Old Tower Building, Logan International Airport, weekdays between the hours of 9:00 A.M. - 5:00 P.M.

The proposal package requires proposers to submit information in the following general categories: "Background Information," "Operating Experience," "Proposed Maintenance" and "Management Plan" and Proposed "Cost to Authority."

The Authority will evaluate the competing proposals in each of the general categories and will present to the Authority the results of its evaluation and its recommendation for the Authority's action. The award on which the staff will make its evaluation is which proposal, if any, best serves the overall interest of the Authority.

The successful proposer shall be required to conduct its operation at Boston-Logan International Airport on or before January 1, 1982 and shall enter into an Agreement in the form of the draft agreement shown as Exhibit B included in the proposal package.

A pre-submission conference and an on-location examination of the proposed location at Boston-Logan International Airport will be held on October 7, 1981 commencing at 11:00 A.M. at the offices of the Aviation Department, 5th Floor Conference Room, Old Tower Building, Logan International Airport, East Boston, Massachusetts 02128. The conference will be conducted by the Director of Aviation or his designee. Questions submitted to the Authority in writing by prospective proposers prior to October 7, 1981 will be addressed at the conference. Questions asked at the conference will be addressed at that time or as promptly as possible thereafter.

The Authority is soliciting competitive proposals pursuant to a determination that this serves the best interests of the Authority and the public, and not because of any legal requirement to do so. The Authority reserves the right to accept or reject any or all proposals, to waive any informality of the Proposal Form, to modify or amend with the consent of the proposer any proposal prior to acceptance, and to effect any agreement otherwise, as the Authority may deem to be in its best interest.

MASSACHUSETTS PORT AUTHORITY. David P. Bernstein, Director of Administration, Finance.
Sept. 22 23 24 25
26 27 28 29 30
Oct. 1 2 3 4 5 6
7 8 9 10 11 12 13

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 109297. Notice of Fiduciary's Account. To all persons interested in the estate of Robert Norman Booker Plaintiff vs. Norman Booker Defendant. Summons by Publication. To the above-named Defendant: Norman Booker A complaint has been presented to this Court by your spouse, Irene Booker, seeking a divorce for desertion. You are required to serve upon Calvin J. Wier plaintiffs attorney whose address is 291 Dudley St., Roxbury, MA 02119 your answer on or before November 25, 1981. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Boston. Witness, Mary C. Fitzpatrick, Esq., First Judge of said Court at Boston, MA. September 9, 1981. JAMES MICHAEL CONNOLLY, Register of Probate. Sept. 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 506531. Notice of Fiduciary's Account. To all persons interested in the estate of Georgia Draper late of Boston in said County; and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 1st and final account of Robert Jordan as public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Boston on or before the 27th day of November, 1981, 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 11th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 506531. Notice of Fiduciary's Account. To all persons interested in the estate of Georgia Draper late of Boston in said County; and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the 1st and final account of Robert Jordan as public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Boston on or before the 27th day of November, 1981, 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 11th day of September, 1981

COOK

5 a.m.-1 p.m. Part Time
Alternative weekends. A large Nursing Home in Watertown. Good range of benefits. Excellent starting salary. Call for appointment.

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924-1130

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Graduate of approved 2 year Program for 32 hour week position as member of active Rehab team. Ability to work as a team member essential. Send resume to:

Administrator
EMERSON CONVALESCENT HOME
59 Coolidge Hill Rd.
Watertown, MA 02172

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Two years' Charge Nurse experience preferred. Sunday thru Thursday. On call every 4th weekend. Excellent benefits. Starting salary \$10.00/hour. Call Miss Clark.

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Watertown, Ma 02172
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OUTSTANDING AUCTION

VICTORIAN, MISSION OAK & TURN OF THE CENTURY FURNITURE, LAMPS, CUT GLASS & OTHER ACCESSORIES
SATURDAY, SEPT. 26 AT 10:00 A.M.
ROUTE 1 HAMPTON FALLS, N.H.

WE WILL BE SELLING THIS FINE SELECTION OF VICTORIANA, ASSEMBLED FROM LOCAL HOMES AND PRIVATE COLLECTIONS, AT MY BARN ON ROUTE 1 IN HAMPTON FALLS. FROM ROUTE 95 TAKE EXIT 2 TO ROUTE 1 NORTH ABOUT 2 MILES.

Featuring the finest round oak dining room table we've ever seen. The top is 60" in diameter with 9 leaves and stands on a split pedestal with shell carving and paw feet; set of 12 oak dining chairs with high backs and cabriole legs; Victorian walnut marble top table with a shaped top, carved heads and a carved basket of flowers in the center, possibly made by MEEKS; signed LIMBERTS Mission oak dining room set with inlay consisting of round table, mirrored back sideboard and 6 chairs; labeled Gustav Stickley Mission oak open book shelf with a drop-leaf; L. & J. G. Stickley Slant front desk; Mission oak side chair signed "QUAINT"; choice oak shaving mirror; tall oak serpentine front chest with mirror; 50" raised panel oak "S" roll top desk with carved eulls; oak roll front file cabinet; inlaid Victorian walnut card table; mahogany Chippendale style ball and claw foot highboy; oak server; carved lion's head chair; mahogany Heppelwhite style china cabinet; assortment of Continental Furniture, 19th century; wing back sofa with carved paw feet and much more.

LUDWIG PLAYER PIANO

Signed TIFFANY STUDIOS 12" Acorn Shade and bronze base table lamp; signed PAIR-POINT PUFFY boudoir lamp; with flowers and butterflies; hanging leaded glass dome; signed Moe bridges reverse painted lamp; reverse painted table lamp; panel lamps; carved mahogany cased bracket clock with 9 tubes and fusee movement; walnut and oak gingerbread clocks; 2 small inlaid music boxes; signed Tiffany desk signed unusual iron and sterling silver vase signed TIFFANY STUDIOS; ROYCROFT copper; Victorian silver plated items; Lunt STERLING SILVER flatware set, service for 12; fancy Sterling serving pieces; pewter fruit bowl with cupids marked KAYSEAZINN; pair of bronze plaques of dogs signed BAYRE; bronze candlestick signed B. Bulzko, 1901; bronze statue of hunter and stag; unusual sculptured plaque of a woman; large early Champeville urn; World War I posters; erotic etchings; 2 Louis Icart etchings; oil paintings and prints; choice collection of signed CUT GLASS by makers such as: Hawkes, Tuthill, Sinclair, Fairpoint, Clark & Hoare; Royal Bayreuth; Royal Doulton figurines; art glass; Pink Lustre; 11 early HUMMEL figurines; 15 various sized Oriental rugs; 22" bell from a tower and many more fine items of interest.
PREVIEW FROM 8:00 A.M.
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<p>Airplanes HANG GLIDER, Rogallo type, 16 ft. keel, excel. cond., Call 935-8277 eves.</p>	<p>For Sale MAGIC CARPET Wholesale wall to wall carpet, all major brands available. Pay 40% to 60% less than retail store prices. If you are building, remodeling or buying a house or condominium, please compare our prices before you buy. Mannington linoleum, Harico parquet floors available. Call 668-2060 or 762-3632 for an appl. in our office or your home. One South Park, Rte. 1, Walpole, Mass. Ask for Bob.</p>	<p>Mail Order SAVE ON hundreds items. 25% off, no tax, color catalog, \$1.50 refunded with order. M.J. Boisvert, Canaan Back Rd. P.O. Box 272, Stafford N.H. 03884. ZETTAS Monthly Number chart. Send \$3.00 name & address for October Chart to Zetta % Frye, 12 Mamelon Circle, Boston, Ma. 02126.</p>	<p>Professional Services SCARED OF A DENTIST? Have your dental work done in one visit while you are sleeping. For consultation Call Dr. Samuel Kane, 569-7300.</p>	<p>Musical Merchandise BALDWIN'S TANGLEWOOD SALE During this — our Famous Annual Sale of Instruments used at Tanglewood — every new and used Piano and Organ is also priced to give you Fantastic SAVINGS. BALDWIN PIANO & ORGAN Burlington Vll. - Caldor Mall 273-0450 Framingham Mall, Rte. 30 879-3432 Peabody Rte. 1-North 535-5260 So. Weymouth, Rte. 18 off X-way, 335-5507</p>	<p>Legal Notices COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 515434. To all persons interested in the estate of Frances Ora O'Toole late of Boston, in said County, deceased. A petition has been presented to said Court, praying that Rita M. Holmes of Boston, in the County of Suffolk, or some other suitable person be appointed administratrix of said estate. 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 5th day of November 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 31st day of August 1981. JAMES MICHAEL CONNOLLY, Register. Sept 9 16 23</p>
<p>Announcements SHUTTLE BUS SERVICE To and from Logan Airport. To all Boston Hotels. Also same bus service. Early bird reservations. Providence R.I. Call now. (617) 298-2497</p>	<p>Rolling Stones Tickets! J.F.K. Stadium, Phila. Sept. 25-26, 201-272-1800.</p>	<p>Movers MARK'S MOVING SERVICE Moving-Packing-Storage Lic. & Insured, 566-6054</p>	<p>Service & Repair DUMP TRUCK SERVICES Remove & haul. 623-3583.</p>	<p>Legal Notices COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 497438. Notice of Fiduciary's Account. To all persons interested in the estate of Theresa A. Dean late of Boston in said County, and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the 1st and final account of Robert J. Jordan as public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 25th day of November, 1981, 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 11th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30</p>	<p>COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 515548. To John Bernard of parts unknown, and to all persons interested in the petition hereinafter described. A petition has been presented to said Court by Alan Louis O'Hare minor, by Mary O'Hare, his mother and next friend, of Boston, in said County, praying that his name may be changed as follows: Alan Louis O'Hare to Alan Louis O'Connell 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 25th day of November 1981, the return day of this citation. Witness, MARY C. FITZPATRICK, Esquire, First Judge of said Court, this 11th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30</p>
<p>Appliances WANTED Refrigerators, pay reasonable price, 9 Union Sq., Som. 628-1551.</p>	<p>WOOD RADIATOR enclosures, energy efficient. Give radiators a new look. Call 825-6482.</p>	<p>VINYL SIDING I will save your house for less money. 894-4325.</p>	<p>WANTED Homes that need painting. Leading distributor of vinyl siding needs homes to train installers. Top consideration given. Call anytime 848-2450 or eves. 828-1485 or 344-4338.</p>	<p>Legal Notices COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 515548. To John Bernard of parts unknown, and to all persons interested in the petition hereinafter described. A petition has been presented to said Court by Alan Louis O'Hare minor, by Mary O'Hare, his mother and next friend, of Boston, in said County, praying that his name may be changed as follows: Alan Louis O'Hare to Alan Louis O'Connell 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 25th day of November 1981, the return day of this citation. Witness, MARY C. FITZPATRICK, Esquire, First Judge of said Court, this 11th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30</p>	<p>COMMONWEALTH OF MASSACHUSETTS. Suffolk, ss. PROBATE COURT. Case No. 500802. Notice of Fiduciary's Account. To all persons interested in the estate of Laurence T. Walsh late of Boston in said County; and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the First & Final account of Paul J. Burns as Public Administrator of said estate 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 8th day of October, 1981, 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 4th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept 9 16 23</p>
<p>Business Service BUS SERVICE For company employees and groups. 298-2497.</p>	<p>Furniture BLACKER & GOODE ESTATE SALE Beautiful mahogany dinrm set with inlaid server, bedrm and livrm furn. Stunning Chippendale loveseats, 12'x16' custom wool rug, freezer, re-frig., umbrella table & chairs, china, sterling, bric-a-brac & much more. Fri. and Sat. Sept. 25 and 26, 1-4 p.m. Parker St. to 788 Dedham St. to 459 Brookline St. Newton.</p>	<p>RENT A PIANO Bought, Sold, Rented Allston Piano 254-7210</p>	<p>Personal BELLY DANCING By Boston Oriental Dancers. A moving message. Bellygram. All occasions. 364-9210.</p>	<p>Wanted to Buy A BOOKS BOOKS BOOKS Top prices paid BRATTLE BOOK SHOP George Gloss 25 West St. Boston 542-0210</p>	<p>ARE YOU MOVING? I will pay immed cash for furn., rugs, china, linens, clocks, antiques, etc. Call Mrs. B. Johnson, 332-7135.</p>
<p>DISC JOCKEY WLHE'S — CHUCK STEVENS MUSIC FOR ALL OCCASIONS Call 396-5583 Licensed Day Care in my home in Roslindale. Call 522-4628.</p>	<p>EXPENSIVE FURNITURE CHEAP QUINT'S DISC. FURNITURE Open daily 9-9 p.m. 535 Main St., Malden 322-6650.</p>	<p>FREE DATING BROCHURE 267-4500, 24 hrs. DATIQUE</p>	<p>Wanted to Buy BASEBALL CARDS WANTED Old Baseball Photos 646-7757, Joel, 12-6 p.m.</p>	<p>BOOKMAN needs used books, 1 or 1,000, cash limit \$5,000. Attic Book Hunt, 536-3353.</p>	<p>BUYERS FOR cash. Diamonds, Jewelry, Mod. & Ant. Luffig's 333 Wash. St. Boston, Rm. 491. Est. 1886.</p>
<p>Coal, Oil & Wood FUEL OIL \$105.80 Big Tanks only 889-0315. WHY PAY MORE? Buy now and save: #2 fuel oil. Large tanks only \$1.059 per gal. 442-7811.</p>	<p>STUDENT FURNITURE SALES New desks, \$40; bureau bookcases, bedding, studios, etc. 46 Gainsboro St., Bos., 247-1061; 1492 Dorchester av., Dor., 287-9720.</p>	<p>Pets & Livestock AFGHANS AKC, registered, 9 weeks old, cream colored, \$150 or best offer. 1-537-5485.</p>	<p>ARE YOU MOVING? I will pay immed cash for furn., rugs, china, linens, clocks, antiques, etc. Call Mrs. B. Johnson, 332-7135.</p>	<p>CASH for diamonds, jewelry, old gold, antiques. E. A. GRAVALLESE, 333 Wash. St., Boston, Room 639.</p>	<p>GUNS Cash paid for high-quality Guns, Modern, Antique, Parkers, English, Rifles, Shotguns, Pistols, Federal & State Licensed. 36 years reputable dealings. Please phone TED at 828-1679.</p>
<p>Construction Equipment 1953 CASE DOZER, 4 cyl, \$2,000. 603-332-8497 or 603-742-7764.</p>	<p>MADAM ALEXANDER DOLLS International & second sets Presidents Ladies. Call 6:30 to 9:30 p.m. 1-603-635-7609.</p>	<p>AKC DOBERMAN Puppies, Rainbow litter, Blues, Fawn, Blacks & Reds. Eyes & claws done. 1-291-0295.</p>	<p>ARE YOU MOVING? I will pay immed cash for furn., rugs, china, linens, clocks, antiques, etc. Call Mrs. B. Johnson, 332-7135.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>
<p>Jewelry GOLD—DIAMONDS—JEWELRY Bought. CALABRO JEWELERS, Wholesale Mfrs. of Fine Jewelry, 333 Wash., St., Bos. Rm. 517.</p>	<p>GARDENS & PLANTS LOAN FOR SALE Lg. quan. del. 862-3400.</p>	<p>AKC GERMAN SHEPHERD pups, \$125. Without shots, Call after 6, 341-1631.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>	<p>SECURITY GUARD Part time. Apply Howard Johnson's Motor Lodge, Southeast Expressway, Andrew Sq., exit, Dorchester.</p>
<p>Financing NEED MONEY? \$500 to \$20,000,000. Any purpose. Bartlett Financial Co. 1-342-1452. \$5,000 to \$500,000 to loan! 603-669-2235. Major Financial Services, Box 448, Hooksett, N.H. 03106.</p>	<p>Gift Items FREE CATALOG of gifts. Send to: Gifts G.A.F., P.O. Box 1551 Boston, Ma. 02205 or call 739-2200, ext. 544.</p>	<p>AKC REG. SIBERIAN Husky puppies, Champion line, all shots, wormed, Parents on Premises. 925-3413.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>	<p>SECURITY GUARD Part time. Apply Howard Johnson's Motor Lodge, Southeast Expressway, Andrew Sq., exit, Dorchester.</p>
<p>For Sale BILLY BEER One perfect case w/carton. B.O. Days 357-6513 Amy.</p>	<p>Games, Dolls, Toys FREE CATALOG of gifts. Send to: Gifts G.A.F., P.O. Box 1551 Boston, Ma. 02205 or call 739-2200, ext. 544.</p>	<p>AKC GERMAN SHEPHERD pups, \$125. Without shots, Call after 6, 341-1631.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>	<p>SECURITY GUARD Part time. Apply Howard Johnson's Motor Lodge, Southeast Expressway, Andrew Sq., exit, Dorchester.</p>
<p>For Sale BILLY BEER One full can, mint condition. Best offer. Box R 4726 Herald American.</p>	<p>Games, Dolls, Toys FREE CATALOG of gifts. Send to: Gifts G.A.F., P.O. Box 1551 Boston, Ma. 02205 or call 739-2200, ext. 544.</p>	<p>AKC GERMAN SHEPHERD pups, \$125. Without shots, Call after 6, 341-1631.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>	<p>SECURITY GUARD Part time. Apply Howard Johnson's Motor Lodge, Southeast Expressway, Andrew Sq., exit, Dorchester.</p>
<p>For Sale BILLY BEER Unopened 6-pack, mint condition. Best Offer. 396-6321</p>	<p>Games, Dolls, Toys FREE CATALOG of gifts. Send to: Gifts G.A.F., P.O. Box 1551 Boston, Ma. 02205 or call 739-2200, ext. 544.</p>	<p>AKC GERMAN SHEPHERD pups, \$125. Without shots, Call after 6, 341-1631.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>	<p>SECURITY GUARD Part time. Apply Howard Johnson's Motor Lodge, Southeast Expressway, Andrew Sq., exit, Dorchester.</p>
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<p>For Sale BILLY BEER Unopened 6-pack, mint condition. Best Offer. 396-6321</p>	<p>Games, Dolls, Toys FREE CATALOG of gifts. Send to: Gifts G.A.F., P.O. Box 1551 Boston, Ma. 02205 or call 739-2200, ext. 544.</p>	<p>AKC GERMAN SHEPHERD pups, \$125. Without shots, Call after 6, 341-1631.</p>	<p>ORIENTAL RUGS WANTED Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p>	<p>WAR SOUVENIRS Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items, all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUN ROOM, CANTON. Phone 828-1679.</p>	<p>SECURITY GUARD Part time. Apply Howard Johnson's Motor Lodge, Southeast Expressway, Andrew Sq., exit, Dorchester.</p>
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Legal Notices

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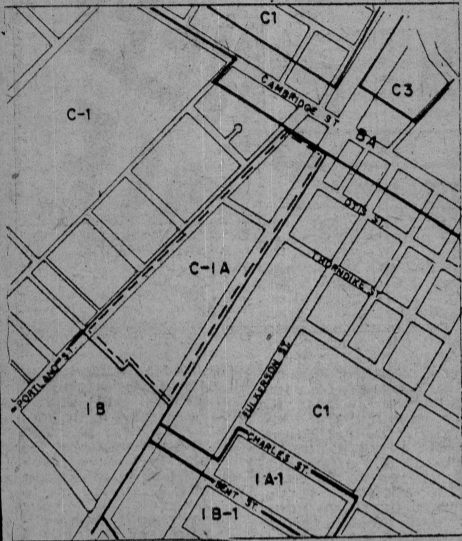
Legal Notices

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 5:00 p.m. in the Morse School Auditorium, Granite St., Cambridge, Massachusetts on a petition by the Cambridge City Council to amend the zoning ordinance of the City of Cambridge by creating a new Residence C-1A zoning district which would require provision of low and moderate income housing units and by rezoning to Residence C-1A that area presently zoned Residence C-1 as shown on the accompanying map.

