

City of Cambridge

Re: *Community Residences*
PETITION OF *City Council*
Petition filed with the City Clerk

Jan 31

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

25 days Feb.

31 days Mar.

9 days = April

65 days = April 9, 1986 = all hearings

In City Council

Feb. 3, 1986

Referred to the Planning Board for report

Feb. 3, 1986

Planning Board Hearing

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

City Council hearing published -

Chronicle - Feb. 13, 1986

Feb. 20, 1986

Hearing before the City Council -

*Thursday, February 27, 1986
at 6:30 p.m.*

Report to the City Council

Passed to a second reading published

After Hearing Remitted to Committee

Ready for Ordination published

COMPLETION DATE:

PUBLIC NOTICE
RELATIVE TO ZONING

42

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

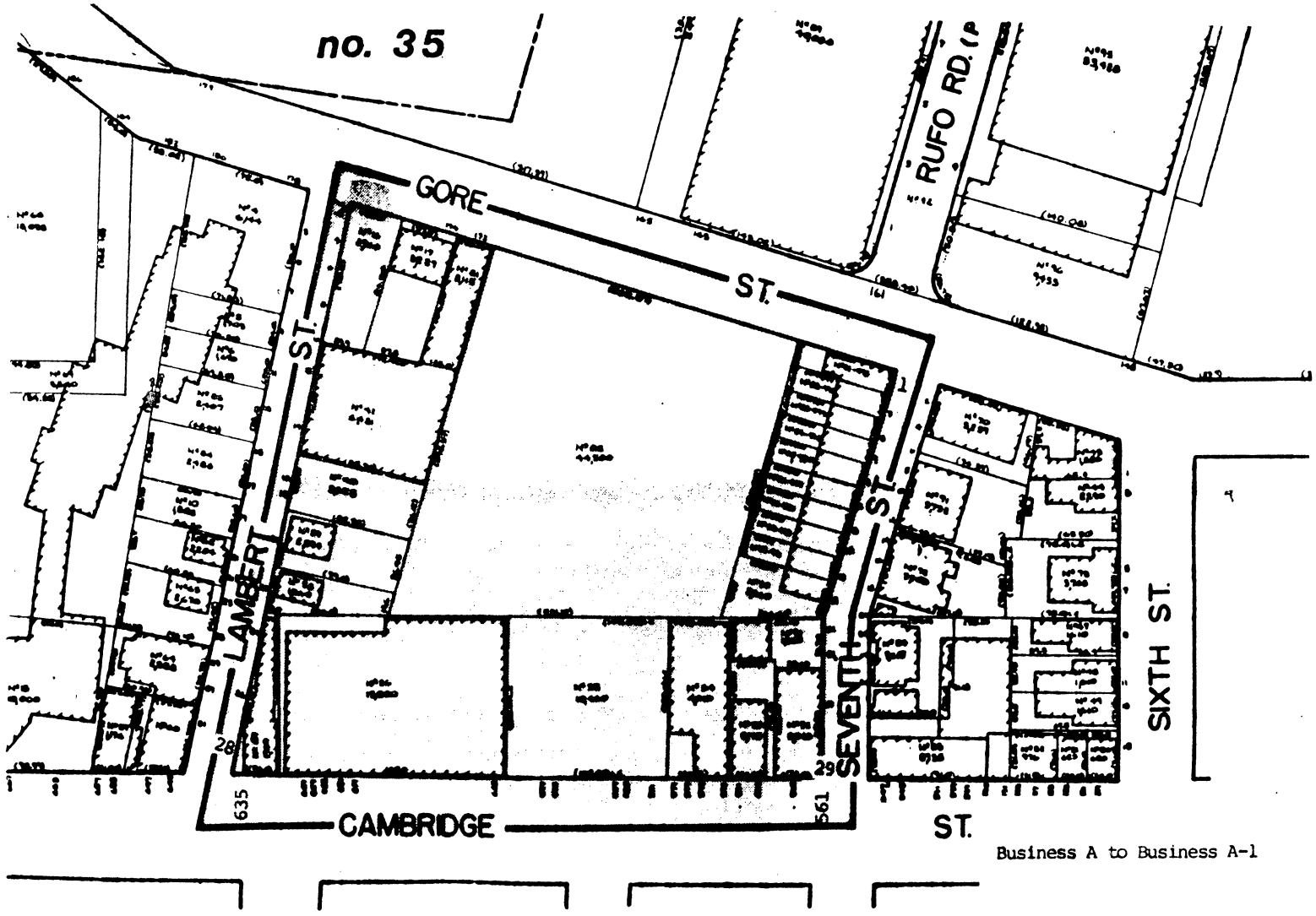
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 27, 1986 at 6:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to amend the Zoning Map by deleting Business A and substituting therefor Business A-1 for an area defined and bounded by 561-635 Cambridge Street, 2-28 Lambert Street, 1-29 Seventh Street and Gore Street between Lambert Street and Seventh Street as shown on the accompanying map.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



