



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton
City Clerk

Date

13 Nov 89

From Robert K. Patterson *RKP*
Construction Engineer

Reference

Subject

Zoning Petitions 13 November 1989

As of this writing, properties certified to be owned by protesters only total 8.7% of the area of the City. Therefore, this Office is unable to certify holdings equal to or in excess of 20% of properties City wide.

c: William Sommers, Commissicner of Public Works

Massave Management Group

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

November 9, 1989

Joseph E. Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Project Documentation Requirements Petition Filed by Webb
Nichols (June 15, 1989)

Dear Mr. Connarton:

I, as a Cambridge land owner and owner of S E A Consultants Inc. (a 150-person engineering and architectural firm based at 485 Massachusetts Avenue, Cambridge), oppose the above-referenced petition filed by Webb Nichols et al. The petition, among other things, would define a "Project Documentation Report" that would have to be submitted with applications for variances and special permits for all developments of more than three dwelling units, more than 5,000 square feet, or taller than 35 feet.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. I own real estate which will be affected by the proposed change and now file such a protest.

I oppose the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge. It essentially discourages all sensible development. Both current property owners and worthy development will be even more discouraged than is now true under the already rigorous regulation and hearing process.

The proposed amendment will multiply the expense of a development for little purpose. Requiring a "Project Documentation Report" is overkill, and would force even a modest development to be treated as if it were mammoth. Current documentation requirements provide adequate information to the public and the City administrative boards of the nature and scope of proposed projects, and established procedures allow for the Zoning Board of Appeal or the Planning Board to obtain additional documentation as needed on a case by case basis.

CAMBRIDGE MA.

1989 NOV 13 PM 3:06

RECEIVED BY
OFFICE OF CITY CLERK

Massave Management Group

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

Mr. Joseph E. Connarton
November 9, 1989
Page 2

There is no public value for applicants to reveal anticipated income and profit and the other financial information that Mr. Nichols requires.

The requirements for documentation in the Zoning Ordinance should be limited to the legitimate concerns about the impacts of development proposals on public planning policy and not an exercise forcing land owners and developers to expend time and money producing unnecessary documentation.

Very truly yours,

MASSAVE REALTY TRUST



Arnold B. Goldstein, Trustee (Owner of Lots 24,87, 119; Map 91)

ABG/bac:57B

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 PM 3:06
CAMBRIDGE MA.

1.00 petition

PETITION OF Webb Nichols, et al

Article 10. Appeals, Variances & Special Permits

Petition filed with the City Clerk June 15, 1989

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

11 days June
31 days July
23 days Aug
65 days = August 23, 1989 = all hearings

In City Council June 19, 1989

Referred to the Planning Board for report June 19, 1989

Planning Board Hearing Aug. 1, 1989

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be Nov. 14, 1989.)

15 days Aug.
30 days Sept
31 days Oct.
14 days Nov.
90 days

City Council hearing published Chronicle on July 27, 1989
and Aug. 3, 1989

Hearing before the Ordinance Committee August 16, 1989 at 5:30 p.m.

Reported to the City Council Sept. 11, 1989 - tabled pending rep. from P.B.

Passed to a second reading on October 30, 1989

published in Chronicle on November 2, 1989

Planning Board report received on Oct. 23, 1989

Ready for ordination on November 13, 1989

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE November 14, 1989

11/14/89 - no action taken
Placed on file due to expiration
of time limit



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk

Date November 13, 1989

From Kevin T. McDevitt
Principal Assessor

Reference

Subject

In reply to your memos dated November 13, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protests to the following petitions:

Susan Yanow, et al

Webb Nichols, et al

Philip Dowds, et al

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV 13 PM 2:21

CAMBRIDGE MA.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 13, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON *JEC*
CITY CLERK

SUBJECT: WRITTEN PROTEST TO WEBB NICHOLS, ET AL.

Enclosed you will find two copies of the written protest to the petition of Philip Dowds.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Please note that this petition will expire on November 13, 1989 so it is of the utmost importance that your earliest attention be given to this matter.

Your kind attention in this matter will be greatly appreciated.



WILSON-CAMBRIDGE REALTY TRUST

November 9, 1989

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Project Documentation Requirements filed by Webb Nichols
(June 15, 1989)

Dear Mr. Connarton:

We the undersigned Cambridge land owners oppose the above-referenced petition filed by Webb Nichols et al. The petition, among other things, would define a "Project Documentation Report" that would have to be submitted with applications for variances and special permits for all developments of more than three dwelling units, more than 5,000 square feet, or taller than 35 feet.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

We oppose the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interest of the City of Cambridge.

The proposed amendment will multiply the expense of a development for little purpose. Requiring a "Project Documentation Report" is overkill, and would force even a modest development to be treated as if it were mammoth. Current documentation requirements provide adequate information to the public and the City administrative boards of the nature and scope of proposed projects, and established procedures allow for the Zoning Board of Appeal or the Planning Board to obtain additional documentation as needed on a case by case basis.

Joseph E. Connarton
November 9, 1989

pg. 2

The information required to be included in a "Project Documentation Report" would be so detailed that few applicants could supply the information in full compliance with the proposed amendment. As Mr. Nichols well knows, construction projects rarely are completed without having to make some changes from architectural plans. Section 10.52(d) of his proposal requires that applicants reveal in detail their private business information, including terms and arrangements of the purchase of the project site.


There seems to be no public purpose for applicants to reveal anticipated income and profit and the other financial information that Mr. Nichols requires.

The requirements for documentation in the Zoning Ordinance should be limited to the legitimate concerns about the impacts of development proposals on public planning policy and not an exercise forcing land owners and developers to expend time and money producing unnecessary documentation.

Wilson-Cambridge Realty Trust is the owner of 5 buildings on 10.27 acres of land on Smith Place and Mooney Street in the quadrangle area of Alewife with a total assessment of over 9 million dollars.

Again, we strongly oppose this proposed amendment to the Cambridge Zoning Ordinance.

WILSON-CAMBRIDGE REALTY TRUST


Albert O. Wilson, Jr., Trustee


Donald B. Wilson, Trustee

10.

Comm. from Albert O. Wilson, Jr. and Donald B. Wilson, Trustees, Wilson-Cambridge Realty Trust, in opposition to the Zoning petition filed by Webb Nichols, et al.

In City Council,

November 13, 1989

*Referred to the
petition*



November 9, 1989

EXECUTIVE OFFICES

614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS

614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358

11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251

929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383

1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360

7 Jansen Court
W. Hartford, Conn. 06114
203-953-4015

23 Daniel St.
Milford, Conn. 06460
203-877-2791

Mr. Joseph E. Connarton, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Project Documentation Development Requirements Petition
Filed by Webb Nichols (June 15, 1989)

Dear Mr. Connarton:

The undersigned, as a Cambridge land owner, opposes the above-referenced petition, filed by Webb Nichols, et al. The petition, among other things, would define a "Project Documentation Report" that would have to be submitted with applications for variances and special permits for all developments of more than three dwelling units, more than 5,000 square feet, or taller than 35 feet.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (seven councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individual owns real estate which will be affected by the proposed change and now files such a protest.

I oppose the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge.

The proposed amendment will multiply the expense of a development for little purpose. Requiring a "Project Documentation Report" is overkill, and would force even a modest development to be treated as if it were mammoth. Current documentation requirements provide adequate information to the public and the City administrative boards on the nature and scope of proposed projects, and established procedures allow for the Zoning Board of Appeal or the Planning Board to obtain additional documentation as needed on a case by case basis.

Member of



Barron/City Clerk
November 9, 1989
page 2

The information required to be included in a "Project Documentation Report" would be so detailed that few applicants could supply the information in compliance with the proposed amendment. As Mr. Nichols well knows, construction projects rarely are completed without having to make some changes from architectural plans. Section 10.52(d) of his proposal requires that applicants reveal in detail their private business information, including terms and arrangements of the purchase of the project site.

There seems to be no public purpose for applicants to reveal anticipated income and profit and the other financial information that Mr. Nichols requires.

The requirements for documentation in the Zoning Ordinance should be limited to legitimate concerns about the impacts of development proposals on public planning policy and not be used as an exercise forcing land owners and developers to expend time and money producing unnecessary documentation.

I am listing herewith various properties which I own within the City of Cambridge:

614-620 Massachusetts Avenue
552-556 Massachusetts Avenue
1045-51 Massachusetts Avenue
4-6 Trowbridge Street
815-819 Somerville Avenue

Sincerely,



Carl F. Barron

CFB/jfp.1373

13.

Comm. from Carl F. Barron, Putnam Furniture
Leasing Company, Inc., in opposition to the
Zoning petition filed by Webb Nichols, et
al.

In City Council,

November 13, 1989

*Referred to the
petition*

November , 1939

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RECEIVED BY:
OFFICE OF CITY CLERK
1989 NOV 13 AM 10: 22
CAMBRIDGE MA.

RE: Project Documentation Requirements Petition Filed by Webb Nichols
(June 15, 1989)

Dear Mr. Connarton:

We the undersigned Cambridge land owners oppose the above-referenced petition filed by Webb Nichols et al. The petition, among other things, would define a "Project Documentation Report" that would have to be submitted with applications for variances and special permits for all developments of more than three dwelling units, more than 5,000 square feet, or taller than 35 feet.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

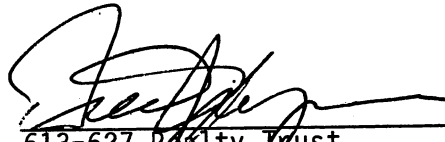
We oppose the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge.

The proposed amendment will multiply the expense of a development for little purpose. Requiring a "Project Documentation Report" is overkill, and would force even a modest development to be treated as if it were mammoth. Current documentation requirements provide adequate information to the public and the City administrative boards of the nature and scope of proposed projects, and established procedures allow for the Zoning Board of Appeal or the Planning Board to obtain additional documentation as needed on a case by case basis.

The information required to be included in a "Project Documentation Report" would be so detailed that few applicants could supply the information in full compliance with the proposed amendment. As Mr. Nichols well knows, construction projects rarely are completed without having to make some changes from architectural plans. Section 10.52(d) of his proposal requires that applicants reveal in detail their private business information, including terms and arrangements of the purchase of the project site.

There seems to be no public purpose for applicants to reveal anticipated income and profit and the other financial information that Mr. Nichols requires.

The requirements for documentation in the Zoning Ordinance should be limited to the legitimate concerns about the impacts of development proposals on public planning policy and not an exercise forcing land owners and developers to expend time and money producing unnecessary documentation.



613-627 Realty Trust
631-641 Massachusetts Ave. Realty Trust
32 Rear Essex Street

16.