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



Proposed Rezoning of Portland Street Residence C-1 to Residence C-1A 1981

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 41751. Notice of Fiduciary's Account (Common Trust Fund). To all persons interested in the nine-tenths interest of the First National Bank of Boston, Trustee of Old Colony Trust Company Common Trust Fund C Under Plan and Declaration of Trust dated December 19, 1961, for the benefit of Various Participating Accounts. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the foregoing account of said common trust 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 27th day of November, 1981, 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 8th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 32072. Notice of Fiduciary's Account. To all persons interested in the estate of Charles H. D. Murphy late of Boston in said County: You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the 9th to 34th and final accounts of New England Merchants National Bank as surviving trustee under the will of said deceased for the benefit of Katherine Doyle Murphy have 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 1st day of October, 1981, 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 1st day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9 16 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. A-12798. To the father of parts unknown, and to all persons interested in a petition for adoption of Craig Paul Cooper of Chelsea in said County. A petition has been presented to said Court by Paul G. Tatarouns and Cheryl A. Tatarouns his wife, of Chelsea in said County, praying for leave to adopt said Craig Paul Cooper, a child of Cheryl A. Tatarouns, formerly Cheryl A. Cooper, and unknown father, and that the name of said child be changed to Craig Paul Tatarouns. 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 of the 12th day of November 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9 16 23

SHERIFF'S SALE
Suffolk, ss Boston August 31, 1981 Taken on Execution and will be sold by public auction on Friday, the twenty-third day of October, 1981 at eleven o'clock A.M., at the Suffolk Deputy Sheriff's Office, 11 Beacon Street, Suite 409 Boston, in said County of Suffolk, all the right, title and interest which FARSHID HODJAT, as trustee of the 1503 Common Trust under declaration of trust dated May 2, 1980, recorded in Book 9445, Page 133, Suff. Deeds had (not exempt by law from attachment or levy on execution) on the thirteenth day of February 1981 at seventeen minutes past eleven o'clock A.M., to all persons interested in the same was attached on mesne process) and to the following described Real Estate and is bounded and described as follows, viz:

PARCEL I:
A certain parcel of land with the buildings thereon situated on the westerly side of Commonwealth Avenue, in that part of Boston, Suffolk County, Massachusetts, formerly Brighton, shown on "Plan of Land Boston (Brighton) Mass." dated Nov. 30, 1967, by Harry R. Feldman, Inc., Surveyors, recorded with Suffolk Deeds and Book 8168, Page 378, and bounded and described according to said plan, as follows: Beginning at a point at land of Commonwealth Nursing Home on the Westerly side of Commonwealth Avenue and thence running southerly by curve to the right with a radius of 2739.10 feet, a distance of 120.00 feet to land of the Hahnemann Hospital; thence turning and running N. 70° 59' 36" W. by land of the Hahnemann Hospital, 189.26 feet to land of the United States of America (Health, Education and Welfare); thence turning and running N. 8° 50' 25" E. 102.00 feet by the land last mentioned; thence turning and running S. 65° 06' 31" E. 33.70 to a point; thence turning and running N. 3° 08' 39" E. 59.31 feet to a point at land of the Commonwealth Nursing Home; thence turning and running S. 71° 37' 26" E. 72.00 feet by land last mentioned to a point; thence turning and running S. 18° 22' 34" W. by the land last mentioned, 36.00 feet to a point; and thence turning and running N. 10° 26' 12" E. by the mentioned land, 110.58 feet to the point of beginning on the Westerly side of Commonwealth Avenue, said point being located 579.59 feet Southerly from a point marked by a concrete monument at the intersection of the Westerly side of Commonwealth Avenue and the Southerly side of Warren Street.

PARCEL II
The land with any buildings and appurtenances thereon, located in Boston, Suffolk County, Massachusetts, bounded and described as follows: An area formerly in the southeast portion of the U.S. Public Health Service Hospital Res. 671.07 feet to a true point of beginning; thence N. 8° 50' 25" E. 128.28 feet to a point; thence S. 74° 53' 02" E. 185.55 feet to a point on the East boundary of the U.S. Public Health Service site; thence along the same East boundary S. 3° 08' 39" W. 59.00 feet to a concrete monument; thence following the aforesaid mentioned U.S. Public Health Service Hospital site boundary N. 60° 06' 31" W. 33.70 feet to a concrete monument; thence S. 70° 59' 36" W. 12.37 feet to a point; thence N. 65° 27' 27" W. 151.37 feet to the true point of beginning; said parcel of land containing approximately 55 acre, more or less. Subject to and with the benefit of all matters of record, to the extent in force and applicable, including without limitation those matters set forth in a deed dated December 30, 1979, from the United States of America acting by and through the Administrator of General Services, which deed is recorded with said Deeds in Book 8335, Page 242. Being the same premises described in deed from Esther Loitherstein, as Trustee of 1503 Commonwealth Trust, to the Grantor dated March 13, 1973, and recorded with Suffolk Deeds in Book 8612, Page 63. Said premises are conveyed subject to a mortgage to New York State Teachers' Retirement System dated December 13, 1967 and recorded with said Deeds in Book 8168, Page 378, and a mortgage to New York State Teachers' Retirement System dated June 16, 1977 and recorded with said Deeds in Book 8974, Page 89, the obligation under which mortgages and the note accrued thereby, the Grantee herein by the acceptance hereof hereby assumes and agrees to pay and perform; and subject to and with the benefit of easements, restrictions, and agreements of record, if any, and to the extent in force and applicable and to taxes for the current fiscal year not yet due and payable.

PROPOSAL INVITATION SHUTTLE BUS OPERATION
BOSTON - LOGAN INTERNATIONAL AIRPORT
The Massachusetts Port Authority invites submission of proposals from persons or firms interested in entering into a two year agreement for the conduct of a Shuttle Bus Service at Boston-Logan International Airport. Sealed proposals accompanied with a certified check in the amount of ten thousand dollars (\$10,000), payable to the Massachusetts Port Authority will be received by the Massachusetts Port Authority at or prior to 11:00 A.M. local time on October 1, 1981 at the Executive Offices of the Authority, 99 High Street, Boston, Massachusetts 02110. Proposal bid packages may also be picked up at the above address or at the Aviation Department, 5th Floor, Old Tower Building, Logan International Airport, weekdays between the hours of 9:00 A.M. - 5:00 P.M.

The proposal package requires proposers to submit information in the following general categories: "Background Information," "Operating Experience," "Proposed Maintenance and Management Plan" and "Proposed Cost to Authority." The staff of the Authority will evaluate the competing proposals in each of the general categories and will present to the Authority the results of its evaluation and its recommendation for the Authority's action. The standard on which the staff will make its evaluation is which proposal, if any, best serves the overall interest of the Authority.

The successful proposer shall be required to conduct its operation at Boston-Logan International Airport on or before January 1, 1982 and shall enter into an Agreement in the form of the draft agreement shown as Exhibit B included in the proposal package. A pre-submission conference and an on-location examination of the proposed locations at Boston-Logan International Airport will be held on October 7, 1981 commencing at 11:00 A.M. at the offices of the Aviation Department, 5th Floor Conference Room, Old Tower Building, Logan International Airport, East Boston, Massachusetts 02128. The conference will be conducted by the Director of Aviation or his designee. Questions submitted to the Authority in writing by prospective proposers prior to October 7, 1981 will be addressed at the conference. Questions asked at the conference will be addressed at that time or as promptly as possible thereafter. The Authority is soliciting proposals for a Shuttle Bus Service that serves the best interests of the Authority and the public, and not because of any legal requirement to do so. The Authority reserves the right to accept one or more of the proposals, to reject any or all proposals, to waive any informality of the Proposal Form, to modify or amend with the consent of the proposer any proposal prior to acceptance, and to effect any judgment in its sole judgment may deem to be in its best interest.

MASSACHUSETTS PORT AUTHORITY. David P. Bernstein, Director of Administration.
Sept. 23 24 25
26 27 28 29 30
Oct. 1 2 3 4 5 6
7 8 9 10 11 12 13

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 102927. Irene Booker Plaintiff vs. Norman Booker Defendant. Summons by Publication. To the above-named Defendant: Norman Booker A complaint has been presented to said Court by your spouse, Irene Booker, seeking a divorce for desertion. You are required to serve upon Calvin J. Wier plaintiff's attorney, whose address is 291 Dudley St., Roxbury, MA 02119 your answer on or before November 25, 1981. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Boston. Witness Mary C. Fitzpatrick, Esq., First Judge of said Court at Boston, MA, September 1981. JAMES MICHAEL CONNOLLY, Register of Probate. Sept. 16, 23, 30

BOSTON, MASSACHUSETTS. Notice is hereby given that at 11:00 a.m. Tuesday, October 6, 1981, a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, upon the appeal of Trustees of Boston University seeking with reference to the premises at 881 Commonwealth Avenue, Ward 21, from the terms of the Boston Zoning Code (see St. 1956, c. 665) in the following respect: Article 8(8-6) Conditional Use. Erect a new pedestrian bridge link to 25 Buick Street at the third floor level as per plan. (Legal occupancy is Offices, File Storage and Academic Health Clinic.)
BOARD OF APPEAL OF CITY OF BOSTON.
By Peter J. Garrity, Secretary
Sept. 23

COMMONWEALTH OF MASSACHUSETTS, LAND COURT DEPARTMENT OF THE TRIAL COURT, Case No. 104198. (SEAL) To Patricia Graham and Bloncella Graham, both of Dorchester, Suffolk County; Bay-Bank Norfolk County Trust Company, a duly existing corporation having an usual place of business in Sharon, Norfolk County; all of said Commonwealth; and Old Republic Insurance Co., having an usual place of business in Greenburg, Commonwealth of Pennsylvania; and to all persons entitled to the benefit of the Soldiers' and Sailors' 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 28 Oakley Street, given by Patricia Graham and Bloncella Graham to the Boston Five Cents Savings Bank, dated September 19, 1977, recorded with Suffolk County Registry of Deeds, Book 8988, Page 561, 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 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 fourteenth day of September 1981. JEANNE M. MALONEY, Deputy Recorder. Sept. 23

COMMONWEALTH OF MASSACHUSETTS, LAND COURT DEPARTMENT OF THE TRIAL COURT, Case No. 104197. (SEAL) To Leroy V. DeFreitas and Cynthia O. DeFreitas, 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 8 Colonial Avenue, given by Leroy V. DeFreitas and Cynthia O. DeFreitas to Charlestown Savings Bank, dated December 23, 1970, registered as Document No. 301103, noted on Certificate of Title No. 81214, issued from Suffolk County Registry District of the Land Court, 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 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 fourteenth day of September 1981. JEANNE M. MALONEY, Deputy Recorder. Sept. 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 506531. Notice of Fiduciary's Account. To all persons interested in the estate of Georgia Draper late of Boston in said County and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the 1st and final account of Robert J. Jordan as public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 27th day of November, 1981, 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 11th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

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 6:00 p.m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by Walter L. Milne, et al to amend the Zoning Ordinance of the City of Cambridge 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 Commission Procedure, would be amended to include the Simplex Development Area.

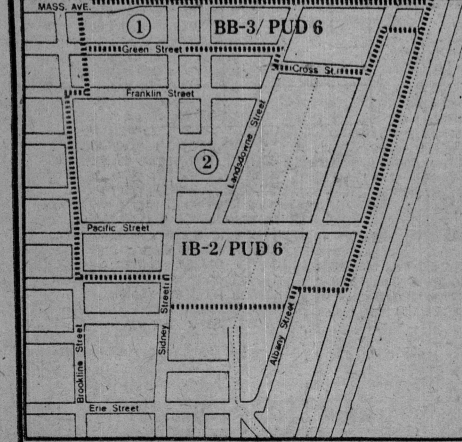
Article 13,000, Planned Development Districts, would be amended to create a new Planned Unit Development District (PUD-6). The purpose of these regulations is to provide for a high quality mixed use urban environment which permits development of general and technical offices with supporting commercial 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 multifamily 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.

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

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

For the Committee, Councillor David A. Wylie, Chairman



COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 502568. Notice of Fiduciary's Account. To all persons interested in the estate of Dorothea V. Wiley late of Boston in said County; and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the 1st and final account of Robert J. Jordan as public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 25th day of November, 1981, 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 11th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. A-12790. To the unknown father, and to all persons interested in a petition for adoption of John Scott Sweeney of Boston in said County. A petition has been presented to said Court by Brian Christopher Connors and Beth Ellen Connors his wife, of Boston in said County, praying for leave to adopt said John Scott Sweeney, a child of Beth Ellen Connors and an unknown father and that the name of child be changed to John Scott Connors. 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 5th day of November 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 21st day of August 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9, 16, 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 212065. Notice of Fiduciary's Account. To all persons interested in the estate of Marian Appleton Sargent late of Boston in said County: You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the duplicate 6th and 7th to 8th accounts (being to 52nd to 54th accounts of the trusteeship) of Fiduciary Trust Company, Ralph B. Williams and Augustus W. Soule, Jr. as trustees under Article 18 of the will of said deceased for the benefit of Grandchildren of Terrence Sargent 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 8th day of October, 1981, 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 August, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9 16 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 494878. Notice of Fiduciary's Account. To all persons interested in the estate of Edna I. Tatarouns late of Boston in said County: You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the First & Final account of Paul J. Burns as Public Administrator d/b/n of said estate 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 25th day of November, 1981, 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 8th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9 16 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 515469. To all persons interested in the petition hereinafter described. A petition has been presented to said Court by Jacina Pearson, of Boston, in said County, praying that his name may be changed as follows: Jacina Pearson to James Bruce Pearson. 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 8th day of October 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 2nd day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9 16 23

COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 515476. To all persons interested in the estate of Charles McLaughlin late of Boston in said County, deceased. A petition has been presented to said Court, praying that Cecilia Marie Murray of Everett, in the County of Middlesex, be appointed administratrix with the will annexed of said estate not already administered, 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 ten o'clock in the forenoon on the 7th day of October 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 4th day of September 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 9 16 23

COOK

5 a.m.-1 p.m. Part Time
Alternative weekends. A large Nursing Home in Watertown. Good range of benefits. Excellent starting salary. Call for appointment.

EMERSON CONVALESCENT HOME
59 Coolidge Hill Rd.
Watertown, Mass. 02172
924-1130

Health Care Careers

PHYSICAL THERAPY ASSISTANT

Graduate of approved 2 year Program for 32 hour week position as member of active Rehab team. Ability to work as a team member essential. Send resume to:

Administrator
EMERSON CONVALESCENT HOME
59 Coolidge Hill Rd.
Watertown, MA 02172

RN SUPERVISOR

11 p.m.-7 a.m.
Two years' Charge Nurse experience preferred. Sunday thru Thursday. On call every 4th weekend. Excellent benefits. Starting salary \$10.00/hour. Call Miss Clark.

EMERSON CONVALESCENT HOME
59 Coolidge Hill Rd.
Watertown, Ma 02172
924-1130

Auctions Auctions

OUTSTANDING AUCTION

VICTORIAN, MISSION OAK & TURN OF THE CENTURY FURNITURE, LAMPS, CUT GLASS & OTHER ACCESSORIES
SATURDAY, SEPT. 26 AT 10:00 A.M.
ROUTE 1 HAMPTON FALLS, N.H.

WE WILL BE SELLING THIS FINE SELECTION OF VICTORIANA, ASSEMBLED FROM LOCAL HOMES AND PRIVATE COLLECTIONS, AT MY BARN ON ROUTE 1 IN HAMPTON FALLS. FROM ROUTE 95 TAKE EXIT 2 TO ROUTE 1 NORTH ABOUT 2 MILES.

Featuring the finest round oak dining room table we've ever seen. The top is 60" in diameter with 9 leaves and stands on a split pedestal with shell carving and paw feet; set of 12 oak dining chairs with high backs and cabriole legs; Victorian walnut marble top table with a shaped top, carved heads and a carved basket of flowers in the center; possibly made by MEEKS; signed LIMBERTS Mission oak dining room set with inlay consisting of round table, mirrored back sideboard and 6 chairs; labeled Gustav Stickley Mission oak open book shelf with a drop-leaf; L. & J. G. Stickley Slant front desk; Mission oak side chair signed "QUAINT"; choice oak shaving mirror; tall oak serpentine front chest with mirror; 50" raised panel oak "S" roll top desk with carved pulls; oak roll front file cabinet; inlaid Victorian walnut card table; mahogany Chippendale style ball and claw foot highboy; oak server; carved lion's head chair; mahogany Hepplewhite style china cabinet; assortment of Continental Furniture, 19th century; wing back sofa with carved paw feet and much more.

LUDWIG PLAYER PIANO
Signed TIFFANY STUDIOS 12" Acorn Shade and bronze base table lamp; signed PAIR-POINT PUFFY boudoir lamp; signed CUT GLASS by makers such as: Hawkes, Tutthill, Sinclair, Pairpoint, Clark & Hoare; Royal Bayreuth; Royal Doulton figurines; art glass; Pink Lustre; 11 early HUMMEL figurines; 15 various sized Oriental rugs; 22" bell from a tower and many more fine items of interest.