Business A to Business A-1

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

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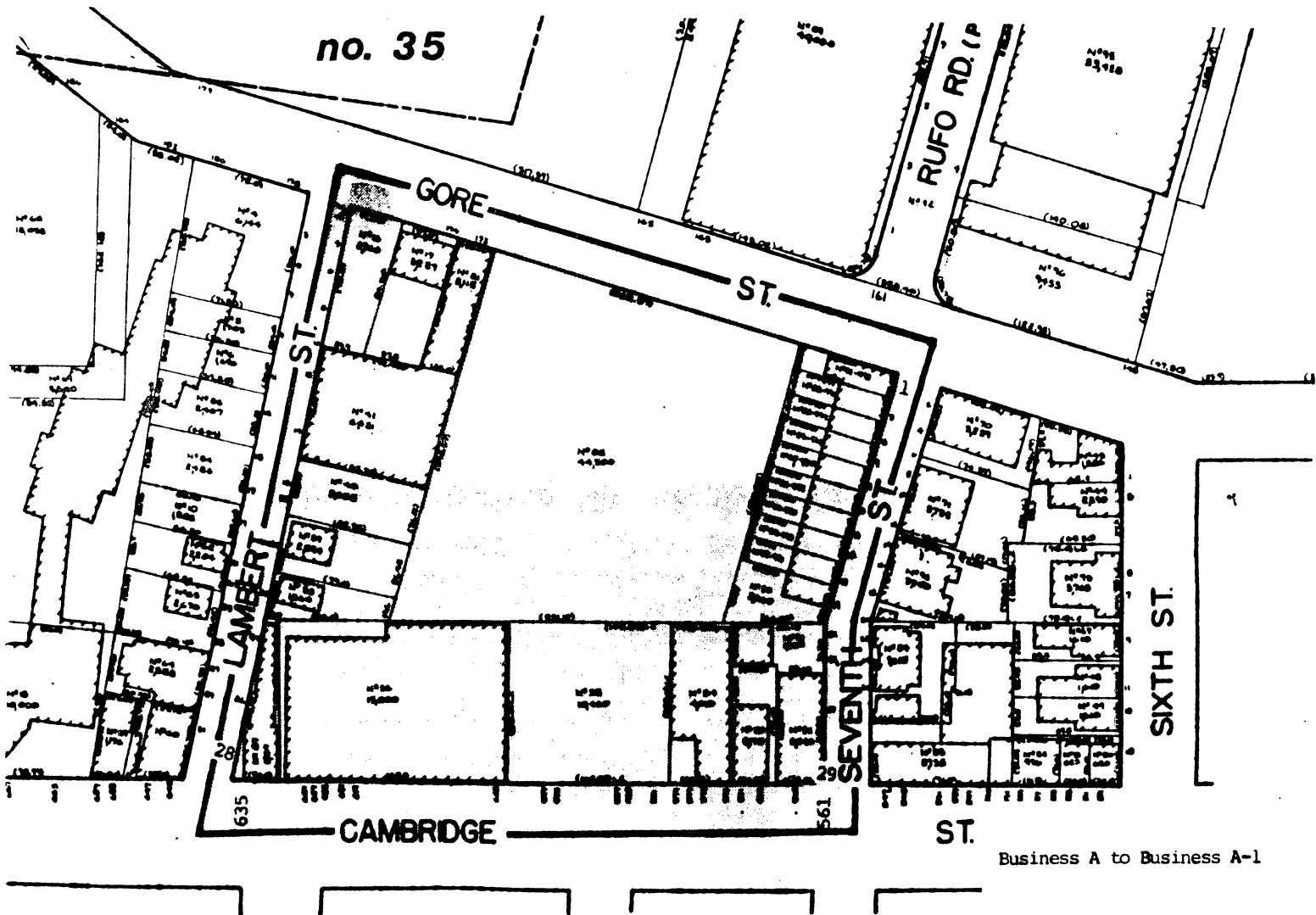
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Chairman.



PUBLIC NOTICE
RELATIVE TO ZONING

#2

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For the Committee,

Councillor William H. Walsh
Chairman.