Comm. from 613-627 Realty Trust, et al in
opposition to the Zoning petition filed by
Webb Nichols, et al.

In City Council,

November 13, 1989

*Referred to the
petition*

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV 13 AM 10:22

CAMBRIDGE MA.

November 10, 1989

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

Attn: Mr. Joseph E. Connarton
City Clerk

Dear Councillors:

I am writing to express the objections of The Beal Companies to the so-called Nichols Amendment to the Zoning Ordinances. I expressed objection to this amendment in a letter dated August 11, 1989, and I reconfirm objection in this letter.

This proposed amendment, as advertised, imposes onerous regulatory requirements on the City's special permit process. In particular, its financial disclosure requirements represent a significant disadvantage and invasion of privacy to a property owner and no practical advantage to the City.

The Beal Companies owns commercial property in East Cambridge and residential property in North Cambridge.

Yours truly,



Robert L. Beal

0130T-1

19.

Comm. from Robert L. Beal in opposition to
the Webb Nichols Zoning petition.

In City Council,

November 13, 1989

*Referred to the
petition*

CAMBRIDGE FAMILY

November 10, 1989

Mr. Joseph E. Connarton
City Clerk
City of Cambridge
795 Mass. Ave.
Cambridge, MA 02139

RECEIVED BY
CITY CLERK
1989 NOV 13 PM 12:36
CAMBRIDGE MA.

RE: Project Documentation Requirements Petition Filed by Webb
Nichols, (June 15, 1989)

Dear Mr. Connarton:

The Cambridge Family YMCA has embarked on a visionary development program to respond to community demand for services. The YMCA will be constructing a new 40,000 sf SRO housing facility, a new day care center and improved recreation/athletic space on property it owns in Central Square. This development program is severely impacted by the Project Documentation Requirements Petition filed by Webb Nichols.

As Cambridge land owners the YMCA opposes the above-referenced petition filed by Webb Nichols et al. The petition, among other things, would define a "Project Documentation Report" that would have to be submitted with applications for variances and special permits for all developments of more than three dwelling units, more than 5,000 square feet, or taller than 35 feet.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom." then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now file such a protest.

The YMCA opposes the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge.

THIS AGENCY IS
SUPPORTED BY



United Way

820 Massachusetts Avenue Cambridge, Massachusetts 02139 Telephone (617) 876-3860

Joseph E. Connarton
November 10, 1989
Page 2

The proposed amendment will multiply the expense of development for little purpose. Requiring a "Project Documentation Report" is overkill, and would force even a modest development to be treated as if it were mammoth. Current documentation requirements provide adequate information to the public and the City administration boards of the nature and scope of proposed projects, and established procedures allow for the Zoning Board of Appeal or the Planning Board to obtain additional documentation as needed on a case by case basis.

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There seems to be no public purpose for applicants to reveal anticipated income and profit and the other financial information that Mr. Nichols requires.

The requirements for documentation in the Zoning Ordinance should be limited to the legitimate concerns about the impacts of development proposals on public planning policy and not an exercise forcing land owners and developers to expend time and money producing unnecessary documentation.

Thank you.

Sincerely,



Brenda J. Ellis
President

Property Reference:

Parcel 119 Plan 89	25,407sf
119 46	4,000sf
119 47	5,000sf

23.

Comm. received from Brenda J. Ellis, President,
Cambridge Family Y, in opposition to the Zoning
petition filed by Webb Nichols, et al.

In City Council,

November 13, 1989

*referred to the
petition*



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Webb Nichols**, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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 William H. Walsh
Chairman

(C) July 27; Aug. 3



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Webb Nichols, et al** to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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 William H. Walsh
Chairman



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
Office of the City Clerk**

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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 William H. Walsh
Chairman



CITY OF CAMBRIDGE
OFFICE OF CITY CLERK
1989 NOV -9 PM 4:52
INTEROFFICE CORRESPONDENCE
CAMBRIDGE MA.

To Joseph E. Connarton, City Clerk

Date November 9, 1989

From Sally Powers, Director of Assessment **Reference**

Subject

A handwritten signature in black ink, appearing to be 'Sally Powers', written over the word 'Reference'.

In reply to your memos dated November 7, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the following petitions:

Susan Yanow, et al

Philip Dowds, et al

Webb Nichols, et al



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 7, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON *JEC*
CITY CLERK

SUBJECT: WRITTEN PROTEST TO WEBB NICHOLS, ET AL.

Enclosed you will find two copies of the written protest to the petition of Philip Dowds.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Please note that this petition will expire on November 13, 1989 so it is of the utmost importance that your earliest attention be given to this matter.

Your kind attention in this matter will be greatly appreciated.

November 2, 1989

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV -6 PM 4:24
CAMBRIDGE MA.

RE: Project Documentation Requirements Petition Filed by Webb Nichols
(June 15, 1989)

Dear Mr. Connarton:

Harvard University opposes the above-referenced petition filed by Webb Nichols et al. The petition, among other things, would define a "Project Documentation Report" that would have to be submitted with applications for variances and special permits for all developments of more than three dwelling units, more than 5,000 square feet, or taller than 35 feet.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. Harvard owns real estate which will be affected by the proposed change and now files such a protest.

Harvard opposes the proposed amendment to the Cambridge Zoning Ordinance because the amendment will not serve the best interests of the City of Cambridge.

The proposed amendment will multiply the expense of a development for little purpose. Requiring a "Project Documentation Report" is overkill, and would force even a modest development to be treated as if it were mammoth. Current documentation requirements provide adequate information to the public and the City administrative boards of the nature and scope of proposed projects, and established procedures allow for the Zoning Board of Appeal or the Planning Board to obtain additional documentation as needed on a case by case basis.

The information required to be included in a "Project Documentation Report" would be so detailed that few applicants could supply the information in full compliance with the proposed amendment. As Mr. Nichols well knows, construction projects rarely are completed without having to make some changes from architectural plans. Section 10.52(d) of his proposal requires that applicants reveal in detail their private business information, including terms and arrangements of the purchase of the project site.

Joseph E. Connarton
November 2, 1989
Page 2

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV -6 PM 4: 24

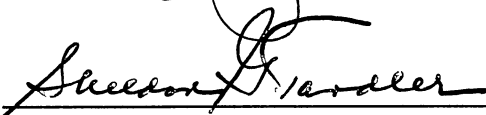
CAMBRIDGE MA.

There seems to be no public purpose for applicants to revel anticipated income and profit and the other financial information that Mr. Nichols requires.

The requirements for documentation in the Zoning Ordinance should be limited to the legitimate concerns about the impacts of development proposals on public planning policy and not an exercise forcing land owners and developers to expend time and money producing unnecessary documentation.

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: 
Sally Zeckhauser

By: 
Sheldon G. Tandler

Attachment: List of property owned by Harvard

HARVARD PROPERTY IN CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV -6 PM 4: 24

CAMBRIDGE MA.

Address	Area	Assesors Number	Map Lot
HOLYOKE ST	10,741		
239 CONCORD AVE	38,458		
4 FARRAR	31,386	146A	110
12 HOLDEN	29,897	146A	129
45 MEMORIAL DRIVE	0	59	
973 MEMORIAL DRIVE	0	63	
880 MEMORIAL DR	34,044	130	1
381 WESTERN	2,641	130	3
29 ELMER	1,275	130	60
27 ELMER	1,275	130	61
132 BANKS	1,800	130	84
28 FLAGG	1,800	130	85
22 FLAGG	3,600	130	86
89 PUTNAM	4,010	130	92
387 WESTERN	6,420	130	103
403 WESTERN	7,670	130	104
32 HINGHAM	7,080	130	105
28 HINGHAM	6,420	130	106
204 BANKS	2,730	130	109
200 BANKS	3,625	130	113
890 MEMORIAL DR	18,102	130	116
890 MEMORIAL DR	18,102	130	116.5
203 BANKS	7,707	130	131
111 PUTNAM	257,503	130	144
11 FLAGG	4,000	131	43
24 COWPERTHWAITTE	72,913	131	65
25 FLAGG	2,350	131	67
COWPERTHWAITTE ST	24,734	131	68
8 COWPERTHWAITTE	105,726	131	70
24 MT. AUBURN	4,218	132	6
13 ATHENS	4,797	132	8
25 ATHENS	6,000	132	10
27 ATHENS	6,750	132	11
4 ATHENS TER.	3,750	132	14
20 MT. AUBURN	4,887	132	19
35 BANKS	3,708	132	24
37 BANKS	6,230	132	25
39 BANKS	4,406	132	26
5 GRANT ST	4,200	132	28
7 GRANT ST	4,000	132	29
9 GRANT ST	4,000	132	30
13 GRANT ST	4,000	132	31
17 GRANT ST	3,993	132	33
24 DEWOLFE ST	3,798	132	38
22 DEWOLFE ST	9,500	132	39
12 DEWOLF ST	10,529	132	40
10 DEWOLF ST	9,068	132	41
23 PUTNAM	4,880	132	51
30 BANKS	5,640	132	65
12 GRANT ST	4,000	132	74
10 GRANT ST	4,000	132	75
8 GRANT ST	2,000	132	76
6 GRANT ST	2,000	132	77
4 GRANT ST	5,000	132	78
13 COWPERTHWAITTE	5,583	132	81
13 COWPERTHWAITTE	3,370	132	82
13 COWPERTHWAITTE	4,000	132	83
13 COWPERTHWAITTE	4,000	132	84

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV -6 PM 4: 24

CAMBRIDGE MA.