PREVIEW FROM 8:00 A.M.
Tent, Chairs, Catered Lic. #2089
TERMS: Cash or Check with Approved Credit.
NO BUYER'S PREMIUM

PAUL McINNIS, INC. . .
Auctioneer
Hampton Falls, N.H. 03844
(603) 926-3982

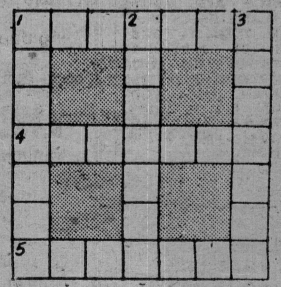
your move... into the SUPERMARKET

<h3 style="text-align: center;">Airplanes</h3> <p>HANG GLIDER, Rogallo type, 16 ft. keel, excel. cond., Call 935-8277 eves.</p> <h3 style="text-align: center;">Announcements</h3> <h4 style="text-align: center;">SHUTTLE BUS SERVICE</h4> <p>To and from Logan Airport. To all Boston Hotels. Also same bus service Early bird reservations. Providence R.I. Call now. (617) 298-2497</p> <h3 style="text-align: center;">Appliances</h3> <p>WANTED Refrigerators, any reasonable price, 9 Union Sq., Som. 628-1551.</p> <h3 style="text-align: center;">Business Service</h3> <h4 style="text-align: center;">BUS SERVICE</h4> <p>For company employees and groups. 298-2497.</p> <h4 style="text-align: center;">DISC JOCKEY</h4> <p>WLHE'S - CHUCK STEVENS MUSIC FOR ALL OCCASIONS Call 396-5583</p> <p>Licensed Day Care In my home in Roslindale. Call 522-4628.</p> <h4 style="text-align: center;">PORTRAITS FROM PICTURES</h4> <p>Oils, guar., John 288-6437.</p> <p>Typing Services - Manuscripts, Medical - Legal - Technical. Rush. IBM Selectric III. Call Lee 262-0092.</p> <h3 style="text-align: center;">Coal, Oil & Wood</h3> <h4 style="text-align: center;">FUEL OIL \$105.80</h4> <p>Big Tanks only 889-0315.</p> <p>WHY PAY MORE? Buy now and save: #2 fuel oil. Large tanks only \$1.059 per gal. 442-7811.</p> <h3 style="text-align: center;">Construction Equipment</h3> <p>1983 CASE DOZER 4 cyl. \$2,000. 603-332-8497 or 603-742-7764.</p> <h3 style="text-align: center;">Jewelry</h3> <h4 style="text-align: center;">GOLD-DIAMONDS-JEWELRY</h4> <p>Bought, Cash, Buy, Sell, Wholesale, Retail, of Fine Jewelry, 333 Wash., St., Bos. Rm. 517.</p> <h3 style="text-align: center;">Financing</h3> <p>NEED MONEY? \$500 to \$20,000,000. Any purpose. Barlett Financial Co. 1-342-1452.</p> <p>15,000 to \$500,000 to loan! 103-669-2235. Major Financial Services, Bldg. 48, Hooksett, N.H. 03106.</p> <h3 style="text-align: center;">For Sale</h3> <h4 style="text-align: center;">BILLY BEER</h4> <p>One perfect case w/carton. B.O. Days 357-6513 Amy.</p> <h4 style="text-align: center;">BILLY BEER</h4> <p>One full can, mint condition. Best offer. Box R 4726 Herald American.</p> <h4 style="text-align: center;">BILLY BEER, orig. 6 pack unopened \$3000 or B.O. 603-224-7895.</h4> <h4 style="text-align: center;">BILLY BEER</h4> <p>Unopened 6-pack, mint condition. Best Offer. 396-6321</p> <h4 style="text-align: center;">BILLY BEER 24 empties with case, 4 full mint cond. all for \$1500. 335-9184.</h4> <h4 style="text-align: center;">BILLY BEER 5 packs, sold together or separately. B.O. 567-0420.</h4> <h4 style="text-align: center;">BILLY BEER - 3 full cases in orig boxes. Best offer. Mint. 361-0667.</h4> <h4 style="text-align: center;">CUBE PUZZLES \$15 a dozen, Watches, Radios, Cufflinks, Sets, Over 1,000 items in stock. ALL'S TOYS, 284 North St., Boston. Call 227-5741.</h4> <h4 style="text-align: center;">FLEA MARKET YARD SALE, Cerebral Palsy, Blanchard's, Newton, Sept. 27. (Sun) tables avail. 969-3214.</h4> <h4 style="text-align: center;">FREE catalog of gifts</h4> <p>Send 25c for P&H STERLING HOUSE, Box 325B Garnsville, N.Y. 10923.</p> <h4 style="text-align: center;">GARAGE SALE-Sat.</h4> <p>Sept. 26, rain or shine @ Richardson St., Malden, off Salem St. 8 a.m.-1 p.m. Oriental rugs, oak, walnut and pine beds, bureau & assorted furn. ? glassware. Cash only. 334-6212.</p> <h4 style="text-align: center;">JEEPS Government Surplus, 11sted for \$3196, sold for \$44.00 For Info. Call 312-931-1961, ext. 415.</h4> <h4 style="text-align: center;">SPIRAL STAIR KITS</h4> <p>Install them yourself or we'll install for you. Free Brochure.</p> <h4 style="text-align: center;">THE DAY STAIRWAY</h4> <p>130 BALLARD ST. SAUGUS, MA. 617-233-1438</p>	<h3 style="text-align: center;">For Sale</h3> <h4 style="text-align: center;">MAGIC CARPET</h4> <p>Wholesale wall to wall carpet, all major brands available. Pay 40% to 60% less than retail store prices. If you are building, remodeling or buying a house or condominium, please compare our prices before you buy. Mannington linoleum, Hartco parquet floors available. Call 668-2060 or 762-3632 for an appt. in our office or your home. One South Park, Rte. 1, Walpole, Mass. Ask for Bob.</p> <h3 style="text-align: center;">Rolling Stones Tickets!</h3> <p>J.F.K. Stadium, Phila. Sept. 25-26, 201-272-1800.</p> <h3 style="text-align: center;">WOOD RADIATOR enclosures, energy efficient. Give radiators a new look. Call 825-6482.</h3> <h3 style="text-align: center;">Furniture</h3> <h4 style="text-align: center;">BLACKER & GOODE ESTATE SALE</h4> <p>Beautiful mahogany dinrm set with inlaid server, bedrm and livrm furn. Stunning Chippendale lovesats, 12'x16' custom wool rug, freezer, refrig., umbrella table & chairs, china, sterling, bric-a-brac & much more. Fri. and Sat. Sept. 25 and 26, 1-4 p.m. Parker St. to 788 Dedham St. to 459 Brookline St. Newton.</p> <h3 style="text-align: center;">EXPENSIVE FURNITURE CHEAP</h3> <p>QUINT'S DISC. FURNITURE Open daily 9-9 p.m. 535 Main St., Malden 322-6650.</p> <h4 style="text-align: center;">FURNITURE FULL SIZE BED, \$60; mahog dresser w/mirror by Thomas Paine, excel cond \$150. oak dinrm table \$125; 2 rugs, rust and Oriental, both \$50; refrig. \$70. 628-0966.</h4> <h3 style="text-align: center;">STUDENT FURNITURE SALES</h3> <p>New desks, \$40; bureaus bookcases, bedding, stu dios, etc. 46 Gainsboro St., Bos., 247-1061; 1492 Dorchester av., Dor., 287-9720.</p> <h3 style="text-align: center;">Games, Dolls, Toys</h3> <h4 style="text-align: center;">MADAM ALEXANDER DOLLS</h4> <p>International & second sets Presidents Ladies. Call 6:30 to 9:30 p.m. 1-603-635-7609.</p> <h3 style="text-align: center;">Gardens & Plants</h3> <h4 style="text-align: center;">LOAM FOR SALE</h4> <p>Lg. quan. del. 862-3400.</p> <h4 style="text-align: center;">Screened Loam, Bark Mulch</h4> <p>1980 prices. SCHOFIELD INC., 235-6922, 358-2503.</p> <h3 style="text-align: center;">XMAS TREES</h3> <p>3,000 white spruce Xmas trees, also Colo. blue spruce, 1981 pure Vermont maple syrup. Call 802-485-7604, 802-253-8184.</p> <h3 style="text-align: center;">Gift Items</h3> <h4 style="text-align: center;">FREE CATALOG of gifts.</h4> <p>Send to: Gifts GMF, P.O. Box 1551 Boston, Ma. 02205 or call 739-2200, ext. 544.</p> <h4 style="text-align: center;">HOBART 20 qt. MIXER</h4> <p>For cake decorator or baker. Included with mixer, 20 qt. bowl with all attachments. Also 12 qt. bowl with paddle & whip. Total price new, over \$1800. Asking \$850. Call 891-0988.</p> <h3 style="text-align: center;">Lost & Found</h3> <h4 style="text-align: center;">\$5000 REWARD</h4> <p>For information leading to recovery of a Rail Trailer and all cargo taken from Pleasant St., Rochdale, Ma. 2 a.m. Sunday, Sept. 13 by a dark colored tractor. Trailer No. SOUZ, 206196. Cargo consisted of 1512 Michelin 13" black wall tires. A portion of value recovered will yield a portion of Reward. Call 1-800-243-7140 or nites & wknds 1-203-871-2050, Ask for "Lost Trailer."</p> <h3 style="text-align: center;">Mail Order</h3> <h4 style="text-align: center;">ATTENTION HOME OWNERS, RENTORS & LANDLORDS</h4> <p>Save money on heat! Tired of High Heating Bills? Let the sun work for you. Build your own heat producing solar collector and reap the sun's rewards. Send \$5.00 for instructions on assembly to:</p> <h4 style="text-align: center;">SUN FIRED PRODUCTS</h4> <p>P.O. Box 3523, Peabody, Ma. 01960, Allow 4 weeks for delivery.</p>	<h3 style="text-align: center;">Mail Order</h3> <h4 style="text-align: center;">SAVE ON hundreds items. 25% off, no tax, color catalog, \$1.50 refunded with order. M.J. Boisvert, Canaan Back Rd. P.O. Box 272, Stafford N.H. 03884.</h4> <h4 style="text-align: center;">ZETTAS Monthly Number chart. Send \$3.00 name & address for October Chart to Zetta % Frye, 12 Mamelon Circle, Boston, Ma. 02126.</h4> <h3 style="text-align: center;">Movers</h3> <h4 style="text-align: center;">MARK'S MOVING SERVICE</h4> <p>Moving-Packing-Storage Lic. & Insured, 566-6054</p> <h3 style="text-align: center;">Musical Merchandise</h3> <h4 style="text-align: center;">RENT A PIANO</h4> <p>Bought, Sold, Rented Ailston Piano 254-7210</p> <h3 style="text-align: center;">Personals</h3> <h4 style="text-align: center;">BELLY DANCING</h4> <p>By Boston Oriental Dancers. "A moving message." Bellygram. All occasions. 364-9210.</p> <h4 style="text-align: center;">FREE DATING BROCHURE</h4> <p>267-4500, 24 hrs. DATIVE</p> <p>GO AHEAD, start something. Call SELECTIVE COMPUTER DATING OF NEW ENGLAND, 617-587-7000, 24 hrs. est. 1975.</p> <p>SINGLE? Meet that special person! Low fees. Call DATELINE now 648-2330.</p> <p>UNIQUE introductions. Discreet, personal, someone for everyone. Special programs for all life styles. Plamates. Box 3355, York, Pa. 17402. 717-848-1408.</p> <h3 style="text-align: center;">Pets & Livestock</h3> <h4 style="text-align: center;">AFGHANS AKC, registered. 9 weeks old. cream colored, \$150 or best offer. 1-537-5485.</h4> <h4 style="text-align: center;">AKC DOBERMAN PUPPIES, Rainbow litter. Blues, Fawn, Blacks & Reds, Tails & claws done. 1-291-0295.</h4> <h4 style="text-align: center;">AKC GERMAN SHEPHERD pups, 3 wks. without shots, Call after 6, 341-1631.</h4> <h4 style="text-align: center;">AKC REG. SIBERIAN Husky puppies, Champion line, all shots, wormed, Parents on Premises. 925-3413.</h4> <h4 style="text-align: center;">ANIMAL AID ADOPT Pets, Pure, Mix, spayed, Non-Profit fee, 391-4011, 782-1649.</h4> <h3 style="text-align: center;">DACHSHUNDS</h3> <p>Long hair, mini & standard. WALL KENNELS, Plymouth, MA. Buy from breeder! 746-9266.</p> <h4 style="text-align: center;">FREE HORSE MANURE</h4> <p>for Boston Residents. Call 445-3282.</p> <h4 style="text-align: center;">GROOMING, training boarding dogs, cats. Happy Paw Kennels, 843-1021.</h4> <h3 style="text-align: center;">HORSE AUCTION CROWLEY'S COMMISSION SALES</h3> <p>32 Shoemaker La., Agawam, Ma. 413-786-1744. Every Thursday at 7 p.m. Fresh horses from the West, Western & English Tack. Private sales daily.</p> <h4 style="text-align: center;">HORSES BOARDED-\$110 MO.</h4> <p>Box stalls & all feed. Weiss Farms Stoneham 438-0689.</p> <h4 style="text-align: center;">LHASA APSO & Shih Tzu pups, 1st shot & wormed. Koalin Kennels 783-7092.</h4> <h4 style="text-align: center;">MSPCA</h4> <p>350 So. Huntington Ave., Boston, for adoption Pure Mutts, Pure Breeds, Pure Kits & Cats. Open weekends & Friday nite, Sunday 12-5. Tues. & Sat. 10:30-3:30. Closed Monday. 522-5055.</p> <h3 style="text-align: center;">TAME & TALKING PARROTS</h3> <p>As seen on TV Call 887-5456</p> <h4 style="text-align: center;">YORKSHIRE TERRIERS AKC Reg. 2 males, Champion bloodlines, 8 wks old, \$250. 1-678-6339.</h4> <h3 style="text-align: center;">Pool Tables</h3> <p>POOL TABLES, old style slate pocket tables. Factory priced. 586-4551.</p> <h3 style="text-align: center;">Professional Services</h3> <h4 style="text-align: center;">FREE PROFESSIONAL Energy talks for schools and community groups. Mass Voice of Energy. Call 617-973-5265 or 2451.</h4> <h4 style="text-align: center;">GEMINI DAY CARE CTR.</h4> <p>Ages 1 to 5 years old. Low rates. Orient Heights area. Call Ginny, 567-3359.</p>	<h3 style="text-align: center;">Professional Services</h3> <h4 style="text-align: center;">SCARED OF A DENTIST? Have your dental work done in one visit while you are sleeping. For consultation Call Dr. Samuel Kane, 569-7300.</h4> <h3 style="text-align: center;">Service & Repair</h3> <h4 style="text-align: center;">DUMP TRUCK SERVICES</h4> <p>Remove & haul. 623-3583.</p> <h4 style="text-align: center;">EARL MASTERKEYING</h4> <p>739-2998</p> <h4 style="text-align: center;">LICENSED CARPENTER</h4> <p>All phases. 282-4164</p> <h4 style="text-align: center;">VINYL SIDING</h4> <p>I will side your house for less money. 894-4325.</p> <h3 style="text-align: center;">Musical Merchandise</h3> <h4 style="text-align: center;">BALDWIN'S TANGLEWOOD SALE</h4> <p>During this - our Famous Annual Sale of Instruments used at Tanglewood - every new and used Piano and Organ is also priced to give you Fantastic SAVINGS.</p> <h4 style="text-align: center;">BALDWIN PIANO & ORGAN</h4> <p>Burlington Vil. - Caldor Mall 273-0450 Framingham Mall, Rte. 30 879-3432 Peabody Rte. 1-North 535-5260 So. Weymouth, Rte. 18 off X-way, 335-5507</p> <h3 style="text-align: center;">Legal Notices</h3> <p>COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 51543A. To all persons interested in the estate of Frances Ora O'Toole late of Boston, in said County, deceased. A petition has been presented to said Court, praying that Rita M. Holmes of Boston, in the County of Suffolk, or some other suitable person be appointed administrator of said estate. 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 5th day of November 1981, the return day of this citation. Witness, Mary C. Fitzpatrick, Esquire, First Judge of said Court, this 31st day of August 1981. JAMES MICHAEL CONNOLLY, Register. Sept 9 16 23</p> <h3 style="text-align: center;">Legal Notices</h3> <p>COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 497438. Notice of Fiduciary's Account. To all persons interested in the estate of Theresa A. Dean late of Boston in said County, and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the 1st and final account of Robert J. Jordan as public administrator of said estate has been presented to said Court for allowance. If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Boston on or before the 25th day of November, 1981, 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 11th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept. 16, 23, 30</p> <h3 style="text-align: center;">Legal Notices</h3> <p>COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 500802. Notice of Fiduciary's Account. To all persons interested in the estate of Lawrence T. Walsh late of Boston in said County; and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the First & Final account of Paul J. Burns as Public Administrator of said estate 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 8th day of October, 1981, 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 4th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept 9 16 23</p> <h3 style="text-align: center;">Legal Notices</h3> <p>COMMONWEALTH OF MASSACHUSETTS, Suffolk, ss. PROBATE COURT, Case No. 500802. Notice of Fiduciary's Account. To all persons interested in the estate of Lawrence T. Walsh late of Boston in said County; and to the Treasurer and Receiver General of said Commonwealth. You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the First & Final account of Paul J. Burns as Public Administrator of said estate 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 8th day of October, 1981, 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 4th day of September, 1981. JAMES MICHAEL CONNOLLY, Register. Sept 9 16 23</p>	<h3 style="text-align: center;">WANTED</h3> <p>Homes that need painting. Leading distributor of vinyl siding needs homes to train installers. Top consideration given. Call anytime 848-2450 or eves. 828-1485 or 344-4338.</p> <h3 style="text-align: center;">Wanted to Buy</h3> <h4 style="text-align: center;">A BOOKS BOOKS BOOKS</h4> <p>Top prices paid BRATTLE BOOK SHOP George Gloss 25 West St. Boston 542-0210</p> <h4 style="text-align: center;">ARE YOU MOVING?</h4> <p>I will pay immed cash for furn., rugs, china, linens, clocks, antiques, etc. Call Mrs. B. Johnson, 332-7135.</p> <h4 style="text-align: center;">BASEBALL CARDS WANTED Old Baseball Photos 646-7757, Joel, 12-6 p.m.</h4> <h4 style="text-align: center;">BOOKMAN needs used books, 1 or 1,000, cash limit \$5,000. Attic Book Hunt, 536-3353.</h4> <h4 style="text-align: center;">BUYERS FOR cash. Diamonds, Jewelry, Mod. & Ant. Luffig's 333 Wash. St., Boston, Rm. 401, Est. 1886.</h4> <h4 style="text-align: center;">CASH for diamonds, jewelry, old gold, antiques, E. A. GRAVALLESE, 333 Wash. St., Boston, Room 639.</h4> <h3 style="text-align: center;">GUNS</h3> <p>Cash paid for high-quality Guns, Modern, Antique, Parkers, English, Rifles, Shotguns, Pistols, Federal & State Licensed. 36 years reputable dealings. Please phone TED at 828-1679.</p> <h3 style="text-align: center;">GUNS WANTED</h3> <p>Highest prices paid. ROACH'S SPORTING GOODS, 1957 Mass. Ave., Cambridge, Ma. 876-5816.</p> <h3 style="text-align: center;">ORIENTAL RUGS WANTED</h3> <p>Any size, any condition. Responsible buyer will pay top price. Call 729-3946 anytime or Worc. 1-752-4741.</p> <h3 style="text-align: center;">WAR SOUVENIRS</h3> <p>Cash paid for Swords, Helmets, Uniforms, Medals, Daggers, Military Items all wars, Letters, Diaries; Guns Modern & Antique. CLINES GUNROOM, CANTON, Phone 828-1679.</p>
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Cross Clue

TODAY'S CLUE - A five-letter word meaning TO RIDICULE. 1st letter goes in 3rd block of 2 down; 2nd letter in 5th block of 4 across; 3rd letter in 3rd block of 1 down; 4th letter in 2nd block of 1 across; 5th letter in 2nd block of 3 down.

1 ACROSS - Admits as a member.
JUMBLED CLUES (for 1, 2, 3 down and 4, 5 across):
To cheat.
Evading.
The origin of something.
To force (oneself) on others.
Workrooms of artists.



(Answer tomorrow)
(Yesterday's solution)
FIVE-LETTER WORD: QUILT
QUICKER
U L I
E A G
L O U T I S H
L T T
E E E
D E C R I E D
(Copyright, 1981, by Herald American)



City of Cambridge

12.

IN CITY COUNCIL

December 7, 1981

COUNCILLOR GRAHAM

- WHEREAS: The Cambridge Redevelopment Authority ("CRA") has designated the Wellington-Harrington Development Corporation ("WHDC") as the Redeveloper of Tract Number 4-C on Portland Street, in Cambridge, Massachusetts; and
- WHEREAS: WHDC proposes to develop new homes on Tract Number 4-C for ownership by low or moderate income families with children, despite drastic reductions in federal and state housing assistance programs; and
- WHEREAS: The City Council of the City of Cambridge ("Council") desires to ensure that an adequate number of housing units in said Tract Number 4-C are sold to and occupied by low or moderate income families and that such owner-occupancy be maintained for availability to successive families to the maximum extent feasible; and
- WHEREAS: The parties hereto desire to express their mutual objectives and to describe the specific homeownership assistance programs which shall be utilized to accomplish the objectives as outlined in their agreement submitted to this City Council by draft dated November 30, 1981; now therefore be it
- ORDERED: That this City Council go on record approving the attached agreement designated "A" submitted by James Bentubo, Chairman of the Wellington-Harrington Citizens Committee.

In City Council December 7, 1981.
 Adopted by a yea and nay vote:-
 Yeas 9; Nays 0; Absent 0.
 Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

*See Revised
Agreement
11/30/81*

Agreement

Whereas, the Cambridge Redevelopment Authority ("CRA") has designated the Wellington-Harrington Development Corporation ("WHDC") as the Redeveloper of Tract Number 4-C on Portland Street in Cambridge, Massachusetts;

Whereas, WHDC intends to develop housing on Tract 4-C for homeownership especially for low or moderate income families with children, despite drastic cut-backs in federal and state housing assistance programs for homeownership opportunities for low or moderate income families;

Whereas, the City Council of the City of Cambridge ("Council") desires to ensure that an adequate number of housing units in said Tract Number 4-C are sold to and occupied by low or moderate income families; and

Whereas, WHDC, as Redeveloper, and the Council, on behalf of the City of Cambridge, desire to express herewith their mutual intentions and to describe the methods which will be utilized to achieve their joint housing objective,

NOW, THEREFORE, the parties hereto agree as follows:

1. Objective. In order to ensure the provision of housing for low or moderate income families on Tract Number 4-C on Portland Street in the Wellington-Harrington Urban Renewal Area of Cambridge, WHDC as Redeveloper, hereby agrees to make provision for housing units suitable for and available for sale to and occupancy by low or moderate income households in an amount equal to at least twenty-five (25%) percent of the total number of units developed on Tract Number 4-C and, where city, state or federal homeownership assistance programs are actually funded and available, WHDC further agrees to apply for an allocation, reservation or commitment of such funds from such appropriate programs in order to achieve sales to and occupancy by low or moderate income families in a greater number up to forty (40%) percent of the total number of units built on Tract Number 4-C.