Address	Area	Assessors Number	Map Lot
13 COWPERTHWAITE	4,000	132	85
15 COWPERTHWAITE	4,000	132	86
13 COWPERTHWAITE	4,000	132	87
10 MT. AUBURN	7,759	132	97
33 PUTNAM	2,600	132	106
39 PUTNAM	4,556	132	107
15 GRANT ST	3,200	132	109
43 BANKS	2,794	132	112
49 BANKS	2,130	132	113
4 DEWOLF ST	12,197	132	119
6 MT. AUBURN	4,493	132	122
29 GRANT ST	971	132	126
4a MT. AUBURN	11,400	132	128
2 ATHENS TER.	1,867	132	133
3 ATHENS TER.	1,300	132	134
8 MT. AUBURN	9,947	132	135
39 COWPERTHWAITE	69,100	132	137
2 MT. AUBURN	14,870	132	138
42 DEWOLFE ST	884	132	158
9 BOW	6,355	133	3
13 BOW	11,552	133	4
13 BOW	7,967	133	5
31 BOW	11,707	133	6
31 BOW	3,210	133	7
22 PLYMPTON	4,616	133	8
1256 MASS. AVE	9,347	133	53
12 PLYMPTON	507	133	54
12 PLYMPTON	524	133	56
1201 MASS. AVE	30,902	134	1
48 TROWBRIDGE	8,986	135	43
50 TROWBRIDGE	9,000	135	44
14 QUINCY	11,060	136	2
20 QUINCY	22,387	136	3
24 QUINCY	22,379	136	4
8 PRESCOTT	7,492	136	9
16 PRESCOTT	6,300	136	11
18 PRESCOTT	6,300	136	12
20 PRESCOTT	14,853	136	13
17 WARE	6,522	136	18
15 WARE	6,330	136	19
7 WARE	8,700	136	20
397 HARVARD ST	8,700	136	21
22 PRESCOTT	8,395	136	22
472 BROADWAY	6,802	136	23
10 QUINCY	50,826	136	26
11 PRESCOTT	7,700	136	27
19 WARE	12,491	136	29
12 PRESCOTT	15,060	136	34
28 QUINCY	70,572	136	36
11 WARE	30,949	136	37
4 PRESCOTT	16,990	136	39
471 BROADWAY	55,734	137	
1750 CAMBRIDGE	4,420	137	3
1746 CAMBRIDGE	4,183	137	4
94 PRESCOTT	4,997	137	17
96 PRESCOTT	3,201	137	27
81 PRESCOTT	9,039	137	35
85 PRESCOTT	9,141	137	36
1730 CAMBRIDGE	28,130	137	41

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV -6 PM 4: 24

CAMBRIDGE MA.

Address	Area	Assesors Number	Map Lot
40 QUINCY	20,488	137	42
18 SUMNER	16,546	142	18
32 IRVING	22,075	142	45
38 KIRKLAND	19,000	143	4
17 KIRKLAND	5,907	143	5
15 SUMNER	3,218	143	6
11 SUMNER	3,218	143	7
9 SUMNER	4,500	143	8
3 KIRKLAND	5,700	143	10
1737 CAMBRIDGE	20,180	143	11
34 KIRKLAND	17,378	143	13
7 KIRKLAND	5,385	143	15
3 SUMNER	4,459	143	16
14 KIRKLAND	140,097	143	17
42 QUINCY	79,701	143	20
17 KIRKLAND	28,953	144	1
20 OXFORD	18,550	144	6
21 KIRKLAND	48,875	144	8
38 OXFORD	18,000	144	10
8 FRISBIE	6,450	144	14
36 OXFORD	23,377	144	15
9 FRISBIE	14,820	144	16
FRISBIE	4,080	144	17
24 OXFORD	262,428	144	18
10 FRISBIE	6,525	144	19
13 DIVINITY	16,695	144	20
12 OXFORD	57,987	144	21
25 KIRKLAND	27,502	144	22
6 FRISBIE	8,498	144	23
2 DIVINITY	24,700	145	2
3 DIVINITY	18,000	145	3
27 KIRKLAND	32,560	145	19
33 KIRKLAND	24,320	145	21
37 KIRKLAND	12,708	145	30
14 DIVINITY	10,000	145	33
43 KIRKLAND	23,341	145	36
6 KIRKLAND PL	11,803	145	37
9 KIRKLAND PL	14,674	145	38
29 FRANCIS	209,921	145	41
10 DIVINITY	229,309	145	44
16 FARRAR	8,027	146	125
13 BRYANT	18,291	147	24
80 MUSEUM	10,745	147	30
9 BRYANT	16,602	147	35
134 IRVING	222,732	147	41
50 FRANCIS	7,100	147	46
54 FRANCIS	23,119	147	47
64 FRANCIS	9,870	147	50
125 IRVING	19,800	147	54
60 FRANCIS	7,786	147	55
56 FRANCIS	6,780	147	56
129 IRVING	8,873	147	57
127 IRVING	8,239	147	58
136 IRVING	7,773	147	60
17 BRYANT ST	3,045	147	62
48 OXFORD	177,213	148	2
84 WENDELL	6,543	149	23
97 HAMMOND	6,157	149	29
90 HAMMOND	4,805	149	31

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

RECEIVED BY
OFFICE OF CITY CLERK

1989 NOV -6 PM 4: 24

CAMBRIDGE MA.

Address	Area	Assesors Number	Map Lot
10 HOWLAND	4,900	149	33
74 HAMMOND	9,137	149	38
87 HAMMOND	6,876	149	41
94 HAMMOND	6,398	149	42
100 HAMMOND	2,964	149	87
28 GORAM	5,053	149	101
64 OXFORD	5,685	149	106
3 HAMMOND	3,281	149	107
20 GARFIELD	6,600	155	2
32 GARFIELD	6,600	155	4
36 GARFIELD	6,600	155	5
44 GARFIELD	7,700	155	6
54 GARFIELD	7,150	155	7
23 SACRAMENTO COURT	2,057	155	20
13 SACRAMENTO STREE	16,786	155	26
7 SACRAMENTO STREE	24,761	155	30
1705 MASS. AVE	21,528	155	33
21 SACRAMENTO COURT	2,436	155	40
17 SACRAMENTO COURT	3,836	155	41
3 SACRAMENTO STREE	9,506	155	43
22 SACRAMENTO STREE	5,000	156	7
24 SACRAMENTO STREE	11,287	156	8
26 SACRAMENTO STREE	5,075	156	58
20 SACRAMENTO STREE	20,000	156	67
23 WENDELL	2,928	156	93
27 WENDELL	3,462	156	94
25 WENDELL	3,570	156	95
10 MELLE	5,310	157	3
12 MELLE	5,274	157	4
14 MELLE	7,056	157	5
18 MELLE	7,080	157	6
20 MELLE	5,310	157	7
27 EVERETT	13,712	157	19
23 EVERETT	13,500	157	20
1607 MASS. AVE	8,430	157	26
1603 MASS. AVE	4,349	157	28
39 OXFORD	223,155	157	30
1587 MASS. AVE	10,916	157	33
1599 MASS. AVE	3,685	157	35
1601 MASS. AVE	2,531	157	36
8 EVERETT	8,354	157	38
1593 MASS. AVE	10,093	157	47
1591 MASS. AVE	3,087	157	48
8 MELLE	4,149	157	49
15 EVERETT	26,994	157	51
1581 MASS. AVE	11,970	157	57
1579 MASS. AVE	1,030	157	58
15 OXFORD	25,400	158	3
9 OXFORD	13,272	158	4
5 OXFORD	28,438	158	5
7 OXFORD	59,350	158	6
1557 MASS. AVE	19,865	158	11
1563 MASS. AVE	15,771	158	12
1571 MASS. AVE	3,513	158	14
1569 MASS. AVE	13,837	158	15
19 OXFORD	11,440	158	19
1575 MASS. AVE	42,530	158	21
1521 MASS. AVE	10,067	158	23
1571 MASS. AVE	31,355	158	24

October 31, 1989

HARVARD PROPERTY IN CAMBRIDGE

RECEIVED BY
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1989 NOV -6 PM 4: 24

CAMBRIDGE MA.

Address	Area	Assesors Number	Map Lot
1529 MASS. AVE	656,309	158	26
MASS. AVE	981,136	159	1
1350 MASS. AVE	74,913	160	14
1328 MASS. AVE	2,029	160	23
1304 MASS. AVE	9,116	160	27
63 MT. AUBURN	14,347	160	30
RIDGELY COURT	2,863	160	36
16 HOLYOKE	6,997	160	37
12 HOLYOKE	9,356	160	38
5 LINDEN	5,970	160	54
47 BOW	47,036	160	60
HOLYOKE ST	10,452	161	
HOLYOKE ST	10,452	161	
28 HOLYOKE	3,640	161	1
1 HOLYOKE PL	6,239	161	3
9 HOLYOKE PL	7,410	161	4
103 PLYMPTON	4,421	161	57
107 PLYMPTON	4,129	161	58
8 MILL ST.	38,970	161	73
30 HOLYOKE PL	115,932	161	76
32 MILL ST.	49,000	161	77
56 MT. AUBURN	13,208	161	81
61 PLYMPTON	2,617	161	83
48 DEWOLFE ST	95,637	161	85
MILL ST.	15,536	161	87
MILL ST.	8,150	161	89
RIVERVIEW	8,549	161	90
92 MT. AUBURN	2,335	162	5
51 DUNSTER	4,138	162	7
78 MT. AUBURN	4,000	162	11
41 WINTHROP	2,270	162	14
98 WINTHROP	3,405	162	18
69 DUNSTER	7,165	162	32
60 JFK	3,552	162	35
67 WINTHROP	2,489	162	47
65 WINTHROP	2,709	162	48
52 DUNSTER	6,075	162	49
45 WINTHROP	2,530	162	50
19 SOUTH	1,590	162	51
21 SOUTH	2,040	162	52
17 SOUTH	4,387	162	53
39 HOLYOKE	35,778	162	61
31 HOLYOKE	5,091	162	63
90 MT. AUBURN	3,212	162	68
20 SOUTH	5,702	163	11
72 JFK	210,271	163	39
100 JFK	110,120	163	40
2 SOUTH	4,029	163	41
9 ELIOT	93,384	164	5
9A ELIOT	31,811	164	6
29 ELIOT ST	1,460	164	9
110 MT. AUBURN	17,578	165	34
122 MT. AUBURN	3,550	165	38
120 MT. AUBURN	4,010	165	39
120 MT. AUBURN	3,591	165	40
122 MT. AUBURN	3,769	165	41
122 MT. AUBURN	3,830	165	42
124 MT. AUBURN	65,338	165	53
140 MT. AUBURN	5,203	166	24

HARVARD PROPERTY IN CAMBRIDGE

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NOV -6 PM 4:24

Address	Area	Assesors Map Number	Map Number
134 MT. AUBURN	3,312	166	75
2 NUTTING	2,760	166	11
64 BRATTLE ST	24,541	167	12
3 HILLIARD	6,125	167	13
5 HILLIARD	4,368	167	55
8 STORY	4,500	168	56
12 STORY	3,500	168	60
6 STORY	7,382	168	22A
11 FARWELL PL	2,062	169	8
21 CHURCH	1,536	169	10
35 CHURCH	8,743	169	11
41 CHURCH	6,526	169	12
53 CHURCH	16,505	169	14
51 BRATTLE ST	14,951	169	16
12 FARWELL	2,386	169	22
13 FARWELL PL	1,909	169	23
55 BRATTLE ST	11,605	169	24
59 BRATTLE ST	8,200	169	25
63 BRATTLE ST	6,340	169	26
6 APPIAN WAY	7,480	169	27
8 APPIAN WAY	3,995	169	30
14 APPIAN WAY	5,655	169	31
18 APPIAN WAY	5,512	169	69
3 GARDEN	2,600	169	70
22 APPIAN WAY	4,385	169	82
32 CHURCH	5,072	169	87
12 APPIAN WAY	5,117	169	92
15 FARWELL	3,797	169	35
9 APPIAN WAY	28,140	170	60
29 GARDEN	27,816	172	2
2 FERNALD	175,375	208	3
81 GARDEN	34,275	208	4
87 GARDEN	5,795	208	7
29 ROBINSON	5,141	208	8
27 ROBINSON	3,468	208	12
15 ROBINSON	5,015	208	13
34 WALKER	7,878	214	22
50 GARDEN	9,530	215	35
20 GARDEN	8,529	216	43
2 MADISON ST	3,796	227	44
10 MADISON ST	8,792	227	45
12 MADISON ST	4,825	227	46
16 MADISON ST	4,828	227	76
20 MADISON ST	4,811	227	90
66 GARDEN	376,198	227	9
33 ELMWOOD	113,300	246	3271
60 MOONEY ST	299,871	267	

CAMBRIDGE MA.

TOTAL

11,262,468

September 28, 1989

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors



In reply to your memo dated September 26, 1989,
please be advised that we have, this day, forwarded
to the Engineering Dept. the written protest to the
following petitions:

Webb Nichols

Debra McManus

Susan Yanow

R. Philip Dowds

1989 SEP 29 11:10-41
ENGINEERING DEPT.
MA.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 26, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON *JEC*
CITY CLERK

SUBJECT: WRITTEN PROTEST TO WEBB NICHOLS, DEBRA MCMANUS, SUSAN YANOW AND
R. PHILIP DOWDS ZONING PETITIONS.

Enclosed you will find two copies of the written protest to the petitions named above.

Would you kindly certify the ownership of property and remit a copy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

GOODWIN, PROCTER & HOAR

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

COUNSELLORS AT LAW

September 22, 1989

Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Pending Zoning Proposals

Dear Mr. Connarton:

On August 16, 1989 the Committee on Ordinances held hearings to discuss four zoning petitions, which if enacted would affect the land use controls of the Industry B Zoning District.

The first hearing was on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The second hearing was on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial Districts. The third hearing was on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio 2.0 and limit the maximum height of all buildings to 45 feet. The fourth hearing was on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures.

It has been the position of the Industry B Landowners Group (which consists of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro and Concorde Associates) that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past.

EXCHANGE PLACE • BOSTON, MASSACHUSETTS 02109-2881

TELEPHONE (617) 570-1000 • TELECOPIER (617) 523-1231 • TELEX 94-0640 • CABLE-GOODPROCT, BOSTON

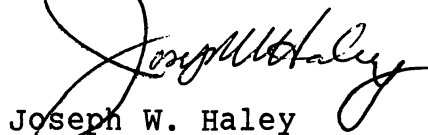
GOODWIN, PROCTER & HOAR

Mr. Joseph Connarton, City Clerk
September 22, 1989
Page 2

1989 SEP 22 PM 3:13

By letter dated August 15, 1989 to the Ordinance Committee which was delivered to the Committee at the August 16, 1989 hearing, the Landowners Group registered its opposition to each of the above mentioned petitions. I understand that the City Council records indicate that an objection had been received with respect to only one of the zoning ordinance proposals. As you will note from reviewing my letter, the Landowners Group registered its opposition to all four of the rezoning petitions. Would you please correct the City Council's records to reflect this registered opposition. Thank you for this consideration.

Very truly yours,



Joseph W. Haley
for the Industry B Landowners Group

XP-4611p

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OFFICE OF CITY CLERK

110 AUG 25 PM 4:35

CAMBRIDGE MA.

August 25, 1989

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors



In reply to your memo dated August 22, 1989, please be advised that we have, this day, forwarded to the Engineering Dept. the written protest filed by Webb Nichols, et al.



City of Cambridge

August 22, 1989

TO: Sally Powers
Director, Board of Assessors

FROM: Joseph E. Connarton
City Clerk

SUBJECT: Written protest - Webb Nichols petition.

Enclosed you will find two copies of the written protest to the petition filed by Webb Nichols, et al.

Would you kindly certify the ownership of the property and remit a coy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

GOODWIN, PROCTER & HOAR

(A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS)

COUNSELLORS AT LAW

EXCHANGE PLACE

BOSTON, MASSACHUSETTS 02109-2881

TELEPHONE (617) 570-1000
TELECOPIER (617) 523-1231
TELEX 94-0640
CABLE: GOODPROCT, BOSTON

570-1440

August 15, 1989

Ordinance Committee
Cambridge City Council
c/o Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue - Room 103
Cambridge, MA 02139

Re: Industry B Landowners Group - Pending Zoning Proposals

Dear Councilors:

The Industry B Zoning District has been the subject of two recent Interim Planning Overlay District petitions. Pursuant to an agreement between the Planning Board and the Industry B Landowners Group (consisting of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro, and Concorde Associates), the area is now subject to a voluntary building moratorium. The Industry B landowners group are currently in the midst of comprehensive land use studies pursuant to a process which will lead to the permanent rezoning of the area.

Pursuant to the agreement with the Planning Board, the Landowners Group has engaged Vannasse Hangen Brustlin who are conducting a comprehensive transportation study of the area, the details of which have been discussed with Cambridge Community Development. The results of the study will be made available to Cambridge Community Development, the Planning Board and the City Council. The Industry B Landowners Group met last week with Cambridge Community Development to discuss urban design criteria and other land use issues which will form the basis of a proposal for new dimensional characteristics for the area. It is anticipated that the Group will provide a status report on the studies to the Planning Board at its next meeting. This process is consistent with the resolution regarding the Industry B District near Kendall Square adopted by the City Council on June 26, 1989.

City Council Ordinance Committee
August 15, 1989
Page 2

The Ordinance Committee will be considering at its August 16th meeting four zoning petitions which, if enacted, would affect the land use controls of the Industry B District.

The first hearing is on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The major focus of this amendment is based on the assumption that the "customary motivation" for seeking approvals is to gain economic value or profitability. Most of the land owners in the Industry B area are institutional users of property who are interested in expanding their facilities to meet growth requirements of their respective activities. Therefore, providing the financial information required by the proposed amendment would not be pertinent to the Zoning Board or Planning Board's consideration of the proposal. The Planning Board voiced its opinion that the non-financial information required by the proposed amendment was normally forthcoming during the existing zoning approval process without the necessity of enacting the proposed.

The second hearing is on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new section 5.40 - Transition Requirements with regard to Office, Business, or Industrial districts. Although the concept of protecting the city's residential neighborhood is a worthwhile goal and will be included in any rezoning proposal for the Industry B district, the proposed amendment as written is objectionable because it affects existing buildings in the Industry B zone and it does not differentiate between the C-3 zone, (which is more institutional than residential in nature) from other residential zones.

The third hearing is on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio to 2.0 and limit the maximum height of all buildings to 45 feet. The Development Control Program affects all properties in the City of Cambridge including those areas which have been recently rezoned and therefore the subject of extensive impact studies and review by Cambridge Community Development, the Planning Board and the City Council. Imposing a two year moratorium on virtually all building in the city will have a destabilizing effect and send the wrong message to those landowners who have cooperated in conducting these extensive studies.

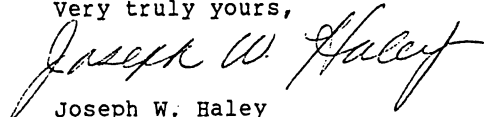
City Council Ordinance Committee
August 15, 1989
Page 3

The fourth hearing is on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures. The Industry B Landowners Group believes that there are other provisions of the Cambridge Zoning Ordinance which protect the dimensional characteristics of parking garages. Furthermore, discouraging off-street parking will tend to increase the pressure for on-street parking.

It has been the position of the Industry B Landowners Group that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past with respect to other rezoning petitions which have been under consideration while the Industry B rezoning discussions have been in progress. The Industry B Landowners Group has demonstrated its commitment to conduct impact studies by agreeing to the current rezoning process. The Group remains committed to working with the Cambridge Planning Board, Cambridge Community Development and various other city agencies to enact a rezoning for the Industry B area which will take into consideration the specific circumstances relating to and surrounding the Industry B area. The Group recognizes that this process has been successful to achieve pragmatic zoning amendments in other areas of Cambridge in recent history and believes that it will be successful in this area as well.

It is for these reasons that the Group feels that it cannot support the four rezoning petitions before the Ordinance Committee mentioned above and therefore must register its opposition to them as they affect the Industry B Zoning District and other zoning districts which have been the subject of recent rezonings by the City of Cambridge. The Group therefore urges the Ordinance Committee to render a negative recommendation to the City Council with respect to these four petitions.

Very truly yours,



Joseph W. Haley
for the Industry B Landowners Group

JWH/vm
cc: Mr. Michael Rosenberg

XP-4431/p

COMEnergy

RECEIVED BY
CITY CLERK
AUG 17 AM 11:19
CAMBRIDGE MA.

Commonwealth Energy System
One Main Street
Post Office Box 9150
Cambridge, Massachusetts 02142-9150
Telephone (617) 225-4000

August 14, 1989

Mr. Joseph R. Connarton
City Clerk
City Hall
City of Cambridge
795 Massachusetts Avenue
Cambridge, Ma. 02139

Dear Mr. Connarton:

The Cambridge land owners listed below oppose the changes to the Cambridge Zoning Ordinance as proposed by the Nichols Petition which calls for amending Article 10.000 - Appeals Variances, and Special Permits by creating a new Section 10.50 - Required Project Documentation requiring that private legal and financial information be provided for projects of more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height.

As such, we do hereby respectfully file a written protest pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councillors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councillors) would be necessary for the ordinance to be enacted. As land owners of real estate which will be affected by the proposed changes, we now so file such a protest.

We oppose the proposed amendment to the Cambridge Zoning Ordinance because it does not serve the best interests of the City of Cambridge or the people who live and work here. We believe that the current regulation is sufficient and that the proposed regulation will only decrease the value of our property. Please refer to Schedule A attached for a detailed listing of our land holdings adversely impacted by the proposed zoning petition.

Please place this written protest into the official records of the City.

Sincerely,

COMMONWEALTH ENERGY SYSTEM

A handwritten signature in cursive script that reads "Paul Casey". The signature is written in black ink and is positioned above a horizontal line.