2. Development Program Mechanism. In order to achieve the foregoing objective, WHDC, as Redeveloper, may employ any one or more of the following development program mechanisms:

- a. Adjusted sales prices which result in having at least twenty-five (25%) percent of the units being sold to low or moderate income families for owner occupancy at sales prices which are at an average of twenty (20%) percent below the actual development cost (calculated on a pro-rated average development cost per square foot for the entire housing development). If this mechanism

is utilized by WHDC exclusively, then upon re-sale of each of these units to other than successor low or moderate income families, WHDC (or a charitable organization designated by it and exempt under Section 501-c-3 of the Internal Revenue Code or a similar successor statute) shall participate in any net gain from such sale on such terms and conditions as it deems fair and appropriate and shall hold its share of any net gain in trust for the purpose of reinvestment in other housing programs or developments to benefit low or moderate income families in the City of Cambridge; or

b. Participation in any federal, state or city homeownership assistance program which is intended to provide homeownership opportunities for low or moderate income families.

3. Other Requirements. The units intended to be sold to and occupied by low or moderate income families shall be dispersed throughout the development, not concentrated in one location and shall be equally distributed among the variously sized housing units.

4. Certification. The WHDC and the Cambridge Redevelopment Authority shall jointly certify to the Cambridge City Council the satisfactory achievement of the objective and development program mechanism to be utilized in providing homeownership opportunities for low or moderate income families within Tract Number 4-C.

Executed under seal this day of October, 1981.

CITY OF CAMBRIDGE

by _____

WELLINGTON-HARRINGTON DEVELOPMENT CORP.

by _____

Wellington-Harrington Citizens Committee

320 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

November 9, 1981

The Honorable Francis H. Duehay
Mayor
City Hall
Cambridge, Massachusetts

Re: Tract Number 4-C
Portland Street

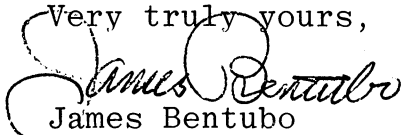
Dear Mayor Duehay:

The Wellington-Harrington Citizens Committee respectfully urges you and the members of the Cambridge City Council to approve the proposed Agreement with the Wellington-Harrington Development Corporation and we respectfully urge you and the Council not to adopt the proposed C-1A zoning for this development parcel.

Our reasons for these requests are:

1. The Agreement with WHDC not only has the exact same objective as the proposed C-1A zoning but also has identified an acceptable development mechanism for achieving that desirable goal while the proposed C-1A zoning leaves the development up in the air until a special permit is issued without any clear guidelines for meeting the minimum goal if federal or state housing subsidies are not available when the permit is issued.
2. WHDC needs to begin its architectural planning now in order to be ready for a spring construction start; the special permit process not only adds additional time delays but possibly delays for an indeterminate period of time any construction at all.
3. The attached program for "St. Anthony's Park Homes" clearly describes what can be accomplished now without any external housing subsidies; if this program is acceptable to the Council as an absolute minimum effort to achieve lower income homeownership, then it should be approved now in order to allow WHDC to undertake the expense of architectural drawings and plans with the certainty that their housing program is acceptable to the City.
4. WHDC's demonstrated track record in producing housing which is affordable to all is the best assurance that the City has that as federal or state subsidy programs become available, they will be used.

Very truly yours,


James Bentubo
Chairman

11-9-81

Received at Postman 8-21-81

ST. ANTHONY'S PARK HOMES

A New Homeownership Community In Cambridge

DEVELOPMENT OBJECTIVE

The housing development objective of the Wellington-Harrington Development Corporation (WHDC) is to provide new housing units suitable for and available for sale to and occupancy by low or moderate income households (a) in an amount equal to a minimum of twenty-five (25%) percent of the total number of housing units developed on Tract Number 4-C, and (b) where city, state, or federal homeownership assistance programs are available, reserved and committed for this housing development, then in an amount equal to up to forty (40%) percent of the total number of housing units developed on Tract Number 4-C.

DEVELOPMENT STRATEGY

In order to achieve this housing development objective the following three point housing financing strategy will be used:

1. The average development cost for each dwelling unit (about \$50/ft. multiplied times the total square footage for each type of dwelling unit) will be adjusted by re-allocation as follows:
 - a. a minimum of twenty-five (25%) percent of the total number of housing units will be sold to qualified low or moderate income households at an average "sales price" which is approximately twenty (20%) percent below the average cost per square foot for the whole development; and
 - b. the remaining seventy-five (75%) percent of the total number of housing units will be sold not only at sales prices below prevailing market prices for comparably sized new housing units in Cambridge but also at a sales price only as high above actual cost for that unit as is necessary to off-set the below-cost sales prices of 25% of the housing development, thereby creating an internal housing "subsidy."
2. All currently existing homeownership assistance programs will be identified, applied for and, if approved, utilized to the maximum extent permissible under the applicable city, state, or federal programs (eg, Section 235 or MHMFA).
3. The re-sales of any below-cost housing units to anyone except a qualified household which meets appropriate income guidelines) shall be controlled by WHDC by means of a second mortgage or "wrap-around" mortgage to be held by WHDC or a

successor charitable tax-exempt trust, which shall participate in the net profits to be realized by the homeowner from the re-sale on an equitable basis; the trust shall hold its share of the profits realized from the re-sale, if any, for the primary purpose of reinvestment in other housing programs or developments designed to benefit low or moderate income families in Cambridge.

AN ILLUSTRATION OF ADJUSTED SALES PRICE MECHANISM

Type:	<u>1BR (650 s.f.)</u> <u>12 units</u>	<u>2BR (850 s.f.)</u> <u>30 units</u>	<u>3BR (1200 s.f.)</u> <u>24 units</u>	<u>4BR (1400 s.f.)</u> <u>4 units</u>
Actual Cost:	\$32,500/unit*	\$42,500/unit*	\$60,000/unit*	\$70,000/unit*

70 UNITS @ TOTAL DEVELOPMENT COST: \$3,385,000

Lower Income Price:	3 units @ \$23,000/unit + \$15,000 2nd mtg.**	8 units @ \$33,000/unit + \$15,000 2nd mtg.**	6 units @ \$37,000/unit + \$26,833 2nd mtg.**	1 unit @ \$45,000/unit + \$25,000 2nd mtg.**
---------------------	---	---	---	--

Price Of Remaining Units:	9 units @ \$38,000/unit	22 units @ \$48,000/unit	18 units @ \$63,833/unit	3 units @ \$70,000/unit
---------------------------	----------------------------	-----------------------------	-----------------------------	----------------------------

70 UNITS @ TOTAL SALES PROCEEDS: \$3,385,000

*Actual cost per square foot (\$50/ft.) excluding installation of new streets, sidewalks and public utilities.

**The second mortgage or "wrap-around" mortgage would require no monthly installments of principal or interest and would only be due upon sale to someone other than a qualified low or moderate income buyer; the accrued interest would be flexible based upon the increase in value in excess of the C.P.I. during the same period of ownership by the low or moderate income buyer for that unit.



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

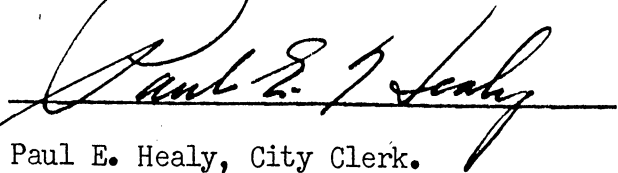
December 14, 1981

Joseph Tulimieri, Director
Cambridge Redevelopment Authority
336 Main Street
Cambridge, MA 02139

Dear Mr. Tulimieri:

Enclosed you will find a copy of an order adopted by the City Council at its meeting of December 7, 1981, relative to an amended agreement regarding the redevelopment of Tract Number 4-C on Portland Street, Cambridge. Your kind attention in this matter will be greatly appreciated.

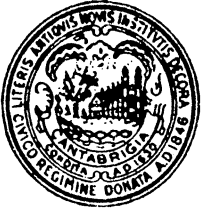
Very truly yours,



Paul E. Healy, City Clerk.

PEH/mh

Enclosure



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

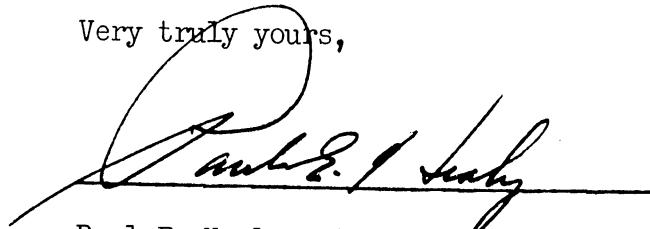
December 14, 1981

James Bentubo, Chairman
Wellington-Harrington Citizens Committee
320 Cambridge Street
Cambridge, MA 02141

Dear Mr. Bentubo:

Enclosed you will find a copy of an order adopted by the City Council at its meeting of December 7, 1981, relative to an amended agreement regarding the redevelopment of Tract Number 4-C on Portland Street, Cambridge. Your kind attention in this matter will be greatly appreciated.

Very truly yours,



Paul E. Healy, City Clerk.

PEH/mh

Enclosure



City of Cambridge

12.

IN CITY COUNCIL

December 7, 1981

COUNCILLOR GRAHAM

- WHEREAS: The Cambridge Redevelopment Authority ("CRA") has designated the Wellington-Harrington Development Corporation ("WHDC") as the Redeveloper of Tract Number 4-C on Portland Street, in Cambridge, Massachusetts; and
- WHEREAS: WHDC proposes to develop new homes on Tract Number 4-C for ownership by low or moderate income families with children, despite drastic reductions in federal and state housing assistance programs; and
- WHEREAS: The City Council of the City of Cambridge ("Council") desires to ensure that an adequate number of housing units in said Tract Number 4-C are sold to and occupied by low or moderate income families and that such owner-occupancy be maintained for availability to successive families to the maximum extent feasible; and
- WHEREAS: The parties hereto desire to express their mutual objectives and to describe the specific homeownership assistance programs which shall be utilized to accomplish the objectives as outlined in their agreement submitted to this City Council by draft dated November 30, 1981; now therefore be it
- ORDERED: That this City Council go on record approving the attached agreement designated "A" submitted by James Bentubo, Chairman of the Wellington-Harrington Citizens Committee.

In City Council December 7, 1981.
 Adopted by a yeas and nays vote:-
 Yeas 9; Nays 0; Absent 0.
 Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

AGREEMENT

Whereas, the Cambridge Redevelopment Authority ("CRA") has designated the Wellington-Harrington Development Corporation ("WHDC") as the Redeveloper of Tract Number 4-C on Portland Street, in Cambridge, Massachusetts;

Whereas, WHDC proposes to develop new homes on Tract Number 4-C for ownership by low or moderate income families with children, despite drastic reductions in federal and state housing assistance programs;

Whereas, the City Council of the City of Cambridge ("Council") desires to ensure that an adequate number of housing units in said Tract Number 4-C are sold to and occupied by low or moderate income families and that such owner-occupancy be maintained for availability to successive families to the maximum extent feasible; and

Whereas, the parties hereto desire to express their mutual objectives and to describe the specific homeownership assistance programs which shall be utilized to accomplish the objectives,

NOW, THEREFORE the parties hereto agree as follows:

1. OBJECTIVES. In order to ensure the provision of new homes for low or moderate income families on Tract Number 4-C, WHDC, as Redeveloper, hereby agrees to make provision for new housing units suitable for and available for sale to and occupancy by low or moderate income families in an amount equal to at least twenty-five percent (25%) of the total number of units to be developed on Tract Number 4-C, and, where governmental homeownership assistance programs are actually funded and available, WHDC agrees to apply for an allocation, reservation or commitment of such funds from the appropriate governmental program in order to achieve sales to and occupancy by low or moderate income families in a greater number up to at least forty percent (40%) of the total number of new homes developed and built on Tract Number 4-C.

2. HOMEOWNERSHIP ASSISTANCE PROGRAMS. In order to achieve the foregoing objectives, WHDC, as Redeveloper, shall utilize one or more of the following homeownership assistance programs:

- a. Participation in any of the federal, state or city homeownership assistance programs for up to forty percent (40%) of the total number of new homes, including specifically the HUD Section 235 program and the Massachusetts Home Mortgage Finance Agency program; or
- b. Adjustments in the sales prices which result in up to twenty-five percent (25%) of the new homes being sold to low or moderate income families for owner occupancy at sales prices which are an average of twenty percent (20%) below the average development price per square foot for the entire housing development, or
- c. An economically feasible combination of the programs described under subparagraph 2.a. and 2.b., above, subject to the requirements of the particular governmental assistance program.

3. SPECIAL REQUIREMENTS.

- a. Upon receipt of notice of the proposed resale of a housing unit (originally sold to a low or moderate income family at a below cost price pursuant to Section 2.b., above), WHDC or its designee shall have (1) the right to re-purchase each such housing unit for its original cost plus reasonable adjustments, or alternatively, (2) the right to participate in the net cash profits realized from such proposed sale to a successor family which is not a qualified low or moderate income family. The right to re-purchase shall be substantially in the form attached hereto as Exhibit "A". The right to participate in the net profits shall be secured by a second mortgage instrument which would require repayment of the cash difference between the price paid by the seller and the price paid by other purchasers for comparably sized housing units plus accrued interest thereon equal to the percentage increase in the value of such unit in excess of the increase in the Consumer Price Index during the period of ownership by that family in order to avoid a "windfall profit" for that particular family.
- b. The term, "low or moderate income family," as used herein shall mean a family whose maximum adjusted annual family income does not exceed the maximum adjusted annual family income limits established from time to time under the HUD Section 235 program or the Massachusetts Home Mortgage Finance Agency program; the income eligibility of each family shall be reviewed and approved by the Housing Director of the Cambridge Community Development Department.
- c. WHDC or its designee (which shall be an exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code) shall hold all proceeds received from the repayment of the second mortgages for the sole purpose of reinvestment in an appropriate housing program or development to benefit low or moderate income families in the City of Cambridge.
- d. All units sold to low or moderate income families shall be reasonably dispersed throughout the development site and shall be reasonably distributed, pro-rata, among the variously sized housing units available for sale.

4. CERTIFICATION OF COMPLIANCE. The Cambridge Redevelopment Authority and WHDC shall jointly report to the Council the homeownership assistance program actually utilized in providing homeownership opportunities for low and moderate income families in Tract Number 4-C.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this ___ day of December, 1981.

CITY OF CAMBRIDGE

CAMBRIDGE REDEVELOPMENT AUTHORITY

by _____

by _____

WELLINGTON-HARRINGTON DEVELOPMENT CORPORATION

by

Wellington-Harrington Citizens Committee

320 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

November 30, 1981

The Honorable Francis H. Duehay
Mayor
City Hall
Cambridge, Massachusetts

Re: Tract Number 4-C
Portland Street

Dear Mayor Duehay:

Subsequent to the hearing held by the Council on November 9, 1981, to consider our request (1) to enter into an agreement with the Council in lieu of the proposed adoption of a new C1-A zoning district and (2) not to adopt the proposed C1-A zoning district, WHDC has filed an application with HUD for a reservation of Section 235 mortgage subsidy funds. (Copy attached.) WHDC has also revised the proposed Agreement with the Council to meet certain objections raised by members of the Council and to clarify certain other questions raised during that hearing. (Copy attached.)

WHDC respectfully requests an opportunity to meet once again with the Council to finally resolve these pending matters.

Very truly yours,

James Bentubo
Chairman

cc: Members of the City Council
Cambridge Redevelopment Authority

*Received at Postmark
By Roy Clark 9:30 PM
Monday Dec. 14, 1981*

*Committee
on
Zoning*

City of Cambridge

MASSACHUSETTS

In City Council 12/7 1981

*Suspension of the Rules to proceed
to Ordinance #8 - Postwood
Street E-1-A Zoning Amendment*

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

6 / 2 / 1 /

Portland Street

City of Cambridge

MASSACHUSETTS

In City Council

12/7 1981

*Committee Graham met the Agreement
As Amended dated 11/30/81*

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

9 0 0

*Agreement - As Amended
Reconsideration -
- failed -*

*C. W. R.
A. P.
A*



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
BOSTON AREA OFFICE
BULFINCH BUILDING, 15 NEW CHARDON STREET
BOSTON, MASSACHUSETTS 02114

REGION 1

October 1, 1981

IN REPLY REFER TO:

SUBJECT: FACT SHEET - SECTION 235

The following facts are applicable to all of the Commonwealth of Massachusetts, which is serviced by the Boston Area Office, Department of Housing and Urban Development, Bulfinch Building, 15 New Chardon Street, Boston, Massachusetts.

The Housing and Urban Development Act of 1968 established a new Section 235 of the National Housing Act to assist lower-income families in acquiring home-ownership.

Assistance in the form of monthly payments by HUD to the mortgagee to reduce interest costs on a market rate home mortgage insured by FHA to as low as Eight percent if the mortgage payment exceeds 20 percent of adjusted income.

The amount of subsidy will vary according to the income of the homeowner and the total amount of the mortgage payment at the market rate of interest. Family income and mortgage limits are established for eligibility in each locality.

Assistance under Section 235 will be limited to new or substantially rehabilitated units.

Section 235 assistance payments may not be used by an existing homeowner to refinance his own home, even if rehabilitation is involved.

A minimum downpayment is required, which may include closing costs.

Maximum Mortgage

The maximum mortgage for a 3-bedroom unit is \$47,500. This may be increased to \$55,000 for a 4 - bedroom unit, for a family of five (5) or more.

Subdivision Requirements

Not over 40% of total units will be eligible for 235 subsidy. The 40% rule does not apply to single residential areas where less than 25 units will be subsidized under Section 235.

ELIGIBLE HOUSING:

- a. New or substantially rehabilitated single family dwellings, approved by FHA prior to start of construction or rehabilitation.
- b. A one-family unit in a condominium which has never been occupied and construction did not begin prior to October 16, 1978, and construction was approved by FHA.

Interest Rate: 16.5

FHA Insurance Premium: .7%

Maximum Term: 30 Years

Minimum Investment:

1. 3% of acquisition cost.

(Note: Investment may include closing costs.)

Homeownership Counseling:

HUD will make available a counseling package to mortgagees, reservation recipients and sellers participating in this program. In addition, HUD approved counseling agencies are available in certain localities.

Limit on Sales Price:

Sales price cannot exceed 120% of the mortgage amount. Also, no property may be purchased under Section 235 at a price, excluding closing costs, which exceeds the FHA estimates of value.

Adjustments to Annual Income:

Gross income from all sources of all adult members living in unit is considered. Income from minors not considered.

Allowable deductions from gross income:

1. \$300 for each minor.
2. 5% for unusual income (social security and withholding).
3. All, or part, of overtime pay which will be discontinued.
4. Departure of a secondary wage earner.
5. Unemployment Compensation which does not occur regularly.

ASSISTANCE PAYMENTS:

Computed on basis of lesser of:

2. Difference between total monthly payment for:

Principal and Interest 16.5

FHA Insurance Premium (.7%)

Real Estate Taxes

Hazard Insurance, AND;

20% of mortgagor's adjusted gross income

Difference between monthly payment to principal, interest 16.5 and FHA Insurance Premium, AND;

The monthly payment to principal and interest that would be required at an interest rate of 8%, excluding FHA Premium.