Paul Casey
Manager of Real Estate

Cambridge Electric Light Company
Commonwealth Gas Company
COM/Energy Research Park Realty
Darvel Realty Trust

Enclosure

SCHEDULE A

COMMONWEALTH ENERGY SYSTEM

Cambridge Land Holdings Impacted
by the
Proposed Zoning Petition

<u>Address</u>	<u>Owner</u>	<u>Square Ft.</u>
364 Third St.	COM/Energy Research Park	397,530
One Main St.	Darvel Realty Trust	68,520
101 Main Street	Darvel Realty Trust	84,784
12 Charles St.	Cambridge Electric Light Co.	3,500
273 First St.	Cambridge Electric Light Co.	168,000
364R Third St.	Cambridge Electric Light Co.	84,784
27 Potter Park	Cambridge Electric Light Co.	4,200
209 Otis St.	Cambridge Electric Light Co.	13,899
179-185 Broadway	Cambridge Electric Light Co	11,853
187-189 Broadway	Cambridge Electric Light Co.	4,840
315 Vassar St.	Cambridge Electric Light Co.	9,100
1 Waverly St.	Cambridge Electric Light Co.	1,029
126 Amory St.	Cambridge Electric Light Co.	9,131
188-190 Hampshire	Cambridge Electric Light Co.	3,620
259 Prospect St.	Cambridge Electric Light Co.	32,575
330 River St.	Cambridge Electric Light Co.	38,919
379 Putnam Ave	Cambridge Electric Light Co.	91,543

219 Putnam Ave	Cambridge Electric Light Co.	14,717
24 Blackstone St.	Cambridge Electric Light Co.	109,944
45 Blackstone St.	Cambridge Electric Light Co.	29,271
8 Mellen St.	Cambridge Electric Light Co.	2,930
7 Edmunds St.	Cambridge Electric Light Co.	3,377
4 King St.	Cambridge Electric Light Co.	3,788
52 Walden St.	Cambridge Electric Light Co.	2,191
23 Healey	Cambridge Electric Light Co.	5,223
54R-56 Aberdeen	Cambridge Electric Light Co.	2,249
50 Wheeler St.	Cambridge Electric Light Co.	36,173
43 Smith Pl.	Cambridge Electric Light Co.	7,500
503 Concord Ave	Cambridge Electric Light Co.	26,500
112 Sherman St.	Cambridge Electric Light Co.	10,000
199R Concord Turn.	Cambridge Electric Light Co.	3,200
1 Warren F. Roberts	Cambridge Electric Light Co.	7,232
14 Cameron Ave	Commonwealth Gas Co.	2,107
31 Potter St.	Commonwealth Gas Co.	142,460
43 Brookford St.	Commonwealth Gas Co.	7,796
330 Third St.	Commonwealth Gas Co.	13,855

SCHOOL NOTEBOOK

Volunteers needed

Volunteers are being sought by the School's Multicultural and Peace Education Committees from the school faculty to assist in curriculum and development programs for Black History Week, National Women's Day, Haitian Culture Week, and the publication of "Peace News, Peace Views." More information is available by calling Assistant Superintendent Sandra Spooner at 498-8228.

Education Forum

Jane Sapp, of the Center For Social Issues at the U. of Mass. and of Springfield Community College, will be the guest speaker at the November 8, Childhood Community Forum set for 6 PM at the Harrington School. Topic is, "How Cultural Styles Influence Behavior Toward People From Different Backgrounds."

Presidential exhibit

An exhibition of material detailing Presidential histories, including displays of letters, portraits, and documents dating from George Washington to George Bush was presented to Graham and Parks School students by Boston University as part of the BU sesquicentennial celebration last week. The exhibit was transported to the school in an elaborately-decorated double decker bus and discussion of the presidents was led by expert Michael Madden of BU.

Giving thanks

Cambridge school students will live up to the meaning of Thanksgiving by donating food and items of clothing to the homeless and hungry during "Feeding the Hungry and Housing the Homeless Week," November 12 through the 24. The program is sponsored by the Cambridge Food Pantry in conjunction with the Cambridge Schools.

Bahamian story program set at library

Nationally-known Bahamian storyteller and musician Derek Burrows will present two programs at the Cambridge Public Library Main Library on Saturday, November 11. These two performances will teach children about the culture and folklore of Burrow's native Bahamas. "Island Dreams," the concert, will be presented at 10 a.m. in this imaginative performance, Burrows combines music, folktales, poetry and personal stories to tell about life in his native island. The traditions

Chemistry set

Developing good chemistry between school and community and students and science is the goal of the Cambridge Ridge and Latin science department during "Chemistry Day," November 3. Dr. Angela Johnson, Science Teacher-in-Charge said that parents and students are invited to an exhibit in Room A203 throughout the day to view fissions and fusions and all the things that make chem lab so interesting.

Oh, Kaye!

Kaye Monagle, a secretary in the schools for over 19 years and personal secretary to the CRLS principal for close to a decade, announced her retirement recently and was honored last Friday by colleagues and city officials. Among her tributes was a Special Congressional Resolution issued by Rep. Joseph Kennedy and presented by School Committee member James Rafferty. Mayor Velucci presented her with a key to the City and dubbed her "Supervisor II Emeritus." City Councilor Sheila Russell read a resolution from the City Council and a host of gifts, including a "most valuable secretary" sweatshirt, were presented by Principal Edward Sarasin. Assistant Principal Diane Tabor said, "She is a smart and competent woman who carried a lot of responsibility. We will miss her." And Pilot School Dean, Ray Shurtleff said, "Kaye was an effective office manager who had her finger on the pulse of a myriad of tasks."

Education Week

Cambridge Schools are gearing up for American Education Week, November 12 through 17, when parents and other community members will be invited into the City's classrooms to view first-hand young people at work.

Women in comedy video to be aired

"Women in Comedy", a new video featuring the performances of local comedienne, will premiere on November 8 and 9, 9 pm on Cambridge Community Television, channel 19. The comics presenting their art are: Susan McGinnis, Betsy Salkind, and Nanci Munro. The video gives us both outrageously funny performances from local clubs as well as frank discussions among the women regarding the ups and downs of their profession.



OPEN FOR BUSINESS — At the recent grand opening of the Porter Square Arcade, Irving Busny, president of the Slater Company, developer for the project, presents a check to the North Cambridge Little League. From the left are Busny, Charles Keefe, league vice president, and Little Leaguers John Alencandro, Angelo Hernandez, Joey Kelly and Joey McMaster.

CABLE CORNER

CCTV adds programs

Beginning in November Cambridge Community Television will be on the cable every day of the week for a total of 68 hours per week of programming. There will be many new programs this month. Channel 19 on Tuesdays at 9 pm, will air CCTV member George Mokras's new series "Harvest at New Albany." The seven part series beginning on October 30 will feature the 20th anniversary of the New Alchemy Institute focusing on the environment, agriculture, and aquaculture. On Thursdays at 6:30 pm, "Videospace" a five part anthology of independent film and video productions, will begin on November 8. On Channel 54 "Horizon," a weekly magazine format program in Armenian and English produced by the Armenian National Committee will premiere on Wednesday November 1 at 7 pm. With the addition of "Horizon" channel 54 has programming in Italian, Greek, Creole, Portuguese, French, Arabic, and programs in English about the Boston Jewish Community and South Africa. For a copy of CCTV's monthly program schedule contact Nancy Burby at 225-2500.

STREET WORK

The Cambridge Department of Public Works will be working on the following street and sidewalks during the week of November 5. Any questions should be referred to the Department of Public Works at 498-9051.

Binney St. - railroad tracks to Medeiros Ave. - sidewalk and roadway reconstruction.

Cambridge Common - Installation of special lighting.

Chestnut St. from Sidney St. to Waverly St. - new sidewalk; grind & overlay street.

East Cambridge, Mid Cambridge, & Central Square Areas - permanent trench repair.

Florence St. - remove & reset curb; new sidewalk.

Henry St. from Sidney St. to Waverly St. - new sidewalk; grind & overlay street.

Sherman St. - salt shed area; drainage & surfacing.

Thorndike St. - new sidewalk from 1st to 2nd Street and from 3rd to 4th Street.

Western Ave.; Auburn St.; Pleasant St. Intersection - sidewalk & roadway beautification.

Williams St. from Magazine to River St. - roadway & sidewalk reconstruction.

ON CABLE

	City Council	MONDAY, NOVEMBER 6
5:00 - 19)	Stone Soup Poets	5:00 - 19)
5:45	Moments With God	5:45
5:55	DSA Socialist Forum	5:55
6:00 - 54)	Rai Tele-Italia	6:00 - 54)
7:00 - 19)	Pride Time	7:00 - 19)
54)	Bonjour	54)
55)	Healthfully Yours	55)
7:30 - 19)	CCTV Capsules	7:30 - 19)
5:30 - 54)	South Africa Now	5:30 - 54)
6:00 - 19)	Rai Tele-Italia	6:00 - 19)
55)	Cambridge Viewpoint	55)
6:30 - 19)	Critical Condition	6:30 - 19)
55)	Medium Rare	55)
7:00 - 19)	Auto Pilot	7:00 - 19)
55)	Blues Views	55)
7:30 - 19)	CCTV Capsules	7:30 - 19)
8:00 - 19)	Certified!	8:00 - 19)
54)	Portuguese Entertainment Network	54)
9:00 - 19)	Practice of Aikido	9:00 - 19)
		TUESDAY, NOVEMBER 7
5:00 - 19)	Generations	5:00 - 19)
55)	Cambridge Time	55)
5:30 - 19)	Health Research Series	5:30 - 19)
54)	Dateline CJP	54)
6:00 - 19)	South Africa Now	6:00 - 19)
54)	Rai Tele-Italia	54)
6:30 - 19)	Three Six Thursdays & A New York	6:30 - 19)
7:00 - 19)	CEOC Fight Back	7:00 - 19)
4:00 - 54)	Rai Tele-Italia	4:00 - 54)
5:30 - 19)	Animal Rights	5:30 - 19)
6:00 - 19)	Captured Live	6:00 - 19)
54)	Telekryol	54)
8:30 - 19)	Son Of Goldilocks in Harvard Square	8:30 - 19)
9:00 - 19)	Harvest At New Albany	9:00 - 19)
		WEDNESDAY, NOVEMBER 8
5:00 - 19)	Bhagwan Shree Rajneesh	5:00 - 19)
54)	Grecian Melodies	54)
5:30 - 19)	Mexican Mask Magic	5:30 - 19)
6:00 - 54)	Rai Tele-Italia	6:00 - 54)
6:30 - 55)	New Age Review	6:30 - 55)
7:00 - 19)	Alternative Views	7:00 - 19)
54)	Horizon	54)
55)	Moments With God	55)
8:00 - 19)	Live Cablecast TBA	8:00 - 19)
54)	Portuguese Entertainment Network	54)
55)	Dead Air Live	55)

MOVIES

'Cowboy' is indie filmmaking at its best

Drugstore Cowboy (Gus Van Sant). With Matt Dillon, Kelly Lynch, James Remar, James Le Gros, Heather Graham and William Burroughs. **By PAUL SHERMAN**

Have you ever seen the anti-drug public service announcement in which the son questions his baby-boomer father's credibility by reminding him that he took drugs in the '60s? "But that's when drugs had romance," the father replies. "Drugstore Cowboy" is the first 1980s movie to really tap into that romantic flavor of the late-1960s-early-1970s drug culture. Gus Van Sant's film about a band of outsiders who rob pharmacies to feed their drug habits in the Pacific Northwest in 1971 is just the sort of story that American independent filmmaking should be tackling. It's a subject that mainstream Hollywood would not touch, and it's handled with an unconventional sense of morality that's well beyond the rigid constraints the image-obsessed mainstream would tack onto a drug-related film.

Based on an unpublished novel by convict and sometime pharmacy-robbler James Fogle, "Drugstore Cowboy" is remarkably free of the cliches that are almost expected when we see a story about drugs and the counterculture. Without that overlying filter of preconceived cliches, the characters take on an unusually distinctive color. This group — ringleader Bob (Matt Dillon), wife Dianna (Kelly Lynch), buddy Rick (James Le Gros) and waif-like hanger-on Nadine (Heather Graham) — are not the politically aware children of Joplin and Hendrix that you'd expect them to be. They're just a bunch of people who've decided their parents' way is not their way, and whom we see going through their sometimes amusing, sometimes dreary life.

But that doesn't mean these are aimless druggies. With Bob's strong philosophy to lead them — they want drugs, so they steal drugs not money — they pull the old fake epilepsy seizure to rob one pharmacy, play a rube joke on some nosy cops and even wind up at a motel where a sheriff's convention is staying. The comic scenes built around the foolishly and fun of being an iconoclast are very enjoyable, but they also cleverly show how the era's rebellion was more a matter of living life the way you wanted to than marching in protests or converging in Haight Ashbury or Greenwich Village. Of course, that could include taking drugs, and Van Sant refreshingly presents his characters' indulging without judging them.

But "Drugstore Cowboy" doesn't dodge the down side of drug-taking. After the dangers of drugs comes a little too close for comfort to Dillon's Bob, he tries to clean himself up in the film's second half. Although this half lacks the drive of the first, it's still interesting because the exaggerated moral code of something like "Clean and Sober" — in which drugs automatically equal damnation and sobriety automatically equals salvation — is absent.

It's also interesting because Dillon gives his best performance since "Rumble Fish," and because William Burroughs enters, giving a funny, melancholic and endearing performance as an aging junkie priest. "Drugstore Cowboy" is a little short on plot and Van Sant's stylistic touches are sometimes ineffective, but it's a surprisingly life-affirming film. * * * * *

FILM CLIPS. Wes Craven's *Shocker* is a mixed bag of horror. Although the plot of a psycho killer getting up out of the electric chair to wreak more havoc was done last year in "The Horror Show" and Craven used the blur between dreams and reality to better effect in "A Nightmare on Elm Street," it's still a fun romp. * * * * *

Erik Viking was shafted by its distributor, Orion Pictures, who refused to screen the film in ad-

RESTAURANTS

Beginning the day on a note of luxury

THE RITZ CARLTON CAFE: 15 Arlington St., Boston. Phone 536-5700. **HOURS:** Full breakfast is served 6:30 to 10:30 a.m., Monday through Saturday. Weekend brunch is served 7 a.m. to 2:30 p.m. **SMOKING POLICY:** Smoking and non-smoking sections available. **CREDIT CARDS:** All major cards accepted. **HANDICAPPED ACCESS:** An entrance on the Newbury Street side of the hotel makes the Cafe wheelchair-accessible. **By DAVID TRUEBLOOD**

Power breakfasting is a fine new tradition, nothing wrong with getting a jump on the working day. But it's worth exploring some other ways creative eaters-out can make use of the morning. Like the luxurious intimacy of time reserved from the claims of the office for a spouse or a friend — a "date," at the fresh end of the day. And where better to commit such a piece of revivifying self-indulgence than the cafe at the Ritz-Carlton Hotel on Arlington Street, across from the Public Garden in Boston.

Even a gray fall morning looks bright from a window table for two at the cafe. Perhaps it's the orchid in the waiter's buttonhole. Or the big pastel oil paintings of the Public Garden that beam from the walls. Or the service, which is scrupulously attentive without ever being intrusive. Or it may be the large glasses of fresh-squeezed orange juice that begin the meal. The menu is big and varied, catering in fine hotel fashion to the widest range of tastes, from a breakfast sirloin steak for \$16.50 to a more waistline-conscious Swiss muesli with yogurt and fruit for \$6.

The test of any restaurant that serves breakfast is in its poached eggs. A finely shaped jelly-tender egg full of thick yellow cream — anything less is just not to be tolerated. Not at \$12.50 for Eggs Benedict. Not by this reviewer. And the eggs at the Ritz are simply perfect.

So is the hollandaise sauce. The balance of lemon and butter is exactly right, and the sauce has the heavy creamy quality of the real thing, wretched excess at its sensual best. The hash was a substantial heap, topped with another perfect poached egg. It was well done, too, nicely

crisp around the edges and full of flavor. Both dishes were attractively served, garnished with young spears of steamed asparagus. The hash also came with a small grilled, crumbed tomato, a good foil to the rich hash with its herbed, sour flavor. The only part of the meal, in fact, that was less than first-rate was a blueberry muffin that looked great but had a slight bitter flavor. In its favor, it was hot and fresh, and not like the cake-striving-to-palm-itself-off-as-bread that afflicts increasing numbers of breakfast menus. A full list of other kinds of bread available includes toast, English muffins, brioche and the inevitable croissant. Each table is fitted with an assortment of jams and honey, and carved butter balls are a fine touch.

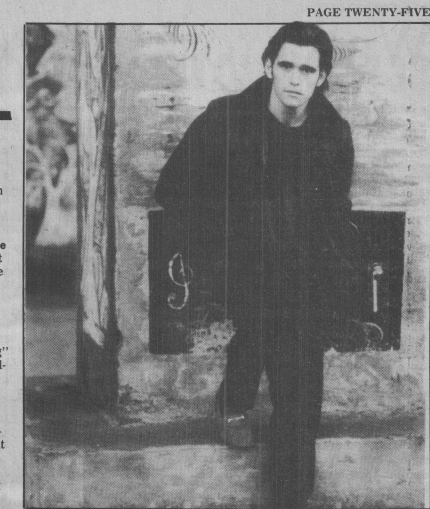
Despite the elegance of the setting and the stiff prices — our breakfast for two came to a bit more than \$50 including a tip — what the Ritz-Carlton is not is stuffy or oppressive. Just well ordered intimacy and ease, which is a pretty good way to begin the day. And as a once a year fling, that works out to a modest \$1 a week. Not bad for a little therapeutic hedonism.

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MATT DILLON delivers a solid lead performance in "Drugstore Cowboy."

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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 2, 1989

Mr. Russell B. Higley
City Solicitor
City Hall
Cambridge, MA 02139

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on October 30, 1989 as follows:

Petition of Susan Yanow, III, et al relative to Transitions Requirements.

Petition of Webb Nichols, et al to amend Article 10.000 entitled "Appeals, Variances, and Special Permits".

Petition of R. Philip Dowds, et al by adding to Article Eleven a new section 11.400 entitled "Development Control Program".

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

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

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) First Publication Numbers 2464, 2463 and 2462.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph E. Cellucci, Commissioner of Inspectional Services.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Section 5.40, Transition Requirements, a new subsection 5.43 as follows:

"5.43 Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential / non-residential district line, and rising over the non-residential zone. Said structure may be built forward of, and above, the bulk control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended in Article 10.000 entitled Appeals, Variances, and Special Permits as follows:

- A. Renumber SECTION 10.50: REPETITIVE PETITIONS to 10.60.
- B. Delete SUBSECTIONS 10.471 and 10.472, and renumber subsequent subsections accordingly.
- C. Insert following the existing SECTION 11.40 a new SECTION 11.50: REQUIRED DOCUMENTATION, reading as follows:

"10.50 REQUIRED PROJECT DOCUMENTATION

10.51 *Threshold Criteria.* Any applicant for a special permit or variance for a construction or development project which (a) includes more than three dwelling units, or (b) proposes the construction of more than 5,000 new square feet of gross floor area, or (c) proposes construction in excess of 35 feet of height, shall provide a Project Documentation Report as further described herein.

10.52 *Procedures.*

- (a) **Timing:** Submit required documentation with the application for special permit or variance.
- (b) **Format:** Submit required documentation in an 8 1/2 x 11 inch Report or binder. Reduce oversize drawings, maps and plans to 11 x 17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.
- (c) **Number of Copies:** Provide nine (9) copies of the Project Documentation Report -- 2 for public record copies, and the remainder for distribution to members of the permit- or variance-granting Board. Additionally, submit one (1) set of full-size drawings, maps and plans, and of color photographs.
- (d) **Changes and Resubmissions:** Any changes in the applicant's proposal following submittal of the application, except for changes negotiated at the public hearing, shall require resubmittal of the application and the Project Documentation Report.

10.53 *Documentation Required.*

- (a) Existing conditions documents:
 - (1) A certified survey of the project parcel at a scale of 1 in = 20 ft or 40 ft, including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, existing grades (topographic contours at 2 ft intervals), and edges of structures within 100 feet on other lots immediately abutting, or facing across streets and ways.
 - (2) Photographs of the project parcel and its surroundings.
 - (3) For both the project parcel, and for immediately abutting or facing lots, information specifying existing zoning classification, existing land uses (including number of dwelling units), approximate building heights and FAR's.
- (b) Project proposal documents:
 - (1) Site plan of the proposed project at a scale of 1 in = 20 ft or 40 ft, showing retained and proposed structures; walkways, drives, curb cuts and parking/loading areas; proposed grading and site drainage; required usable open space; trees, shrubs and other landscape elements; and treatments of the parcel edges (fences, screens, etc).
 - (2) Floor plans of all major levels, including sub-grade parking, if any.
 - (3) Schematic elevations (front, side, and rear) of project structures, indicating position and height of structures on adjacent lots within 100 ft.
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floor area(s), and bedroom counts for dwelling units; and areas of usable open space allocated to units, and/or assigned to common areas.

(c) Project impact documents:

(1) Shadow impact studies showing shadows cast on the ground plane by project structures at 9 am, noon, and 3 pm for the summer solstice, the winter solstice, and the vernal/autumnal equinox.

(2) Traffic impact study prepared by a registered transportation engineer describing capacities, volumes and levels of service, and average queue lengths at adjacent streets and key intersections both as currently existing, and as resulting from development as proposed.