(Principal and Interest at 8%, 30 year term equivalent to \$7.34 per \$1,000. of mortgage.)

NOTE: In cases where mortgagor is required to pay more than 20% of adjusted income, case may still qualify provided housing expense is not too high in relation to income.

ASSET LIMITATIONS: None.

RECERTIFICATION OF INCOME:

Annually on anniversary date of mortgage and at any other time the gross income of family increases by \$50 or more per month.

RESERVATION OF FUNDS:

Builders may request reservation of funds to assure themselves that assistance will be available. Subdivisions of 13 or more units must request reservation of funds.

PROCESSING:

Same as Section 203. One additional exhibit required - FHA Form No. 3100, Application for Homeownership Assistance Under Section 235 of the National Housing Act.

INCOME LIMITS:

See attached schedule for Massachusetts.

(These limits to be compared with Adjusted Annual Income as described above.)

For additional information call (617) 223-5701.

* Family:

- a. The Definition of family is two or more persons related by blood, marriage or operation of law;
- b. a handicapped or elderly (62 or over) single person.

SECTION 235 INCOME LIMITS

BOSTON AREA OFFICE

COMMONWEALTH OF MASSACHUSETTS

	<u>NUMBER OF PERSONS PER FAMILY</u>							
	<u>ONE</u>	<u>TWO</u>	<u>THREE</u>	<u>FOUR</u>	<u>FIVE</u>	<u>SIX</u>	<u>SEVEN</u>	<u>EIGHT</u>
<u>METROPOLITAN AREAS</u>								
BOSTON SMSA	19,300	22,050	24,800	27,550	29,250	31,000	32,700	34,450
BROCKTON SMSA	18,250	20,850	23,450	26,050	27,700	29,300	30,950	32,550
FALL RIVER SMSA	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
FITCHBURG-LEOMINSTER SMSA	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
LAWRENCE-HAVERHILL' SMSA	18,050	20,600	23,150	25,750	27,350	28,950	30,600	32,200
LOWELL SMSA	18,400	21,050	23,650	26,300	27,950	29,600	31,250	32,900
NEW BEDFORD SMSA	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
PITTSFIELD SMSA	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500
SPRINGFIELD-CHICOPEE- SPRINGFIELD SMSA	17,500	20,000	22,500	25,000	26,550	28,150	29,700	31,250
WORCESTER SMSA	17,750	20,300	22,800	25,350	26,950	28,500	30,100	31,700
* PROVIDENCE-PAWTUCKET- WARWICK SMSA	17,100	19,500	21,950	24,400	25,950	27,450	29,000	30,500

* Includes: Plainville, No. Attleboro, Attleboro, Norton,
Seekonk, Rehoboth, Blackstone, Millville

EFFECTIVE SEPT. 1, 1981

235/256 Subsidized Program Developments
As Of
October, 1981

<u>Name of Subdivision</u>	<u>No. Homes</u>	<u>Location</u>	<u>Price Range</u>	<u>Builder</u>
Emerald Heights	15	Dartmouth	45,000-50,000	Reliable Homes 617-997-1200
Marco Drive	15	Pittsfield	45,000-50,000	Berkshire Housing 413-499-1630
Ellendale Estates	30	Springfield	45,000-50,000	Landgraf Assoc. 413-737-1971
Meadowood Estates	25	Chicopee	45,000-50,000	J.D.S. Inc. 413-592-5164

WELLINGTON-HARRINGTON DEVELOPMENT CORPORATION
320 Cambridge Street
Cambridge, Massachusetts

November 19, 1981

Mr. Marvin Siflinger
Area Manager
U.S. Department of Housing
and Urban Development
15 New Chardon Street
Boston, Massachusetts

Re: Preliminary Reservation of Section 235
Contract Authority - Tract Number 4-C
Portland Street, Cambridge, Mass.

Dear Mr. Siflinger:

The Wellington-Harrington Development Corporation (WHDC) hereby requests, pursuant to 24 CFR 235.38, a preliminary reservation of Section 235 contract authority for 28 units (40%) out of 72 units proposed to be constructed on Tract Number 4-C on Portland Street in the Wellington-Harrington Urban Renewal Area in Cambridge, Massachusetts.

WHDC is filing herewith an Application For Environmental Review (HUD - 92250 with attached exhibits) in order to commence the Developer Certification procedure.

WHDC is also filing herewith a statement by the City Manager on behalf of the City of Cambridge, pursuant to 24 CFR 235.39, that the City has "no objection" to this request, and, in fact, has actively encouraged the development of Section 235-assisted housing on this site as part of the overall development.

For the following reasons, WHDC is cognizant of the high priority being placed upon those requests for contract authority which can achieve firm commitments by no later than March 31, 1982, is confident that this deadline can be met, and can justify the reservation:

First, WHDC has the following substantial multi-family housing development track record with HUD:

- a) Harwell Homes - 56 unit co-op with Section 236 subsidy, completed in 1972;
- b) Linwood Court - 45 unit rental rehab under MHFA program which was the recipient of the 7th Biennial HUD Design Award, completed in 1976;
- c) George Close Building - 61 unit rehab with Section 8 completed in 1977.

Mr. Marvin Siflinger
November 19, 1981

Page 2.

Second, many of the members of the Board of Directors of WHDC also serve as officers and directors of a related sister-non-profit corporation, Just-A-Start Corporation, which currently has two Section 235 units under construction in Cambridge right now; the the knowledge and experience learned in that experience will be readily translated into this proposal and will be invaluable.

Third, our proposed mortgagee, Commonwealth Mortgage Company, Inc., is one of the largest FHA-approved mortgage companies engaged in the processing of Section 235 mortgages.

Fourth, our architect, Richard D. Fanning of Boston, and our attorney, Robert F. Gundersen, Esq., both have extensive professional experience in HUD-related programs and processing.

Fifth, our proposed building manufacturing system, Continental Homes of Nashua, New Hampshire, is readily approved for use under the Section 235 program.

Sixth, the Cambridge Redevelopment Authority and its staff have have (a) designated WHDC as redeveloper, (b) completed all necessary land clearance action necessary to dispose of the site, and (c) amended the urban renewal plan to provide for this housing with the concurrence of the City and state, and (d) secured all necessary and appropriate zoning amendments to permit the immediate start of construction.

Seventh, the Wellington-Harrington Urban Renewal Project (in which this site is located) is in its third and final year of "close-out" and the reservation of Section 235 contract authority will assist in the successful marketing by that Agency of this last, large parcel remaining in the project area.

Eighth, the City of Cambridge, acting unanimously by its Manager, City Council, and Community Development Department, strongly support this urgent request for a reservation of Section 235 contract authority for this housing development.

On behalf of the corporation, I wish to thank you for your kindness in meeting with me and your staff recently to review this proposal and I appreciate your kind consideration of this request.

Very truly yours,

James Bentubo
Treasurer

cc: Honorable Francis H. Duehay, Mayor

No one else appeared in favor of the proposed rezoning of the Portland Street Area at the call of the Chair and the Chair declared the hearing for the proponents closed at 5:45 p.m.

The Chair now called for opponents to appear. At this time, James Bentubo, Chairman of the Wellington-Harrington Development Corporation appeared and presented Attorney Gunderson, who stated that the Portland Street Area had five acres of land which would provide housing for owners designated by the Cambridge Housing Authority.

A discussion ensued on the best approach to provide residents with low and moderate income housing. Mr. Gunderson stated that he would like to follow a schedule which would provide that one-third of the units to be sold would be low-cost, one-third at cost and one-third at market value.

He further stated that the problem would be in dealing with the MHFA before the end of the year and securing of financing under a Section 235 Program at six percent interest.

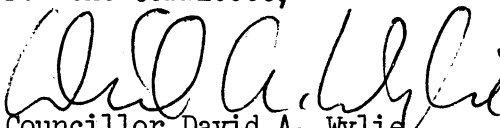
A discussion arose as to whether there should be an agreement between the City Council and the developer in order to achieve the desired results to provide for low and moderate income housing.

Councillor David Sullivan stated that he was uncomfortable because of the opposition to the zoning change recorded by Attorney Gunderson at this hearing and at other hearings on this matter and the absence of any proposed agreement in writing for consideration by the Council.

No one else appearing in opposition at the call of the Chair, the Chair declared the hearing closed at 6:15 p.m. for the opposition.

Mayor Francis H. Duehay moved that the proposed amendment to the Zoning Ordinances be referred to the City Council at its next regular meeting without any recommendation. There being no objection, the motion carried.

For the Committee,


Councillor David A. Wylie
Chairman

City of Cambridge

In City Council..... October 19, 1981

The Ordinance

Committee

to which was referred the petition of the City Council to create a new C-1A district in the Zoning Ordinances and to rezone a parcel of land owned by the Cambridge Redevelopment Authority in the Portland Street Area to a new C-1A district from its current C-1 designation met on Wednesday, October 7, 1981 at 5:30 p.m. at the Morse School Auditorium. Presiding was Councillor David A. Wylie.

The Chair called for proponents to appear. In response to the call of the Chair, Les Barber of the Community Development Department outlined the proposal to create the new C-1A district on the parcel of land owned by the Cambridge Redevelopment Authority. He stated that modest changes can be made to the petition in response to the concerns expressed by the Cambridge Redevelopment Authority and the Wellington Harrington Development Corporation. He further stated that the Planning Board had no objection to forty percent (40%) of the land being rezoned to insure low and moderate income housing; that the proposal of the Planning Board provides sufficient flexibility to meet changing conditions or the lack of subsidy programs. He stated that the proposed new district and regulations are a means to insure adequate numbers of low and moderate income housing units on the publicly-owned land acquired for that purpose.

He further stated that the Planning Board proposal provides for flexibility dependent upon the amount of subsidy available with a twenty-five percent (25%) minimum base for low and moderate income housing; specified with a further provision to achieve forty percent (40%) low and moderate income housing for the Portland Street Area.

Councillor Wylie noted that the City Council had already rezoned this area from Industry to C-1, that in the event that the Planning Board recommendation for a C-1A district was not adopted, the original C-1 district would remain in effect.

The City Council was in receipt of a report from the Planning Board, after hearing held on September 8, 1981 recommending that the Portland Street Area now zoned as Residential C-1 be changed to C-1A subject to the following conditions which are included as amendments in the Planning Board text:

That the percentage of low and moderate income households be established at the minimum twenty-five percent (25%) as a requirement and that forty-percent (40%) be discretionary, with the Board in light of programs and financial conditions prevailing at the actual time of application; that a phrase should be added to permit individual definitions of low and moderate income housing, mandated by the programs used to finance the development; that the Board might attach a special permit to the designation of an agency such as the Cambridge Housing Authority and Wellington-Harrington Development Corporation to certify the eligibility of participants in the program; that a new section is recommended that would provide the widest possible flexibility in ensuring the continued availability of assisted housing units, while at the same time treating the interests of the new homeowners; that Section 4.277 be deleted to meet changing financial conditions; that the area covered in the rezoning be slightly altered to exclude that portion owned privately by the Archdiocese of Boston.

#8

REPORT

Committee on Ordinances

Re: rezoning the Portland Street area.

12/7/81
New Agreement
Submitted and
Amended.

Council adopted
order approving
amended agreement

Dated 11/30/81

Copies of amended agreement
& corresponding order sent to
City Dept. Comm. Development, City
Council Office, copy to James Bertels,
and Mr. Tolmieri of the CRA.
12/14/81 mh

10/19/81

Tabled pending
Presentation of
Alternatives by
W/H Committee

In City Council,

October 19, 1981

10/19/81

Referred to the
- Petition -

Nov 9, 1981

Hearing - Fee
Additional Costs and
Proposed Agreement
Filed 11/9/81



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 22, 1981

The Honorable, the City Council

Subject: Planning Board recommendation on the Council Petition to create a new C-1A District in the ordinance and rezone a parcel of land owned by the Cambridge Redevelopment Authority to a new C-1A District from its current C-1 designation.

Dear Councillors:

In accordance with Chapter 40A of the General Laws the Planning Board held a public hearing on Tuesday, September 8, 1981 on a petition by the City Council to amend the Zoning Ordinance and Zoning Map to create a new Residence C-1A District in the regulations and rezone an area currently zoned Residence C-1 along Portland Street to the new Residence C-1A District. The petition would require the provision of housing for low and moderate income persons at a rate of forty percent of all units constructed in the district.

Hearing

At the hearing, Mr Lester Barber, Community Development Department, outlined the history of the development of the new district and the objectives it is meant to serve. He explained that the Department staff was recommending to the Board that modest changes be made to the petition in response to the legitimate concerns expressed by the Redevelopment Authority and the Wellington-Harrington Development Corporation.

The Planning Board and neighborhood residents both expressed concern that the District might be inappropriately applied in the future to privately owned land where the requirements would be excessively burdensome for any market rate, profit motivated development where no public subsidies were available.

Concern was also expressed that the District might be considered a spot zone and that the regulations were not in strict conformance to the requirements of Chapter 40A. In response the Board was satisfied that the new District would not constitute a spot zone and that as applied to publicly controlled land the District was in conformance with Chapter 40A.

No one spoke in opposition to the proposed new district, although certain reservations as noted above were expressed.

Councillor David Sullivan urged the Board to recommend the adoption of the petition.

Findings

After careful consideration of the petition, comments made at the public hearing and concerns of the Cambridge Redevelopment Authority as reflected in recommendations presented to the Board by the Community Development Staff, the Board finds:

1. The proposed new district and regulations are appropriate as a means to ensure adequate numbers of low and moderate income housing units on publicly owned land acquired for that purpose.
2. Refinements in the requirement of the district should be made to allow the Redevelopment Authority adequate flexibility to accomplish the objectives of the district.
3. The purposes of the district should be explicitly stated.

Recommendation

As a result of the findings detailed above, the Planning Board recommends that the new Residence C-1A District be created and that the Cambridge Redevelopment Authority land on Portland Street, now zoned Residence C-1, be so zoned. The Board, however, recommends that the following changes be made in the petition as filed.

1. Create a new purpose section clearly indicating that the district is only intended for use on publicly owned land.
2. Amend Section 4.271 - The Planning Board has no objections to the requirement that forty percent of the units provided be for low and moderate income households; the provision of that number of units however must depend on subsidy programs which may or may not be available at the time of construction. Therefore the Board recommends that twenty-five percent be established as the minimum requirement and that forty percent be discretionary with the Board and be applied in light of programs and financial conditions prevailing at the actual time of application. (Section 4.272 in recommended revision)
3. Amend Section 4.275 - Because the definition of low and moderate income may vary slightly from program to program a phrase should be added to permit these individual definitions to apply when such programs are employed.

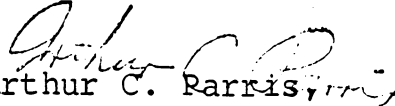
Part of any conditions the Board might attach to a Special Permit would be the designation of an agency (CHA, Wellington-Harrington, etc.) to certify the eligibility of participants in the program. Unless the Council specifically wishes to participate in such designation the Planning Board recommends that this provision in Section 4.275 be deleted (Section 4.276 in recommended revision).

4. Amend Section 4.276 - A new Section 4.276 is recommended which is intended to provide the widest possible flexibility in ensuring the continued availability of assisted housing units while at the same time equitably treating the interests of the new homeowners. The language is also intended to make it clear that if a homeowner's income should rise above the limits established for initial eligibility in subsequent years the conditions of the Special Permit are not then violated and the whole development rendered technically illegal. (Section 4.277 in recommended revision)
5. Section 4.277 - This section is recommended to be deleted. The requirement for the whole development is covered in Section 4.274. Section 4.277 might make certain marketing strategies impossible as, for instance, when market rate housing might be sold first to provide a flow of cash to support the construction of the assisted housing.
6. The Planning Board recommends that the area of rezoning be slightly altered so as to exclude that portion owned privately by the Archdiocese of Boston.

The Planning Board finds that these changes will safeguard the rights of the Board, and the intent of the Council, to ensure adequate provision of low and moderate income housing within the C-1A District while at the same time permitting the Redevelopment Authority sufficient flexibility to utilize and combine the variety of techniques necessary to provide the desired units with the resources currently available.

A complete copy of the recommended revised petition is enclosed.

Respectfully Submitted
for the Planning Board,


Arthur C. Parris,
Chairman

ACP:sl

Cambridge, June 29, 1981
Revised September 22, 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. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 5 as follows:
 5. Residence C-1A District.....
Multi-family dwellings
(Apartment house, dormitory);
Renumber existing numbers
5-25 as 6-26
 2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation C-1A to the fourth column heading throughout as follows:
Res. C-1, 1A, 2, 2A, 3A; except that in Subsection 4.33, Institutional Uses, add the new district designation C-1A to the third column heading as follows: Res. C-1, C-1A, C-2, C-2A, C-3, C-3A.
 3. Add a new superscript "49" to line 4.31a., b., d., g. under the fourth column heading Res. C-1, 1A, 2, 2A, 3, 3A.
 4. Add a new footnote 49 to Section 4.40, Footnotes to the Table of Use Regulations, as follows:
 49. Except that in Residence C-1A Districts this use shall be subject to additional requirements as specified in Section 4.27 and shall require a Special Permit from the Planning Board.
 5. Add a new Section 4.27 as follows:
 - 4.27 Special requirements for Detached Dwelling, Two-Family Dwelling, Townhouse Development and Multi-Family Dwelling Residential Uses in the Residence C-1A District.
 - 4.271 Purpose. This Section 4.27 is designed to ensure the provision of housing for low and moderate income families on land acquired by the City of Cambridge, Cambridge Redevelopment Authority, Cambridge Housing Authority or other public body and upon which the construction of housing is planned and intended by or under the supervision of that public body.

4.272 Any detached dwelling, two-family dwelling, multi-family dwelling, or townhouse development constructed in a Residence C-1A District shall require a special permit and shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least twenty-five (25) percent of the total number of dwelling units authorized by Special Permit but in no case less than one such unit. However, where suitable subsidy programs are available and permit it the Board may require that up to forty (40) percent of the units authorized be provided for low- and moderate-income households.

4.273 To fulfill the requirements of this subsection 4.27 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) Any other mechanism satisfactory to the Planning Board which will ensure the provision of the required low and moderate-income units within the Residence C-1A District.

4.274 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 to serve the elderly shall not fulfill the requirements of this sub-section 4.27.

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

4.276 For the purpose of this sub-section 4.27, 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, or as defined in any program acceptable under Section 4.273 (1) or (2) above.

(NEW) 4.277 In granting a special permit the Board shall impose conditions to ensure that the units intended for low and moderate-income households, or equivalent units located in or out of the District, will continue to be available for low and moderate-income households or to ensure that, upon a resale of any such units sold to individual low or moderate-income households, the City or other appropriate organizations will participate in any net gain for the purpose of reinvestment in housing for low and moderate-income households. Except as to any such conditions the grant of a special permit shall be a conclusive determination of compliance with the provisions of Sections 4.272, 4.273, 4.274 and 4.275.

(NEW)

Notwithstanding anything to the contrary contained in Sections 4.272, 4.273, 4.274 and 4.275, in the event that mortgage foreclosure sale proceedings are commenced with respect to a particular low and moderate-income household unit then the subsequent sale, use and occupancy of said dwelling units shall no longer be subject to the special permit conditions required and determined by the Planning Board or as otherwise required under Sections 4.272, 4.273, 4.274 and 4.275.

(DELETE) 4.211 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.

- 6. Add a new line to Subsection 4.31, Residential Districts, Table 5-1 Table of Dimensional Requirements- Residential Districts, between line Res. C-1 and Res. C-2 as follows:

District	(1)	(2)	(3)	(4)	(5)			
Res. C-1A	0.75	5,000	1,200	(50)	$\frac{H+L}{4}^{(a)}$	$\frac{H+L}{3}$	$\frac{H+L}{4}^{(c)}$	
	(6)	(7)						
	35	15%						

- 7. Amend Section 6.36 Schedule of Parking and Loading Requirements, by adding the new district designation Res. C-1A to the second column heading throughout as follows:

Res. C-1, C-1A	Bus. C (res.)
O-1	Ind. A-1
Bus. A (Comm.)	
Bus. A-1	Ind. C

- 8. Insert the designation C-1A after C-1 in the following locations:

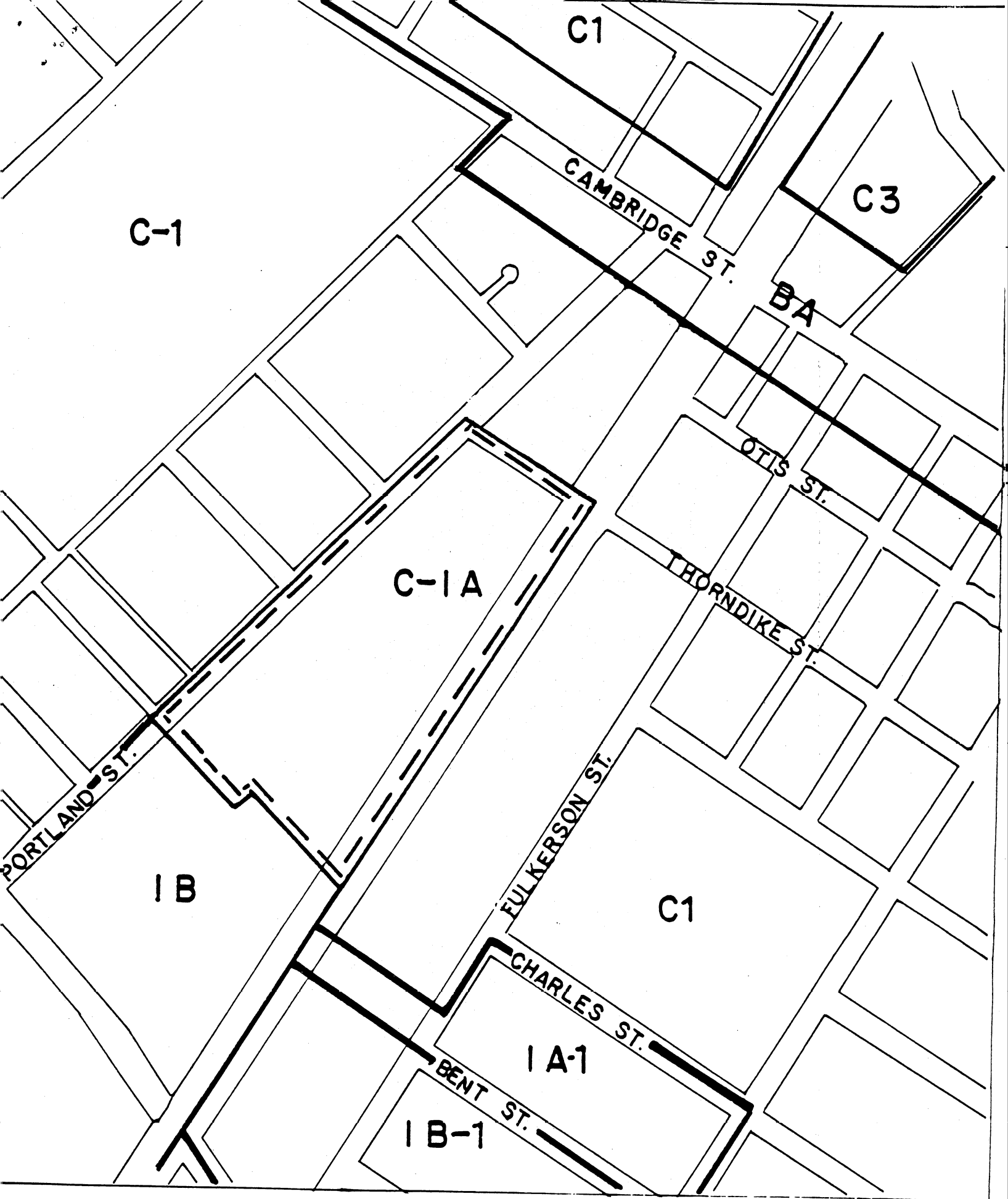
- a. 4.21, k.
- b. 4.40, 7.
- c. 5.31, 2, (g), (h)
- d. 5.31, 3, (c)
- e. 7.21

- 9. add the following phrase to subsection 4.253:
...except as provided in subsection 4.27.
- 10. add the following phrase to subsection 11.124:
...except as provided in subsection 4.27.
- 11. Delete the first sentence of subsection 11.13, Special Permit granting authority, and substitute therefore the following:
"The Planning Board shall be the Special Permit granting authority for any townhouse development included in Section 11.121, 11.122, 11.123, and subsection 4.27.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREA:

- 1.0 Rezone to Residence C-1A that area presently zoned Residence C-1, which area is circumscribed by a line beginning at point, said point being the intersection of the centerline of Portland Street and the westerly extension of the southerly sideline of lot #97 as shown on Assessor's Plat #37;

- 1.1 Thence proceeding in an easterly direction along the southerly sideline and its extension of lot #97 for approximately 215 feet to its intersection with the centerline of the Boston and Albany Railroad right-of-way as shown on Assessor's Plat #37;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of the Boston and Albany Rail Road right-of-way for approximately 815 feet to its intersection with the southeasterly projection of the northwestern sideline of lot 102 on Assessor's Plat #39;
- 1.3 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of lot 100 for approximately 230 feet to its intersection with the northwestern sideline of said lot on Assessor's Plat #39;
- 1.4 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of lot 100 on Assessor's Plat #39 for approximately 40 feet to its intersection with the northeastern sideline of lot #88;
- 1.5 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of lot 88 and its extension for approximately 205 feet to its intersection with the centerline of Portland Street;
- 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Portland Street for approximately 785 feet to its intersection with the westerly extension of the southern sideline of lot #97 as shown on Assessor's Plat's #37 and 39; the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land: (total area is approximately 7.2 acres)
- 1.01 Premises shown on Assessor's Plat #39:
Even numbers 290 through 376 Portland Street, which includes all or parts of lots numbered 101, and 52 and the Boston and Albany Branch Rail Road right-of-way.



Proposed Rezoning **==** Portland Street
Residence C-1 to Residence C-1A

Miss School

October 7, 1981 Wednesday

5:30 P.M.

Presiding Camellia Wylie

Present C. David Wylie, C. David ²⁾ Falmer
Mary Duling ³⁾ -

Chair called for Portland St Area
- W.H. group assembled at Chf. of Chair
Chair explained reasons for hearing -
- past night and only hearing date
left

3rd Matter relates to W.H. project

Called for Proposals - Portland Street
5:35 P.M.

- per Bureau PB Staff -

Chair re Chair Committee -

Proposal to create new sidewalk
on parcel owned by C.R.S.

40% for sidewalk and survey
Proposal req special funds from PB
W/m survey provides restrictions that
future paving would be provided
for sidewalk

PB rec that 55% for sidewalk and survey

and then 40% of programs subsidies are available

Provide suff plan in req to avoid impossible req. - due to market in lack of subsidy -
They will help development program

- 1/ Amount of PB
- 2/ " of amount of subsidy
- 3/ Best 25% starts 40% ^{is it} can be achieved -

Eligible - El made under E-1 -

Managed as condition
there and only then the program
of E.C. Dept then then part of
program in form -

Anyone else in form - More approval
at call of law - Harry Clark at 545
Opposition at 545

- James Perkins Ch Not Copied -
Presented Atty. General

Factors of land to provide Home
Ownership - designed by E.H.A.
It arranged to provide need for food etc.

Q&A What are your intentions -

Atty should be agreement between CC
& and developer - as to result -

objection we should submit
suggestion - 20th

Committee David Solby Very uncomfortable because
of your opposition to James Ordman -
Pre-written agreement will trouble ↓

Big discussion regarding value to

Watts neighborhood -

Mary Neulow

Mary did not hear until Tuesday
night -

Track record good - more proud
out neighborhood satisfied

- We are totally unprepared -

We want all people to know

Against being back on by time to do
= what we planned =

6:15 PM Hearing adjourned ↓

Mary to call w/o any report to Council ✓

and Jimmy also

The culture in subbudget -

$\frac{1}{3}$ of units to be sold below cost
 $\frac{1}{3}$ at cost
 $\frac{1}{3}$ at market

Grubman wishes that that change would

be in the development

=> Reduction on this suggestion PB prepared
= such a preparation -

What approach is appropriate

And when to have at a minimum the solution

as of least above $\frac{1}{3}$ $\frac{1}{3}$ $\frac{1}{3}$

Problem Bond Issue MATHS before
end of this year.

Probably in spring

Jul 255 program 6% interest rate

Issuing out of 1981 - in action

above -

Will ^{be} 255 of amount

Will start the price -

9. Can accomplish what we are looking for - 1



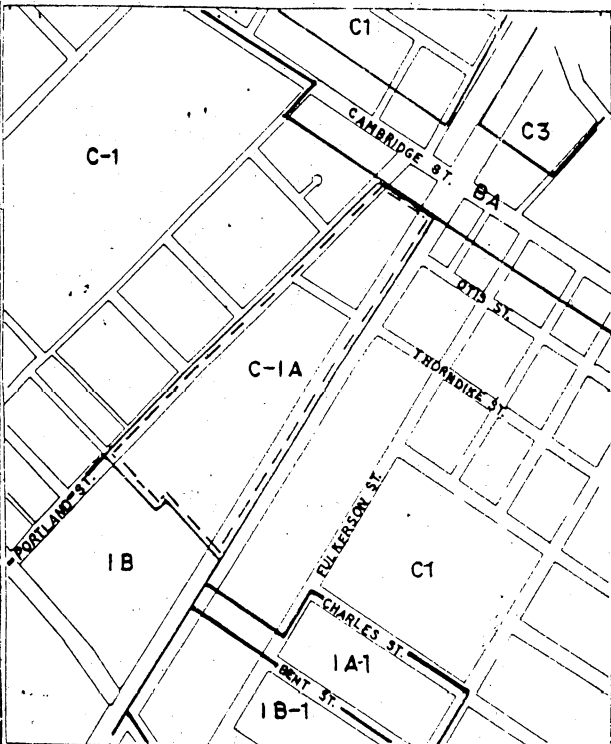
**CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE
CITY CLERK**

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 5:00 p.m. in the Morse School Auditorium, Granite St., Cambridge, Massachusetts **on a petition by the Cambridge City Council to amend the zoning ordinance of the City of Cambridge by creating a new Residence C-1A zoning district which would require provision of low and moderate income housing units and by rezoning to Residence C-1A that area presently zoned Residence C-1 as shown on the accompanying map.**

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



Proposed Rezoning **==** Portland Street
Residence C-1 to Residence C-1A

1981

(C)Oct1



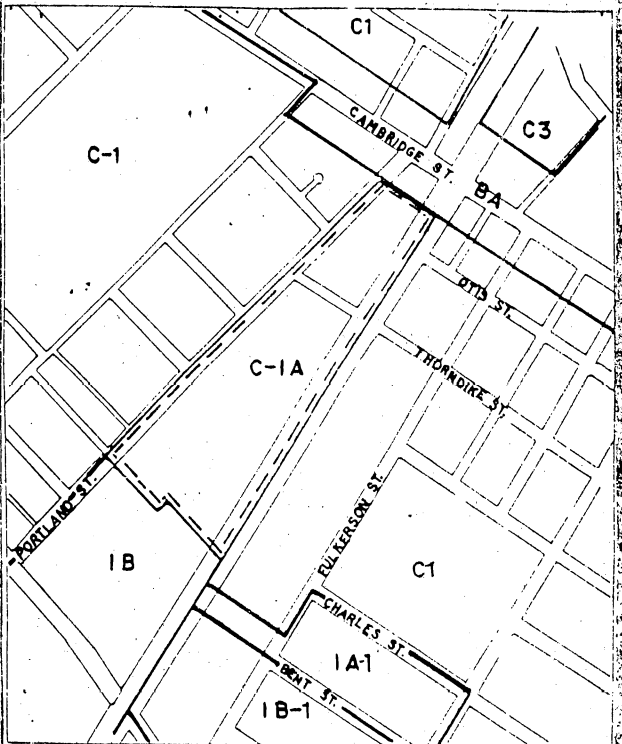
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For the Committee,
Councillor
David A. Wylie
Chairman



Proposed Rezoning **==** Portland Street
Residence C-1 to Residence C-1A

1981

(C)Oct1



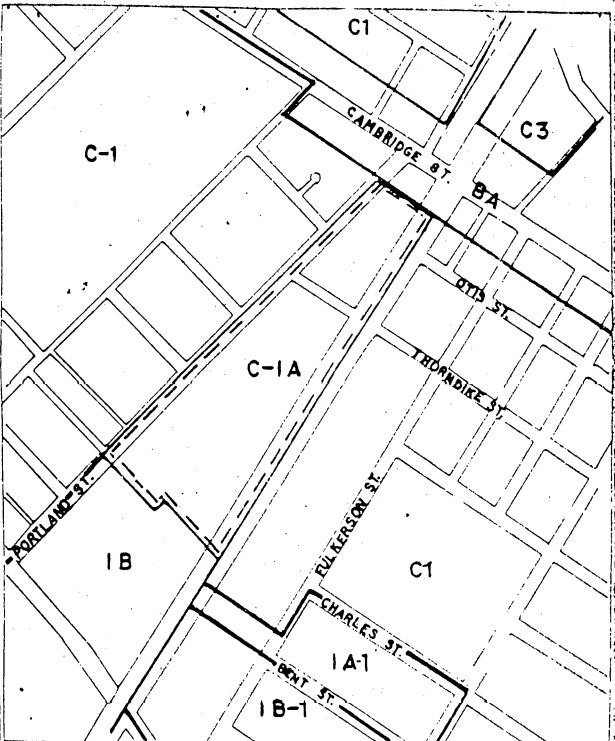
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For the Committee,
Councillor
David A. Wylie
Chairman



Proposed Rezoning **====** Portland Street
Residence C-1 to Residence C-1A

1981

(C)Oct1

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

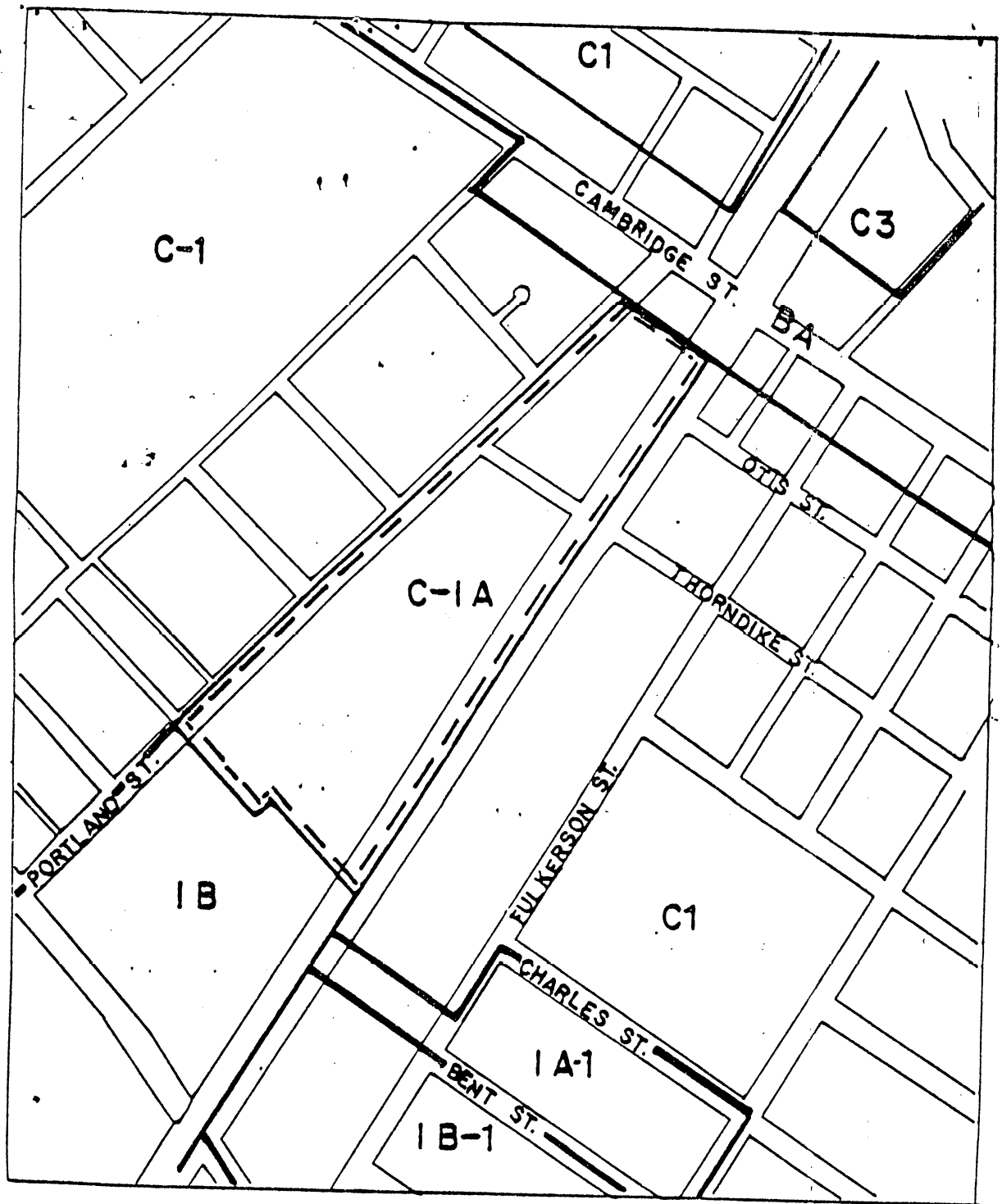
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All persons interested in this matter may appear at this time and be heard.