(3) The scope of the traffic impact study shall be established by negotiations between the applicant and the Community Development Department. Either or both impact studies may be waived by unanimous consent of the Board upon receipt of the written recommendation of the Assistant City Manager for Community Development, stating that the small scale or specific location of the project will result in no impacts worth further study.

(d) Project legal and financial information, including: site acquisition terms and arrangements, with explanations of any residual leases, easements, or other encumbrances; development costs, including itemized construction costs, professional fees, and other hard and soft costs of the project; anticipated finance arrangements, including anticipated mortgages, interest rates, payment schedules, and equity participation; anticipated annual management and operating costs of the completed project; anticipated project income, including sales or rental rates or prices for the various components of the project; and anticipated return on investment."

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ATTEST:- John E. Flynn
Deputy City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

- (a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;
- (b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;
- (c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

- (d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

11.421 Interim Restriction. Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

- (a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor
- (b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 Exemption. Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 Housing and Affordable Housing Incentive. Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 Community Development Department Duties

On or before September 1, 1991, the Community Development Department shall:

- (a) conduct the research and develop the database required by Subsection 11.431;
- (b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;
- (c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

- (d) present to the City Council, after public hearings, a report which:
- (1) addresses the issues specified in Subsections 11.431 and 11.432;
 - (2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;
 - (3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and
 - (4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 Research and Strategy Development.

- (a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.
- (b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal rev-

enue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential, and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

- (a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;
- (b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the residential mix the City seeks to support;
- (c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;
- (d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;
- (e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);
- (f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;
- (g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;
- (h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

- (i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 Effect of Subdivision or Joining of Parcels

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn,
Deputy City Clerk

City of Cambridge

MASSACHUSETTS

In City Council Oct. 30 1989

✓ Mayor - Passage to a 2nd Reading # 17

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duellay	✓			
Ms. Sandra Graham	✓			
Mrs. Sheila T. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			
	5	2	0	0

Nichols

City of Cambridge

MASSACHUSETTS

In City Council Oct 30 198 9

V Mayor - Take From Table # 17

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mrs. Sheila T. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			
	5	4	0	0

Nichols



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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- A. Renumber SECTION 10.50: REPETITIVE PETITIONS to 10.60.
- B. Delete SUBSECTIONS 10.471 and 10.472, and renumber subsequent subsections accordingly.
- C. Insert following the existing SECTION 11.40 a new SECTION 11.50: REQUIRED DOCUMENTATION, reading as follows:

"10.50 REQUIRED PROJECT DOCUMENTATION

- 10.51 *Threshold Criteria.* Any applicant for a special permit or variance for a construction or development project which (a) includes more than three dwelling units, or (b) proposes the construction of more than 5,000 new square feet of gross floor area, or (c) proposes construction in excess of 35 feet of height, shall provide a Project Documentation Report as further described herein.
- 10.52 *Procedures.*

- (a) **Timing:** Submit required documentation with the application for special permit or variance.
- (b) **Format:** Submit required documentation in an 8 1/2 x 11 inch Report or binder. Reduce oversize drawings, maps and plans to 11 x 17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.
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10.53 *Documentation Required.*

- (a) **Existing conditions documents:**
 - (1) A certified survey of the project parcel at a scale of 1 in = 20 ft or 40 ft, including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, existing grades (topographic contours at 2 ft intervals), and edges of structures within 100 feet on other lots immediately abutting, or facing across streets and ways.
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ATTEST:- John E. Flynn
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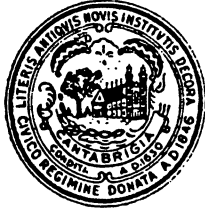
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ATTEST:- John E. Flynn
Deputy City Clerk.

In City Council September 11, 1989

The Committee on Ordinances, comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, August 16, 1989 in the Sullivan Chamber, City Hall, beginning at 6:10 p.m. The purpose of the hearing was to review the petition of Webb Nichols, et al, to amend the Zoning Ordinances as it relates to Article 10.000 entitled Appeals, Variances and Special Permits.

At this time, Councillor William Walsh, Chairman of the Committee, called the hearing to order and requested all interested individuals to come forward.

The Committee heard from Webb Nichols, 201 Huron Avenue; the petitioner; who stated he had filed this petition for the second time because he strongly believes in the need for developers to submit to the City additional project documentation. He stated that with the large amount of development ongoing within Cambridge, the City needs to know exactly what the developer will gain by seeking special permits and/or variances.

Also speaking in favor of the petition was Dan Geer, 40 Bellis Circle and Philip Dowds, 48 Banks Street.

Councillor Walsh questioned if anyone present wished to speak in opposition.

No one appeared in opposition.

Vice-Mayor Wolf moved the petition be referred to the full City Council, without recommendation.

The motion - prevailed.

The hearing was adjourned at 6:20 p.m.

For the Committee,

Councillor William H. Walsh
Chairman.

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances, without recommendation Re: petition of Webb Nichols, et al, to amend the Zoning Ordinances relating to Article 10.000 entitled "Appeals, Variances and Special Permits".

In City Council,

September 11, 1989

Tabled pending Planning Board's report on motion of U.M. Wolf.

10/30/89 Passed to a second reading as originally submitted



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To the Honorable, the City Council

SUBJECT: Nicols et al Zoning Petition to Establish Application Requirements for Special Permits and Variances

Date: October 19, 1989

Recommendation

The Planning Board recommends alternate language, enclosed for City Council consideration, which would establish for the first time in the Ordinance specific application requirements for all special permits and variances; these requirements can, however, be modified administratively by the Board of Zoning Appeal or the Planning Board as appropriate to reflect the widely varying nature of variance and special permit relief sought.

The Board continues to consider the ownership and financial information required in the petition as submitted to be largely irrelevant to the standards against which most variances or special permits are measured before approval is granted. Therefore such information is deleted from the text of the Board's alternate recommendation.

The setting of application requirements should essentially be an administrative process; there is however considerable merit in establishing the basic outline for such requirements in the Zoning Ordinance itself.

That is the compromise path chosen by the Board in its recommendation .

Respectfully submitted
for the Planning Board

Paul Dietrich
Paul Dietrich,
Chairman

B

CAMBRIDGE MA.

1989 OCT 19 PM 1:00

RECEIVED BY
OFFICE OF CITY CLERK

Nicols Petition Alternate Recommendation

10.50 APPLICATION REQUIREMENTS FOR VARIANCE AND SPECIAL PERMITS

10.51 Each permit granting authority (Board of Zoning Appeal) and special permit granting authority shall from time to time adopt requirements for submission of applications for variances and special permits. The following shall be required for any variance or special permit application unless alternate application requirements have been adopted by the permit or special permit granting authority or may be otherwise required elsewhere in the Zoning Ordinance. Nothing in this Section 10.50, however, shall prevent the permit or special permit granting authority from waiving one or more of the following requirements where the scale of the project or the nature of the request is such that the information required has no bearing on the capacity of the permit or special permit granting authority to determine the conformance of the proposal to the requirements of the Zoning Ordinance; nor shall anything in this Section 11.50 prevent the permit or special permit granting authority from requesting additional information at the public hearing it may deem necessary to making an informed determination on the application.

10.52 Procedures

- a. Timing: The required documentation shall be submitted with the application for a special permit or variance.
- b. Format: The required documentation shall be submitted in an 8-1/2 x 11 inch report or binder. Reduce oversize drawings, maps and plans to 11 x 17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.
- c. Number of Copies: Nine (9) copies of the Project Documentation Report shall be provided -- 2 for public record copies, and the remainder for distribution to members of the permit-or variance-granting Board. Additionally, three (3) sets of full size drawings, maps, and plans, and of color photographs shall be submitted.
- d. Changes and Resubmissions: Any changes in the applicant's proposal following submittal of the application, except for changes negotiated at the public hearing, shall require resubmittal of the application and the Project Documentation Report.

10.53 Documentation Required

a. Existing conditions documents:

(1) A certified survey of the project parcel at a scale of 1 in = 20 ft or 40 ft, including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, and existing grades (topographic contours at 2 ft intervals). Edges of structures within 25 feet on other lots immediately abutting, or facing across streets and ways shall be shown.

(2) Photographs of the project parcel and its surroundings.

(3) For both the project parcel, and for immediately abutting or facing lots, information specifying existing zoning classification, existing land uses (including number of dwelling units), approximate building heights and FAR's.

b. Project proposal documents:

(1) Site plan of the proposed project at a scale of 1 in = 20 ft or 40 ft, showing retained and proposed structures; walkways, drives, curb cuts and parking/loading areas; proposed grading and site drainage; required usable open space; trees, shrubs and other landscape elements existing (to be retained) and proposed; and treatments of the parcel edges (fences, screens, etc), proposed lot subdivision if any.

(2) Floor plans of all major levels, including sub-grade parking, if any.

(3) Schematic elevations (front, sides, and rear) of project structures, indicating position and height of structures on adjacent lots within 100 ft.

(4) Quantitative information regarding gross floor areas allocated to the various uses or components of the proposed project; total FAR; on-site parking and loading counts; number, floor areas(s), and bedroom counts for dwelling units; and areas of usable open space allocated to units, and/or assigned to common areas.

c. Project impact documents:

(1) Shadow impact studies showing shadows cast on the ground plane by project structures at 9 A.M., noon, and 3 P.M. for the summer solstice, the winter solstice, and the vernal/Autumnal equinox for buildings exceeding 45' feet in height.

(2) Traffic impact study prepared by a registered transportation engineer describing capacities, volumes and levels of service, and average queue lengths at adjacent streets and key intersections both as currently existing, and as resulting from development as proposed.

The scope of the traffic impact study shall be established by negotiations between the applicant and the Community Development Department and/or the Department of Traffic and Parking but shall generally be applicable to non-residential developments exceeding 50,000 square feet in gross floor area.

- d. A list of any zoning violations which would customarily require variances from the requirements of this Ordinance (Planning Board application).
- e. Narrative description of the project, the relief requested, and its conformance with the requirements of the special permits and/or variances for which relief is sought.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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Paul Dietrich,
Chairman

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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

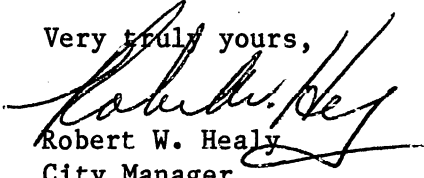
RICHARD C. ROSSI
Deputy City Manager

October 23, 1989

To the Honorable, the City Council:

Enclosed please find a copy of a communication from the Planning Board, which includes information relative to Nicols et al Zoning Petition to Establish Application Requirements for Special Permits and Variances.

Very truly yours,


Robert W. Healy
City Manager

RWH/dls
enclosure

Agenda # 4

Planning Board recommendation on the Zoning
Petition of Webb Nichols, et al.