For the Committee,

Councillor David A. Wylie
Chairman



Proposed Rezoning **==** Portland Street
Residence C-1 to Residence C-1A

1981

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

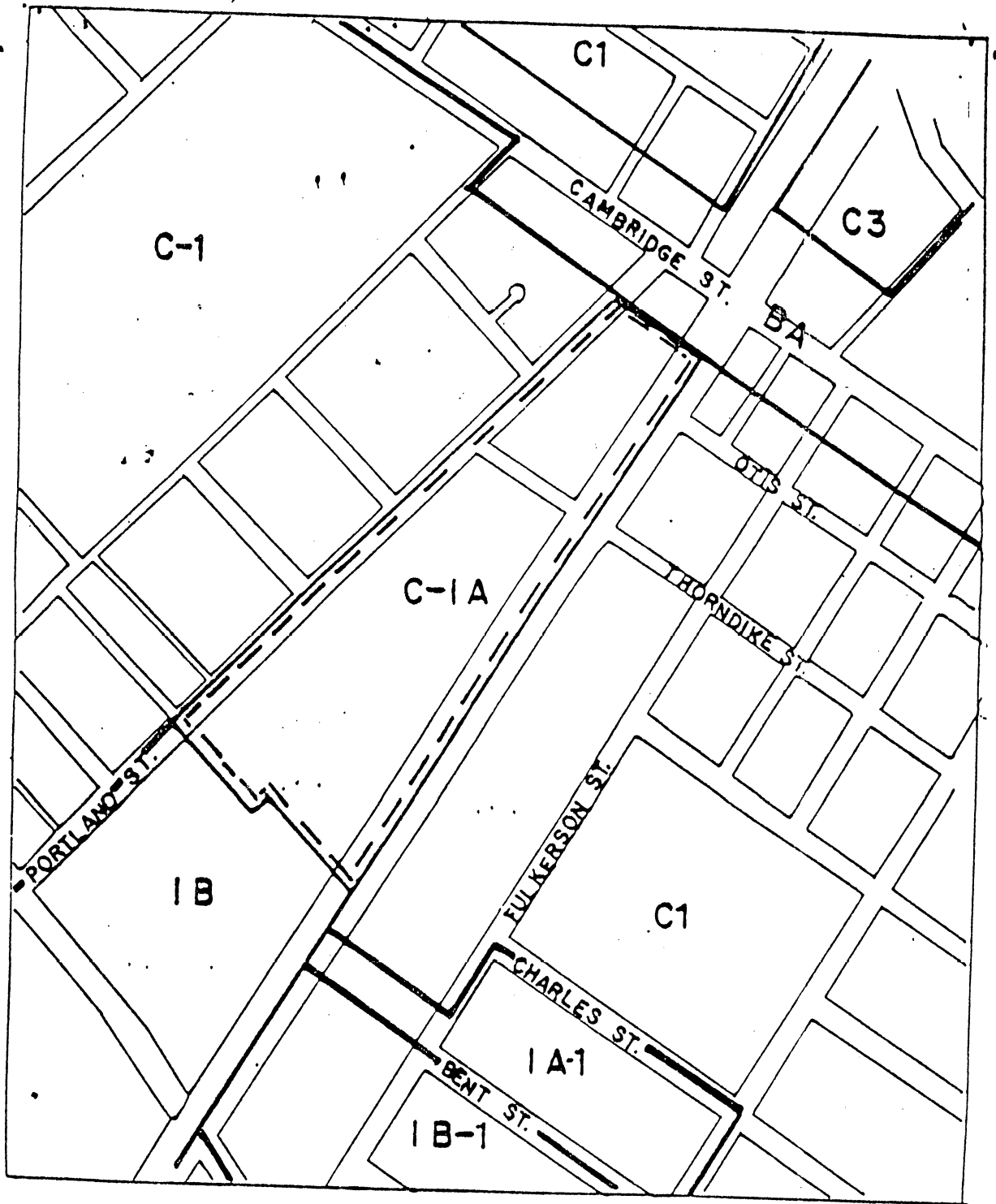
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Councillor David A. Wylie
Chairman



Proposed Rezoning **==** Portland Street
 Residence C-1 to Residence C-1A

1981



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

September 22, 1981

The Honorable, the City Council

Subject: Planning Board recommendation on the Council Petition to create a new C-1A District in the ordinance and rezone a parcel of land owned by the Cambridge Redevelopment Authority to a new C-1A District from its current C-1 designation.

Dear Councillors:

In accordance with Chapter 40A of the General Laws the Planning Board held a public hearing on Tuesday, September 8, 1981 on a petition by the City Council to amend the Zoning Ordinance and Zoning Map to create a new Residence C-1A District in the regulations and rezone an area currently zoned Residence C-1 along Portland Street to the new Residence C-1A District. The petition would require the provision of housing for low and moderate income persons at a rate of forty percent of all units constructed in the district.

Hearing

At the hearing, Mr Lester Barber, Community Development Department, outlined the history of the development of the new district and the objectives it is meant to serve. He explained that the Department staff was recommending to the Board that modest changes be made to the petition in response to the legitimate concerns expressed by the Redevelopment Authority and the Wellington-Harrington Development Corporation.

The Planning Board and neighborhood residents both expressed concern that the District might be inappropriately applied in the future to privately owned land where the requirements would be excessively burdensome for any market rate, profit motivated development where no public subsidies were available.

Concern was also expressed that the District might be considered a spot zone and that the regulations were not in strict conformance to the requirements of Chapter 40A. In response the Board was satisfied that the new District would not constitute a spot zone and that as applied to publicly controlled land the District was in conformance with Chapter 40A.

No one spoke in opposition to the proposed new district, although certain reservations as noted above were expressed.

Councillor David Sullivan urged the Board to recommend the adoption of the petition.

Findings

After careful consideration of the petition, comments made at the public hearing and concerns of the Cambridge Redevelopment Authority as reflected in recommendations presented to the Board by the Community Development Staff, the Board finds:

1. The proposed new district and regulations are appropriate as a means to ensure adequate numbers of low and moderate income housing units on publicly owned land acquired for that purpose.
2. Refinements in the requirement of the district should be made to allow the Redevelopment Authority adequate flexibility to accomplish the objectives of the district.
3. The purposes of the district should be explicitly stated.

Recommendation

As a result of the findings detailed above, the Planning Board recommends that the new Residence C-1A District be created and that the Cambridge Redevelopment Authority land on Portland Street, now zoned Residence C-1, be so zoned. The Board, however, recommends that the following changes be made in the petition as filed.

1. Create a new purpose section clearly indicating that the district is only intended for use on publicly owned land.
2. Amend Section 4.271 - The Planning Board has no objections to the requirement that forty percent of the units provided be for low and moderate income households; the provision of that number of units however must depend on subsidy programs which may or may not be available at the time of construction. Therefore the Board recommends that twenty-five percent be established as the minimum requirement and that forty percent be discretionary with the Board and be applied in light of programs and financial conditions prevailing at the actual time of application. (Section 4.272 in recommended revision)
3. Amend Section 4.275 - Because the definition of low and moderate income may vary slightly from program to program a phrase should be added to permit these individual definitions to apply when such programs are employed.

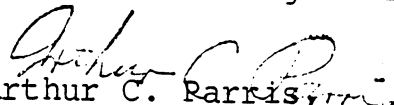
Part of any conditions the Board might attach to a Special Permit would be the designation of an agency (CHA, Wellington-Harrington, etc.) to certify the eligibility of participants in the program. Unless the Council specifically wishes to participate in such designation the Planning Board recommends that this provision in Section 4.275 be deleted (Section 4.276 in recommended revision).

4. Amend Section 4.276 - A new Section 4.276 is recommended which is intended to provide the widest possible flexibility in ensuring the continued availability of assisted housing units while at the same time equitably treating the interests of the new homeowners. The language is also intended to make it clear that if a homeowner's income should rise above the limits established for initial eligibility in subsequent years the conditions of the Special Permit are not then violated and the whole development rendered technically illegal. (Section 4.277 in recommended revision)
5. Section 4.277 - This section is recommended to be deleted. The requirement for the whole development is covered in Section 4.274. Section 4.277 might make certain marketing strategies impossible as, for instance, when market rate housing might be sold first to provide a flow of cash to support the construction of the assisted housing.
6. The Planning Board recommends that the area of rezoning be slightly altered so as to exclude that portion owned privately by the Archdiocese of Boston.

The Planning Board finds that these changes will safeguard the rights of the Board, and the intent of the Council, to ensure adequate provision of low and moderate income housing within the C-1A District while at the same time permitting the Redevelopment Authority sufficient flexibility to utilize and combine the variety of techniques necessary to provide the desired units with the resources currently available.

A complete copy of the recommended revised petition is enclosed.

Respectfully Submitted
for the Planning Board,


Arthur C. Parris,
Chairman

ACP:sl

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. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 5 as follows:
 5. Residence C-1A District.....
Multi-family dwellings
(Apartment house, dormitory);
Renumber existing numbers
5-25 as 6-26
 2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation C-1A to the fourth column heading throughout as follows:
Res. C-1, 1A, 2, 2A, 3A; except that in Subsection 4.33, Institutional Uses, add the new district designation C-1A to the third column heading as follows: Res. C-1, C-1A, C-2, C-2A, C-3, C-3A.
 3. Add a new superscript "49" to line 4.31a., b., d., g. under the fourth column heading Res. C-1, 1A, 2, 2A, 3, 3A.
 4. Add a new footnote 49 to Section 4.40, Footnotes to the Table of Use Regulations, as follows:
 49. Except that in Residence C-1A Districts this use shall be subject to additional requirements as specified in Section 4.27 and shall require a Special Permit from the Planning Board.
 5. Add a new Section 4.27 as follows:
 - 4.27 Special requirements for Detached Dwelling, Two-Family Dwelling, Townhouse Development and Multi-Family Dwelling Residential Uses in the Residence C-1A District.
 - 4.271 Purpose. This Section 4.27 in designed to ensure the provision of housing for low and moderate income families on land acquired by the City of Cambridge, Cambridge Redevelopment Authority, Cambridge Housing Authority or other public body and upon which the construction of housing is planned and intended by or under the supervision of that public body.

- 4.272 Any detached dwelling, two-family dwelling, multi-family dwelling, or townhouse development constructed in a Residence C-1A District shall require a special permit and shall make provision for units suitable for and available to low- and moderate-income households in an amount equal to at least twenty-five (25) percent of the total number of dwelling units authorized by Special Permit but in no case less than one such unit. However, where suitable subsidy programs are available and permit it the Board may require that up to forty (40) percent of the units authorized be provided for low- and moderate-income households.
- 4.273 To fulfill the requirements of this subsection 4.27 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) Any other mechanism satisfactory to the Planning Board which will ensure the provision of the required low and moderate-income units within the Residence C-1A District.
- 4.274 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 to serve the elderly shall not fulfill the requirements of this sub-section 4.27.
- 4.275 The units shall be dispersed throughout the development and not concentrated in any one location.
- 4.276 For the purpose of this sub-section 4.27, 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, or as defined in any program acceptable under Section 4.273 (1) or (2) above.
- (NEW) 4.277 In granting a special permit the Board shall impose conditions to ensure that the units intended for low and moderate-income households, or equivalent units located in or out of the District, will continue to be available for low and moderate-income households or to ensure that, upon a resale of any such units sold to individual low or moderate-income households, the City or other appropriate organizations will participate in any net gain for the purpose of reinvestment in housing for low and moderate-income households. Except as to any such conditions the grant of a special permit shall be a conclusive determination of compliance with the provisions of Sections 4.272, 4.273., 4.274 and 4.275.

(NEW)

Notwithstanding anything to the contrary contained in Sections 4.272, 4.273, 4.274 and 4.275, in the event that mortgage foreclosure sale proceedings are commenced with respect to a particular low and moderate-income household unit then the subsequent sale, use and occupancy of said dwelling units shall no longer be subject to the special permit conditions required and determined by the Planning Board or as otherwise required under Sections 4.272, 4.273, 4.274 and 4.275.

(DELETE) 4.277 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.

- 6. Add a new line to Subsection 4.31, Residential Districts, Table 5-1 Table of Dimensional Requirements- Residential Districts, between line Res. C-1 and Res. C-2 as follows:

District	(1)	(2)	(3)	(4)	(5)			
Res. C-1A	0.75	5,000	1,200	(50)	$\frac{H+L}{4}^{(a)}$	$\frac{H+L}{3}$	$\frac{H+L}{4}^{(c)}$	
	(6) 35	(7) 15%						

- 7. Amend Section 6.36 Schedule of Parking and Loading Requirements, by adding the new district designation Res. C-1A to the second column heading throughout as follows:

Res. C-1, C-1A	Bus. C (res.)
O-1	Ind. A-1
Bus. A (Comm.)	
Bus. A-1	Ind. C

- 8. Insert the designation C-1A after C-1 in the following locations:

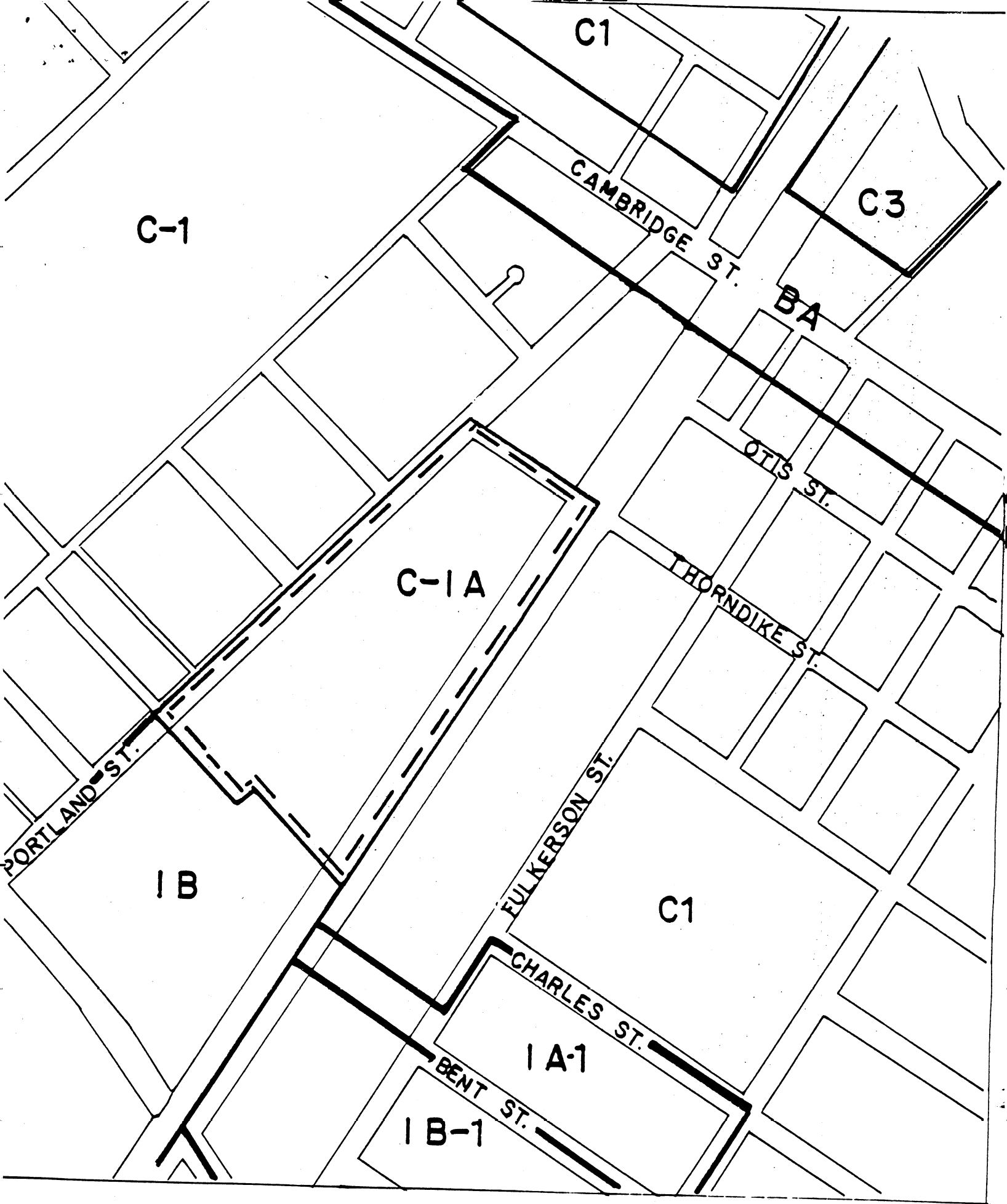
- a. 4.21, k.
- b. 4.40, 7.
- c. 5.31, 2, (g), (h)
- d. 5.31, 3, (c)
- e. 7.21

- 9. add the following phrase to subsection 4.253:
...except as provided in subsection 4.27.
- 10. add the following phrase to subsection 11.124:
...except as provided in subsection 4.27.
- 11. Delete the first sentence of subsection 11.13, Special Permit granting authority, and substitute therefore the following:
"The Planning Board shall be the Special Permit granting authority for any townhouse development included in Section 11.121, 11.122, 11.123, and subsection 4.27.

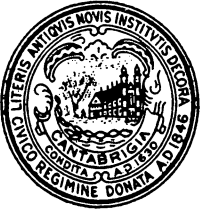
B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREA:

- 1.0 Rezone to Residence C-1A that area presently zoned Residence C-1, which area is circumscribed by a line beginning at point, said point being the intersection of the centerline of Portland Street and the westerly extension of the southerly sideline of lot #97 as shown on Assessor's Plat #37;

- 1.1 Thence proceeding in an easterly direction along the southerly sideline and its extension of lot #97 for approximately 215 feet to its intersection with the centerline of the Boston and Albany Railroad right-of-way as shown on Assessor's Plat #37;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of the Boston and Albany Rail Road right-of-way for approximately 815 feet to its intersection with the southeasterly projection of the northwestern sideline of lot 102 on Assessor's Plat #39;
- 1.3 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of lot 100 for approximately 230 feet to its intersection with the northwestern sideline of said lot on Assessor's Plat #39;
- 1.4 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of lot 100 on Assessor's Plat #39 for approximately 40 feet to its intersection with the northeastern sideline of lot #88;
- 1.5 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of lot 88 and its extension for approximately 205 feet to its intersection with the centerline of Portland Street;
- 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Portland Street for approximately 785 feet to its intersection with the westerly extension of the southern sideline of lot #97 as shown on Assessor's Plat's #37 and 39; the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land: (total area is approximately 7.2 acres)
- 1.01 Premises shown on Assessor's Plat #39:
Even numbers 290 through 376 Portland Street, which includes all or parts of lots numbered 101, and 52 and the Boston and Albany Branch Rail Road right-of-way.



Proposed Rezoning **==** Portland Street
Residence C-1 to Residence C-1A



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

September 28, 1981

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's recommendations on rezoning a parcel of land on Portland Street owned by the Cambridge Redevelopment Authority to a new C-1A District from its current C-1 designation.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item # 3

Re: Planning Board recommendation on rezoning
parcel of land on Portland St. owned by CRA
to a new C-1A District from its current C-1
designation.

In City Council,

September 28, 1981

9/28/81

Referred to the
PETITION -



CITY OF CAMBRIDGE

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

OFFICE OF
THE CITY CLERK

September 22, 1981

To Whom It May Concern:

Enclosed you will find a hearing schedule for the Committee on Ordinances for Wednesday, October 7, 1981 at 5:00 p. m. in the Morse School Auditorium, Granite Street, Cambridge, Massachusetts on a petition by the Cambridge City Council to amend the zoning ordinances of the City of Cambridge by reeating a new Residence C-1A Zoning District which would require provision of low and moderate income housing units and by rezoning to Residence C-1A that area presently zone Residence C-1 in the Portland Street area.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/dl

Enc. Portland Street hearing schedule.



CITY OF CAMBRIDGE

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

OFFICE OF
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Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Paul E. Healy, City Clerk

PEH/dl

Enc. Portland Street hearing schedule.

Cambridge, June 29, 19 81

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. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 5 as follows:

5. Residence C-1A District.....
Multi-family dwellings
(Apartment house, dormitory);

Renumber existing numbers
5-25 as 6-26

2. Amend Section 4.30 , Table of Use Regulations, by adding the new district designation C-1A to the fourth column heading throughout as follows:

Res. C-1, 1A, 2, 2A, 3, 3A; except that in Subsection 4.33, Institutional Uses, add the new district designation C-1A to the third column heading as follows: Res. C-1, C-1A, C-2, C-2A, C-3, C-3A.

3. Add a new superscript "49" to lines 4.31 a., b., d., g. under the fourth column heading Res. C-1, 1A, 2, 2A, 3, 3A.

4. Add a new footnote 49 to Section 4.40, Footnotes to the Table of Use Regulations, as follows:

49. Except that in Residence C-1A Districts this use shall be subject to additional requirements as specified in Section 4.27 and shall require a Special Permit from the Planning Board.

5. Add a new Section 4.27 as follows:

4.27 Special requirements for Detached Dwelling, Two-Family Dwelling, Townhouse Development and Multi-Family Dwelling Residential Uses in the Residence C-1A District.

4.271 Any detached dwelling, two-family dwelling, multi-family dwelling, or townhouse development constructed in a Residence C-1A District shall require a special permit and shall make provision for units suitable for and available to low and moderate-income households in an amount equal to at least forty (40) percent of the total number of dwelling units authorized by Special Permit except that in no case less than one such unit.

- 4.272 To fulfill the requirements of this subsection 4.27 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) Any other mechanism satisfactory to the Planning Board which will ensure the provision of the required low and moderate-income units within the Residence C-1A District.
- 4.273 The required low-and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms.
- 4.274 The units shall be dispersed throughout the development and not concentrated in any one location.
- 4.275 For the purpose of this sub-section 4.27, 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.
- 4.276 In granting approval to construct housing under this subsection 4.27 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, except and unless the proposed amendment is subsidized under Section 235 of the National Housing Act.
- 4.277 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.
6. Add a new line to Subsection 5.31, Residential Districts, Table 5-1 Table of Dimensional Requirements- Residential Districts, between line Res. C-1 and Res C-2 as follows:

	(1)	(2)	(3)	(4)	(5)			
District								
Res. C - 1A	0.75	5,000	1,200	(50)	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$	
	(6)	(7)						
	35	15%						

7. Amend Section 6.36 Schedule of Parking and Loading Requirements, by adding the new district designation Res. C-1A to the second column heading throughout as follows:

Res. C-1, C-1A	Bus. C(res.)
O-1	Ind. A-1
Bus. A (Comm.)	
Bus. A-1	Ind. C

8. Insert the designation C-1A after C-1 in the following locations:

- a. 4.21, k.
- b. 4.40, 7.
- c. 5.31, 2, (g), (h)
- d. 5.31, 3, (c)
- e. 7.21

9. add the following phrase to subsection 4.253:

...except as provided in subsection 4.27.

10. add the following phrase to subsection 11.124:

...except as provided in subsection 4.27.

11. Delete the first sentence of subsection 11.13, Special Permit granting authority, and substitute therefore the following:

"The Planning Board shall be the Special Permit granting authority for any townhouse development included in Section 11.121, 11.122, 11.123, and subsection 4.27.

- B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREA:

1.0 Rezone to Residence C-1A that area presently zoned Residence C-1 which area is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Portland Street and a line 100 feet south of and parallel to the southerly sideline of Cambridge Street;

1.1 Thence proceeding in an easterly direction along a line 100 feet south of and parallel to the southern sideline of Cambridge Street for approximately 200 feet to its intersection with the centerline of the Boston and Albany Rail Road right-of-way as shown on Assessor's Plat #37;

1.2 Thence turning and proceeding in a southerly direction along the centerline of the Boston and Albany Rail Road right-of-way for approximately 1175 feet to its intersection with the southeasterly projection of the southwestern sideline of lot 99 on Assessor's Plat #39;

- 1.3 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lot 99 and its projection for approximately 230 feet to its intersection with the southeastern sideline of lot 87 on Assessor's Plat #39;
 - 1.4 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 87 on Assessor's Plat #39 for approximately 40 feet to its intersection with the southwestern sideline of said lot;
 - 1.5 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lot 85 and its extension for approximately 205 feet to its intersection with the centerline of Portland Street;
 - 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Portland Street for approximately 1155 feet to its intersection with a line 100 feet south of and parallel to the southerly sideline of Cambridge Street as shown on Assessor's Plats #37 and 39; the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land: (total area is approximately 8.7 acres)
- 1.01 Premises shown on Assessor's Plat #37:
Even numbers 386 through 408 Portland Street, odd numbers 229 through 249 Thorndike Street, which includes all or parts of lots numbered 78,73,45,71,72 and the Boston and Albany Rail Road right-of-way.
 - 1.02 Premises shown on Assessor's Plat #39:
Even numbers 290 through 376 Portland Street, which includes all or parts of lots numbered 94,93,53,83,85,99,87 and the Boston and Albany Branch Rail Road right-of-way.

Petition of the City Council to amend
Zoning Ordinances of the City of
Cambridge providing for a residence
C-1A District in the Portland Street
area.

In City Council

August 3, 1981

8/3/1981

*Petition Referred
to
Planning Board
and
Ordinance Committee
with
Three Amendments
BY*

Cambridge Community
Development
57 Inman Street
Cambridge, MA. 02139
(617) 498-9034

LETTER OF TRANSMITTAL

DATE	7/24/81	JOB NO:	
ATTENTION			
RE:			

TO City Clerk's office

~~ATTACHMENTS~~

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Revised petition to create a new Res. C-1A district

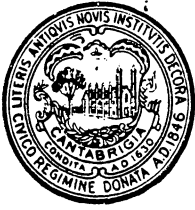
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Donna,

Here is a revised copy of the CFA petition being filed by City Council. If you have any questions please call.

COPY TO _____ SIGNED: E. [Signature]



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

July 24, 1981

Councillor David Wylie
c/o Susan Cruikshank
City Council Office
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Councillor Wylie:

I am enclosing C-1A district language revised that was forwarded to you earlier this month. The revisions are a result of discussions we have had with CRA people regarding the workability of the initial draft. The changes, we think, do not compromise the effectiveness of the regulation but they do appear to provide a degree of flexibility necessary to make any project work, particularly as a homeownership program. You may wish to consider this draft as a substitute for the original at the Council's August 3, 1981 meeting.

Let me just highlight the changes and briefly describe why the CRA requested them.

In Section 4.275 the last sentence of the original: "All households... shall be certified as eligible by the CHA or other agent...." was deleted. The Planning Board could ask the CHA or Wellington/Harrington to perform that function.

A new sentence was added broadening the possible definition of low and moderate income households because the income limits vary by program; the one definition first provided might make it impossible for the CRA to use some available programs to finance the project.

Section 4.276 was deleted as written and the new version substituted. The concern here was that in a project where units are sold, changes in family income for instance could make the whole project technically in violation of the Special Permit requirements as the low and moderate income household purchasers become more affluent. And in addition the low or moderate income purchaser would be perhaps unfairly burdened if we required that he sell his unit only to a low or moderate income family when no financial mechanism might not be available to do that. Resale participation by the City or rights of first refusal would be more appropriate mechanisms here and we think that new language makes that possible without the probably unrealistic requirement that specific purchased units remain occupied by low and moderate income persons for fifteen years.

Councilor David Wylie
Page 2
July 24, 1981

Finally Section 4.277 was deleted. The intent is really covered in Section 4.274. Section 4.277 would prohibit building some of the market rate units first to permit financing of the subsequent units. Timing and location safeguards could still be established by the Planning Board.

I will be on vacation next week but if you have any questions please give Mike Rosenberg of our office a call.

Sincerely,

Lester Barber
Land Use and Zoning

LB:lf
enclosure

XC: City Clerk ✓
CRA

Cambridge, June 29, 19 81

Revision July 23, 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. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 5 as follows:

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to at least twenty-five (25) percent of the total number of dwelling units authorized by Special Permit but in no case less than one such unit.

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4.273 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 to serve the elderly shall not fulfill the requirements of this sub-section 4.27.

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

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4.276 In granting a special permit the Board may impose conditions to ensure that the units intended for low and moderate-income households, or equivalent units located in or out of the District, will continue to be available for low and moderate-income households or to ensure that, upon a resale of any such units sold to individual low or moderate-income households, the City or other appropriate organizations will participate in any net gain for the purpose of reinvestment in housing for low and moderate-income households. Except as to any such conditions the grant of a special permit shall be a conclusive determination of compliance with the provisions of Sections 4.271, 4.272, 4.273 and 4.274.

Notwithstanding anything to the contrary contained in Sections 4.271, 4.272, 4.273 and 4.274, in the event that mortgage foreclosure sale proceedings are commenced with respect to a particular low and moderate-income household unit then the subsequent sale, use and occupancy of said dwelling units shall no longer be subject to the special permit conditions required and determined by the Planning Board or as otherwise required under Sections 4.271, 4.272, 4.273 and 4.274.

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- b. 4.40, 7.
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- 9. add the following phrase to subsection 4.253:
...except as provided in subsection 4.27.
- 10. add the following phrase to subsection 11.124:
...except as provided in subsection 4.27.
- 11. Delete the first sentence of subsection 11.13, Special Permit granting authority, and substitute therefore the following:
"The Planning Board shall be the Special Permit granting authority for any townhouse development included in Section 11.121, 11.122, 11.123, and subsection 4.27.

B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREA:

- 1.0 Rezone to Residence C-1A that area presently zoned Residence C-1, which area is circumscribed by a line beginning at point, said point being the intersection of the centerline of Portland Street and the westerly extension of the southerly sideline of lot #97 as shown on Assessor's Plat #37;

- 1.1 Thence proceeding in an easterly direction along the southerly sideline and its extension of lot #97 for approximately 215 feet to its intersection with the centerline of the Boston and Albany Railroad right-of-way as shown on Assessor's Plat #37;
- 1.2 Thence turning and proceeding in a southerly direction along the centerline of the Boston and Albany Rail Road right-of-way for approximately 815 feet to its intersection with the southeasterly projection of the northwestern sideline of lot 102 on Assessor's Plat #39;
- 1.3 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of lot 100 for approximately 230 feet to its intersection with the northwestern sideline of said lot on Assessor's Plat #39;
- 1.4 Thence turning and proceeding in a southwesterly direction along the northwestern sideline of lot 100 on Assessor's Plat #39 for approximately 40 feet to its intersection with the northeastern sideline of lot #88;
- 1.5 Thence turning and proceeding in a northwesterly direction along the northeastern sideline of lot 88 and its extension for approximately 205 feet to its intersection with the centerline of Portland Street;
- 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Portland Street for approximately 785 feet to its intersection with the westerly extension of the southern sideline of lot #97 as shown on Assessor's Plat's #37 and 39; the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land: (total area is approximately 7.2 acres)
- 1.01 Premises shown on Assessor's Plat #39:
Even numbers 290 through 376 Portland Street, which includes all or parts of lots numbered 101, and 52 and the Boston and Albany Branch Rail Road right-of-way.

Cambridge, June 29, 19 81

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. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 5 as follows:

5. Residence C-1A District.....
Multi-family dwellings
(Apartment house, dormitory);

Renumber existing numbers
5-25 as 6-26

2. Amend Section 4.30 , Table of Use Regulations, by adding the new district designation C-1A to the fourth column heading throughout as follows:

Res. C-1, 1A, 2, 2A, 3, 3A; except that in Subsection 4.33, Institutional Uses, add the new district designation C-1A to the third column heading as follows: Res. C-1, C-1A, C-2, C-2A, C-3, C-3A.

3. Add a new superscript "49" to lines 4.31 a., b., d., g. under the fourth column heading Res. C-1, 1A, 2, 2A, 3, 3A.

4. Add a new footnote 49 to Section 4.40, Footnotes to the Table of Use Regulations, as follows:

49. Except that in Residence C-1A Districts this use shall be subject to additional requirements as specified in Section 4.27 and shall require a Special Permit from the Planning Board.

5. Add a new Section 4.27 as follows:

4.27 Special requirements for Detached Dwelling, Two-Family Dwelling, Townhouse Development and Multi-Family Dwelling Residential Uses in the Residence C-1A District.

4.271 Any detached dwelling, two-family dwelling, multi-family dwelling, or townhouse development constructed in a Residence C-1A District shall require a special permit and shall make provision for units suitable for and available to low and moderate-income households in an amount equal to at least forty (40) percent of the total number of dwelling units authorized by Special Permit except that in no case less than one such unit.

PETITION

of _____

for _____

No. _____

_____ 19:

In City Council,

19:

Referred to the Committee on

Attest:

City Clerk.

- 4.272 To fulfill the requirements of this subsection 4.27 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) Any other mechanism satisfactory to the Planning Board which will ensure the provision of the required low and moderate-income units within the Residence C-1A District.
- 4.273 The required low-and moderate-income units shall be intended and designed for families and shall contain a minimum of two bedrooms.
- 4.274 The units shall be dispersed throughout the development and not concentrated in any one location.
- 4.275 For the purpose of this sub-section 4.27, 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.
- 4.276 In granting approval to construct housing under this subsection 4.27 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, except and unless the proposed amendment is subsidized under Section 235 of the National Housing Act.
- 4.277 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.
6. Add a new line to Subsection 5.31, Residential Districts, Table 5-1 Table of Dimensional Requirements- Residential Districts, between line Res. C-1 and Res C-2 as follows:

	(1)	(2)	(3)	(4)	(5)			
District								
Res. C - 1A	0.75	5,000	1,200	(50)		$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$
	(6)	(7)						
	35	15%						

7. Amend Section 6.36 Schedule of Parking and Loading Requirements, by adding the new district designation Res. C-1A to the second column heading throughout as follows:

Res. C-1, C-1A	Bus. C(res.)
O-1	Ind. A-1
Bus. A (Comm.)	
Bus. A-1	Ind. C

8. Insert the designation C-1A after C-1 in the following locations:
 - a. 4.21, k.
 - b. 4.40, 7.
 - c. 5.31, 2, (g), (h)
 - d. 5.31, 3, (c)
 - e. 7.21
 9. add the following phrase to subsection 4.253:
...except as provided in subsection 4.27.
 10. add the following phrase to subsection 11.124:
...except as provided in subsection 4.27.
 11. Delete the first sentence of subsection 11.13, Special Permit granting authority, and substitute therefore the following:
"The Planning Board shall be the Special Permit granting authority for any townhouse development included in Section 11.121, 11.122, 11.123, and subsection 4.27.
- B. AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATION FOR THE FOLLOWING AREA:
- 1.0 Rezone to Residence C-1A that area presently zoned Residence C-1 which area is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Portland Street and a line 100 feet south of and parallel to the southerly sideline of Cambridge Street;
 - 1.1 Thence proceeding in an easterly direction along a line 100 feet south of and parallel to the southern sideline of Cambridge Street for approximately 200 feet to its intersection with the centerline of the Boston and Albany Rail Road right-of-way as shown on Assessor's Plat #37;
 - 1.2 Thence turning and proceeding in a southerly direction along the centerline of the Boston and Albany Rail Road right-of-way for approximately 1175 feet to its intersection with the southeasterly projection of the southwestern sideline of lot 99 on Assessor's Plat #39;

- 1.3 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lot 99 and its projection for approximately 230 feet to its intersection with the southeastern sideline of lot 87 on Assessor's Plat #39;
 - 1.4 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 87 on Assessor's Plat #39 for approximately 40 feet to its intersection with the southwestern sideline of said lot;
 - 1.5 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lot 85 and its extension for approximately 205 feet to its intersection with the centerline of Portland Street;
 - 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Portland Street for approximately 1155 feet to its intersection with a line 100 feet south of and parallel to the southerly sideline of Cambridge Street as shown on Assessor's Plats #37 and 39; the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land:(total area is approximately 8.7 acres)
- 1.01 Premises shown on Assessor's Plat #37:
Even numbers 386 through 408 Portland Street, odd numbers 229 through 249 Thorndike Street, which includes all or parts of lots numbered 78,73,45,71,72 and the Boston and Albany Rail Road right-of-way.
 - 1.02 Premises shown on Assessor's Plat #39:
Even numbers 290 through 376 Portland Street, which includes all or parts of lots numbered 94,93,53,83,85,99,87 and the Boston and Albany Branch Rail Road right-of-way.

Petition of the City Council to amend
Zoning Ordinances of the City of
Cambridge providing for a residence
C-1A District in the Portland Street
area.

In City Council

August 3, 1981

8/3/1981

*Petition Referred
to
Planning Board
and
Ordinance Committee
with
these Amendments
BY*

Cambridge, June 29, 1981

RECEIVED BY
OFFICE OF CITY CLERK
JUL 6 9 25 AM '81

CAMBRIDGE, MASS.

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. Amend Section 3.10, Division of the City into Zoning Districts, by inserting a new number 5 as follows:

- 5. Residence C-1A District.....
Multi-family dwellings
(Apartment house, dormitory);
Renummer existing numbers
5-25 as 6-26

2. Amend Section 4.30, Table of Use Regulations, by adding the new district designation C-1A to the fourth column heading throughout as follows:

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49. Except that in Residence C-1A Districts this use shall be subject to additional requirements as specified in Section 4.27 and shall require a Special Permit from the Planning Board.

5. Add a new Section 4.27 as follows:

4.27 Special requirements for Detached Dwelling, Two-Family Dwelling, Townhouse Development and Multi-Family Dwelling Residential Uses in the Residence C-1A District.

4.271 Any detached dwelling, two-family dwelling, multi-family dwelling, or townhouse development constructed in a Residence C-1A District shall require a special permit and shall make provision for units suitable for and available to low and moderate-income households in an amount equal to at least twenty-five (25) percent of the total number of dwelling units authorized by Special Permit except that in no case less than one such unit.

Amendment #1

409

PETITION

of _____

for _____

No. _____

_____ **19:**

In City Council, _____ **19:**

Referred to the Committee on

Attest:

City Clerk.

4.272 To fulfill the requirements of this subsection 4.27 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) Any other mechanism satisfactory to the Planning Board which will ensure the provision of the required low and moderate-income units within the Residence C-1A District.

4.273 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 to serve the elderly shall not fulfill the requirements of this sub-section 4.27] *# 2*
Agreed document

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

4.275 For the purpose of this sub-section 4.27, 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.

4.276 In granting approval to construct housing under this subsection 4.27 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, *EXCEPT AND UNLESS THE PROPOSED AMENDMENT IS SUBSIDIARIZED UNDER SECTION 235 OF THE NATIONAL HOUSING ACT* *# 3*

4.277 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.

6. Add a new line to Subsection 5.31, Residential Districts, Table 5-1 Table of Dimensional Requirements- Residential Districts, between line Res. C-1 and Res C-2 as follows:

District	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Res. C-1A	0.75	5,000	1,200	(50)	$\frac{H+L}{4}$ (a)	$\frac{H+L}{5}$	$\frac{H+L}{4}$ (c)
	35	15%					

7. Amend Section 6.36 Schedule of Parking and Loading Requirements, by adding the new district designation Res. C-1A to the second column heading throughout as follows:

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8. Insert the designation C-1A after C-1 in the following locations:

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- b. 4.40, 7.
- c. 5.31, 2, (g), (h)
- d. 5.31, 3, (c)
- e. 7.21

9. add the following phrase to subsection 4.253:

...except as provided in subsection 4.27.

10. add the following phrase to subsection 11.124:

...except as provided in subsection 4.27.

11. Delete the first sentence of subsection 11.13, Special Permit granting authority, and substitute therefore the following:

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1.0 Rezone to Residence C-1A that area presently zoned Residence C-1 which area is circumscribed by a line beginning at a point, said point being the intersection of the centerline of Portland Street and a line 100 feet south of and parallel to the southerly sideline of Cambridge Street;

1.1 Thence proceeding in an easterly direction along a line 100 feet south of and parallel to the southern sideline of Cambridge Street for approximately 200 feet to its intersection with the centerline of the Boston and Albany Rail Road right-of-way as shown on Assessor's Plat #37;

1.2 Thence turning and proceeding in a southerly direction along the centerline of the Boston and Albany Rail Road right-of-way for approximately 1175 feet to its intersection with the southeasterly projection of the southwestern sideline of lot 99 on Assessor's Plat #39;

- 1.3 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lot 99 and its projection for approximately 230 feet to its intersection with the southeastern sideline of lot 87 on Assessor's Plat #39;
- 1.4 Thence turning and proceeding in a southwesterly direction along the southeastern sideline of lot 87 on Assessor's Plat #39 for approximately 40 feet to its intersection with the southwestern sideline of said lot;
- 1.5 Thence turning and proceeding in a northwesterly direction along the southwestern sideline of lot 85 and its extension for approximately 205 feet to its intersection with the centerline of Portland Street;
- 1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Portland Street for approximately 1155 feet to its intersection with a line 100 feet south of and parallel to the southerly sideline of Cambridge Street as shown on Assessor's Plats #37 and 39; the point of origin.
- 1.00 Said area includes all or parts of the following parcels of land:(total area is approximately 8.7 acres)
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0-57

Petition of the City Council to amend
Zoning Ordinances of the City of
Cambridge providing for a residence
C-1A District in the Portland Street
area.

~~12/17/81~~

12/17/81 Placed on file
due to expiration of time
limit after agreement
adopted as amended
to include low and
moderate housing.

In City Council

August 3, 1981

8/3/1981

Position Referred
to
Planning Board
and
Ordinance Committee
with
Three Amendments
By
Lois Wood Hylle