In City Council,

October 23, 1989

*Referred to the
Petition*

GOODWIN, PROCTER & HOAR

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SEP 22 10 3 13
CAMBRIDGE MA.

September 22, 1989

Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Pending Zoning Proposals

Dear Mr. Connarton:

On August 16, 1989 the Committee on Ordinances held hearings to discuss four zoning petitions, which if enacted would affect the land use controls of the Industry B Zoning District.

The first hearing was on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The second hearing was on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial Districts. The third hearing was on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio 2.0 and limit the maximum height of all buildings to 45 feet. The fourth hearing was on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures.

It has been the position of the Industry B Landowners Group (which consists of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro and Concorde Associates) that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past.

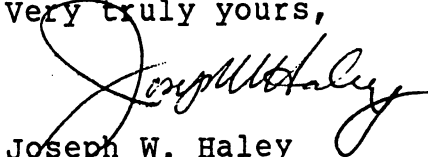
GOODWIN, PROCTER & HOAR

Mr. Joseph Connarton, City Clerk
September 22, 1989
Page 2

RECEIVED BY
SEP 22 11 5 13
CITY CLERK

By letter dated August 15, 1989 to the Ordinance Committee which was delivered to the Committee at the August 16, 1989 hearing, the Landowners Group registered its opposition to each of the above mentioned petitions. I understand that the City Council records indicate that an objection had been received with respect to only one of the zoning ordinance proposals. As you will note from reviewing my letter, the Landowners Group registered its opposition to all four of the rezoning petitions. Would you please correct the City Council's records to reflect this registered opposition. Thank you for this consideration.

Very truly yours,



Joseph W. Haley
for the Industry B Landowners Group

XP-4611p

5.

Comm. from Joseph W. Healy, for the Industry
B Landowners Group, transmitting written
protest to the Webb Nichols, Debra McManus,
Susan Yanow and R. Philip Dowds Zoning
petitions.

In City Council,

Oct. 2, 1989

*Referred to the
petitions*



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 28, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, August 16, 1989 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Webb Nichols, et al to amend the text of the Zoning Ordinances of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

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

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Webb Nichols, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

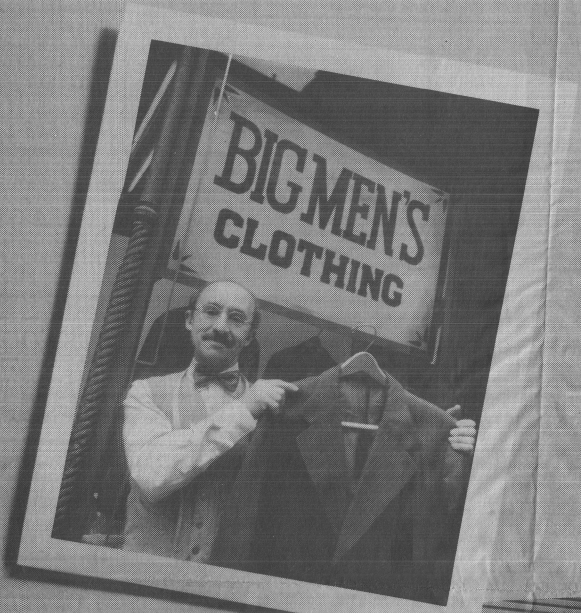
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh,
Chairman.

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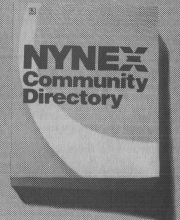


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SEAMLESS GUTTERS

Full trim and roof coverage
Roof chimney repairs
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WATER FILTER SYSTEMS

RESERVOIR FILTER CO. Aqua-Pure

THE CURE FOR TROUBLED WATER

PROBLEM:
Dirt & Rust
Bad Taste & Odor
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Sediment
Lead & Other Metals
Hazardous Chemicals

Residential & Commercial
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Cambridge

SOLUTION: Aqua-Pure Water Filters
Member of Water Quality Association
A ROBERT L. PANN COMPANY

GENERAL CONTRACTING

PAVIDIS PLUMBING & HEATING CO., INC.

Complete bathrooms & kitchens
Decks, Dormers & Skylights
Fully Licensed & Insured
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CALL US AT 628-1800 IF YOU HAVE A SERVICE

CITY OF CAMBRIDGE PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 10, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Automatic Supplies
Miscellaneous
School Supplies
Textiles
Offset Press
Hydraulic Extrication Tools

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informality or to reject any or all proposals. Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for Designate Item" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(July 27, Aug. 3)

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Docket No. 89A040-C1

To all persons interested in a petition for adoption of James David Dumbrell of Cambridge in said County.

A petition has been presented to said Court by David B. Lutes and Gina Louise Dumbrell-Lutes his wife, of Cambridge in said County, praying for leave to adopt said James David Dumbrell a child of Gina Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the aforesaid father of said child, and that the name of said child be changed to James David Lutes.

If you desire to object thereto or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of September 1989, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this sixth day of July, 1989.

Paul J. Cavanaugh
Clerk of Court

(July 27, Aug. 3, 10)

CITY OF CAMBRIDGE PURCHASING DEPARTMENT

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Tuesday, August 15, 1989 until 2:00 P.M. Proposals will be opened for **Janitorial Supplies for the Middlesex County Maintenance Dept.**, August 15, 1989 at the Leonard J. Russell Hearing Room, level 3, 40 Tremont St., East Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informality they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd Floor, Room 362, Superior Court House, 40 Tremont St., E. Cambridge, MA (664-4100).

Middlesex County Commissioners Office
Carole Kelley
Purchasing Agent

(July 27, Aug. 3)

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Carole Kelley
Purchasing Agent

(July 27, Aug. 3)

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Middlesex County Commissioners Office
Carole Kelley
Purchasing Agent

(July 27, Aug. 3)

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Docket No. 89B2147D1

Summons by Plaintiff
Jose L. Lopez Plaintiff
vs.
Ana Gloria Garcia Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Jose L. Lopez, seeking divorce. You are required to appear via Linda Orinest, plaintiff's attorney, whose address is 705 Court St., Jamaica Plain, MA 02130 your answer on or before September 11, 1989. 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 the City of Cambridge.

Witness, Sheila E. McGovern, Esq. First Judge of said Court at Cambridge.
July 15, 1989

Paul J. Cavanaugh
Clerk of Probate

(July 27, Aug. 3)

CITY OF CAMBRIDGE PURCHASING DEPARTMENT

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Middlesex County Commissioners Office
Carole Kelley
Purchasing Agent

(July 27, Aug. 3)

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, August 16, 1989 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Webb Nichols, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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 William H. Walsh,
Chairman.

RECEIVED BY
OFFICE OF THE CLERK
JUL 25 PM 4:49
CAMBRIDGE MA.

12/1/00

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

JUL 12 AM 9 21
CAMBRIDGE MA.

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, August 1, 1989, at 7:30 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by Webb Nichols, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 498-9034.

PUBLIC NOTICE
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Webb Nichols, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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 William H. Walsh,
Chairman.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 28, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, August 16, 1989 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Webb Nichols, et al to amend the text of the Zoning Ordinances of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

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

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

PUBLIC NOTICE
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

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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 William H. Walsh,
Chairman.

The Committee on Ordinances conducted a public hearing on Wednesday, August 16, 1985 in the Sullivan Chamber, City Hall beginning at 6:00 P.M. The purpose of the hearing was to review the petition of Webb Nichols et al, to amend the zoning Ordinance as it relates to Article 14.000 entitled Appeals, Variances and Special Permits. At this time Councilor William Walsh, Chairman of the committee called the hearing to order and requested all interested individuals to come forward. The committee then heard from Webb Nichols 201 Huron Avenue, the petitioner, who stated he

had filed this petition for the second time because he strongly believes in the need for developers to submit to the city additional project documentation.

He stated that with the large amount of development on going within Cambridge, the city needs to know exactly what the developer will gain by seeking special permits and/or variances.

It also speaking in favor of the petition was Dan Gies, 40 Pelletier Ave and Philip Jourd, 48 Bank Street.

12 Councillor Walsh questioned if any one present wished to speak in opposition.

No one appeared in opposition.

13 Councillor Walsh moved the petition be referred to the full City Council without recommendation.

The motion prevailed.

The hearing was adjourned at 6:20 P.M.

For the Committee

Councillor William H. Walsh
Chairman.

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the rules and regulations of the Zoning Ordinance Article 10.000, Appeals, Variances and Special Permits, in conformance with the Petition attached hereto.

Signature	Printed Name	Address	Phone
<u>John R. Pitkin</u>	<u>John R. Pitkin</u>	<u>18 Fayette St.</u>	<u>492-4035</u>
<u>R. Philip Pounds</u>	<u>R. PHILIP POWDS</u>	<u>48 BANKS ST</u>	<u>354.6004</u> ✓
<u>Daniel E. Geer, Jr</u>	<u>Daniel E. Geer, Jr</u>	<u>40 Bellis Circle</u>	<u>354.3253</u> ✓
<u>Elyzabeth B. Covert</u>	<u>32 Magazine St.</u>	<u>32 Magazine St</u>	<u>868-5140</u>
<u>Susan Banks</u>	<u>FILIPPO DOWDS</u> <u>48 BANKS</u>	<u>Cambridge</u>	✓
<u>Anne R. Logg</u>	<u>694 Green St.</u>	<u>Cambridge, Mass, 02139</u>	<u>547-3834</u> ✓
<u>Thomas J. Fitzgerald</u>	<u>Thomas J. Fitzgerald</u> <u>15 James Way</u>	<u>15 James Way</u>	<u>876-6255</u>
<u>Leslie C. Geer</u>	<u>LESLIE C. GEER</u>	<u>40 Bellis Circle</u>	<u>354-3253</u> ✓
<u>Ann W. Curby</u>	<u>Ann W. Curby</u>	<u>15 James Way</u>	<u>876-6255</u>
<u>Debra McManus</u>	<u>Debra McManus</u>	<u>19 Cornelius Way</u>	<u>864-2686</u> ✓
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I, the above signed, am a registered voter in the City of Cambridge, MA.

11.

O- 128

Petition of Webb Nichols, et al, to amend the Zoning Ordinances of the City of Cambridge in Article 10.000: Appeals, Variances, and Special Permits of the Cambridge Zoning Ordinances by inserting a new Section 11.50 entitled Required Project Documentation.

11/14/89 - No action taken
Placed on file due
to expiration of time
limit

In City Council,

June 19, 1989

Copy sent to the Parks Planning
Board 6/21/89.
Copy to Councilman Walsh, Ordinance
Committee Chair 6/23/89 via