PUBLIC NOTICE
RELATIVE TO ZONING

#1

City of Cambridge

MASSACHUSETTS

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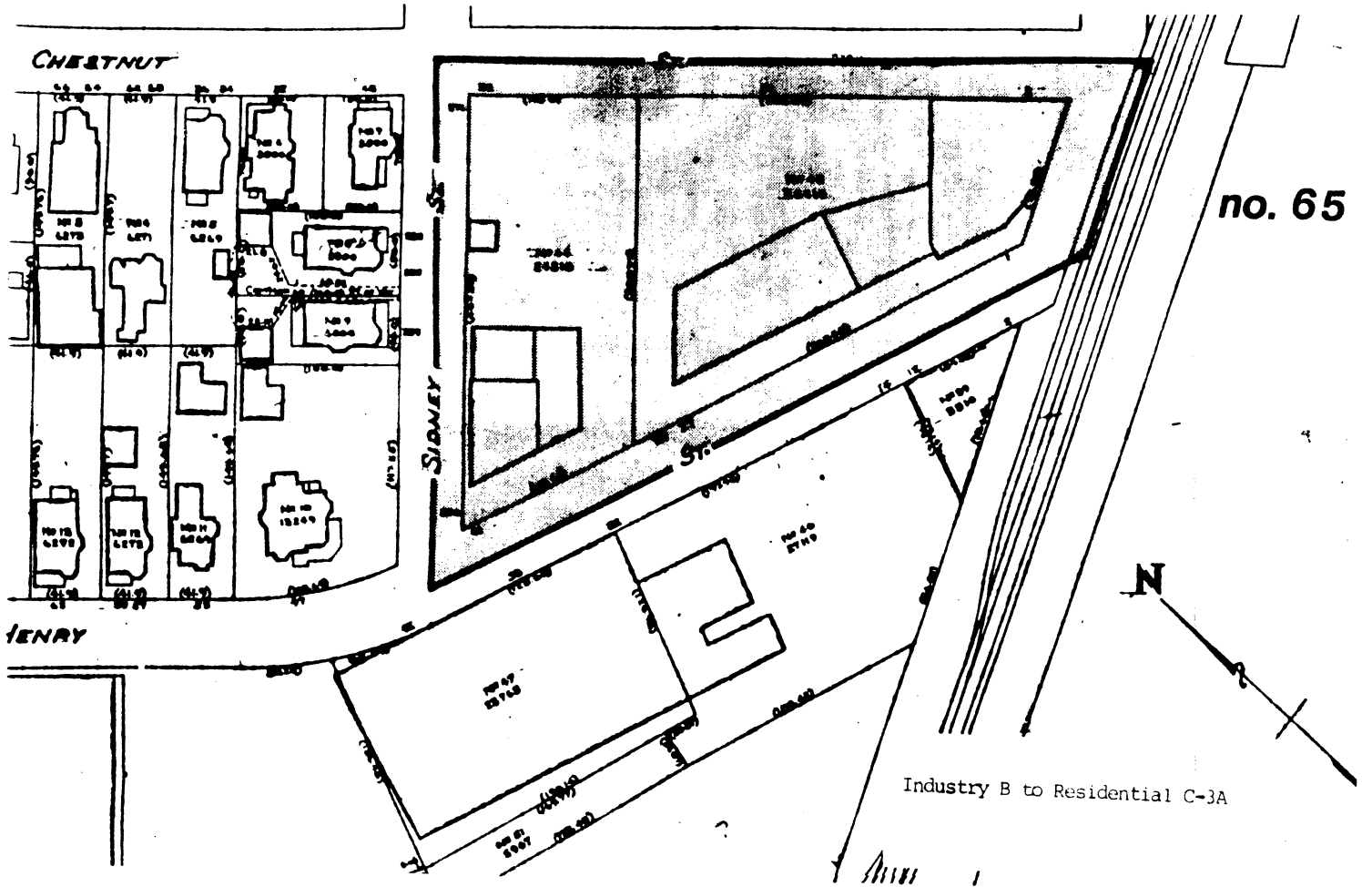
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 27, 1986 at 5:00 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by John K. Bissland to amend the zoning map of the City of Cambridge by deleting the designation Industry B and substituting therefor the designation Residence C-3A in the area of Henry Street, Sidney Street and Chestnut Street as shown on the accompanying map.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.



PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

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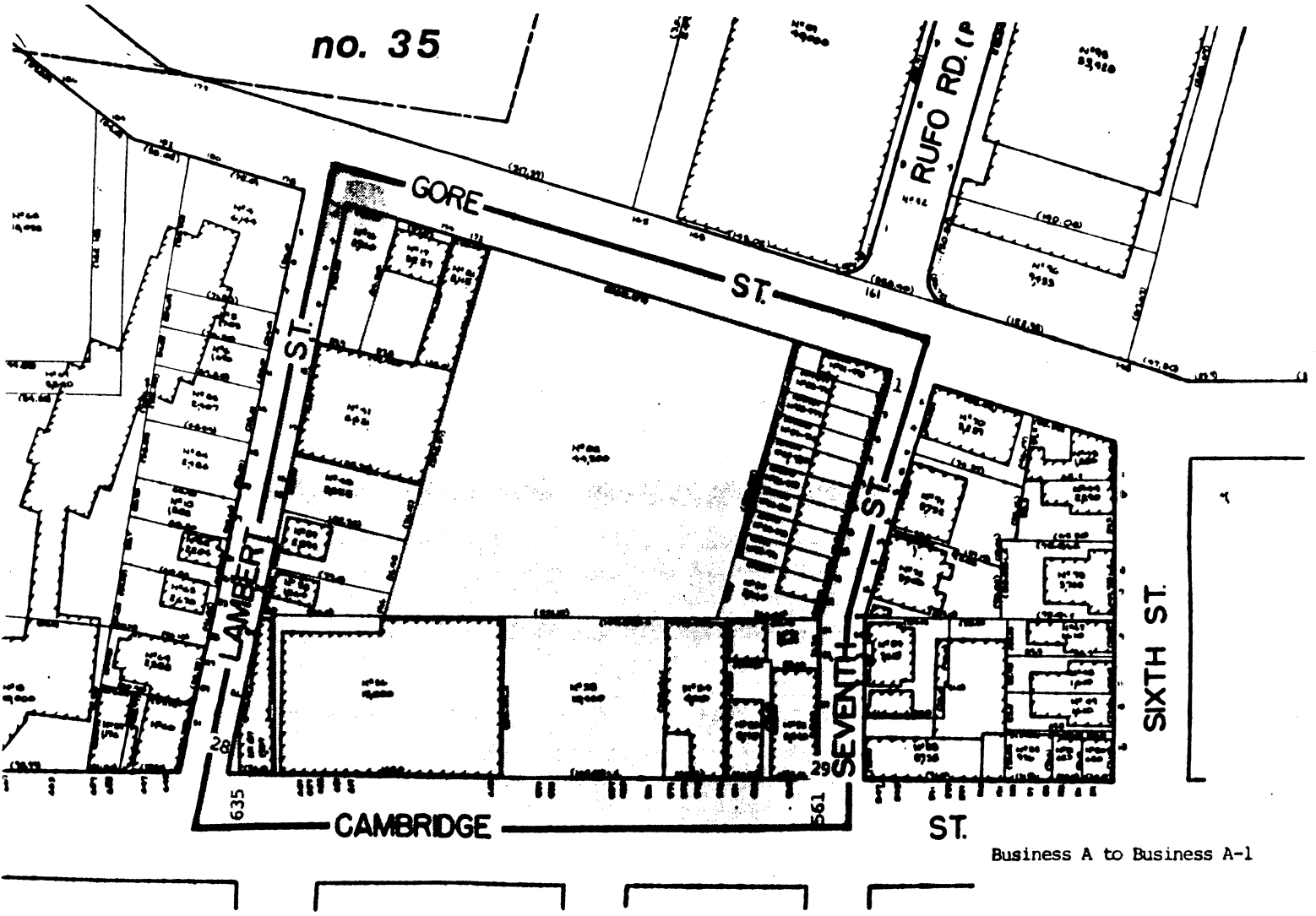
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Business A to Business A-1

PROJECT DATA - CAMBRIDGEPORT RESIDENTIAL DEVELOPMENT

February 27, 1986

MID RISE

| <u>Unit Type</u> | <u>Area</u> | <u>No. Units</u> |
|------------------|-------------|------------------|
| 3 BR | 1350 sf. | 2 |
| 3 BR | 1155 | 2 |
| 2 BR | 1160 | 10 |
| 2 BR | 995 | 12 |
| 2 BR | 800 | 1 |
| 1 BR | 1010 | 2 |
| 1 BR | 708 | 10 |
| 1 BR | 650 | 11 |
| Efficiency | 480 | 1 |
| Efficiency | 430 | 1 |

Total Number of Units
 Area/Floor
 Total Area
 Number of Floors

52
 8,235 av.
 57,772 sf.
 7

Total Lot Area
 Total Low Rise Area
 Total Mid Rise Area
 Total Building Area

61,102 sf.
 61,124
 57,772
 118,896 sf.

F.A.R. 1.95
 Open Area 34,508 sf. (56.5%)

No. of Dwelling Units 88
 No. of Parking Spaces 115
 No. Handicapped 3
 No. Fullsized 55
 No. Compact 57

Maximum Building Height 70 ft.

PROJECT DATA - CAMBRIDGEPORT RESIDENTIAL DEVELOPMENT

February 27, 1986

LOW RISE

| <u>Building Type</u> | <u># Units</u> | <u>#BR/Unit</u> | <u>Area/Floor</u> | <u>Area/Unit</u> | <u>Total/AREA</u> |
|----------------------|----------------|-----------------|-------------------|------------------|-------------------|
| Townhouse I | 24 | 3 | | 1,801 | 43,224 |
| Level B | | | 288 sf. | | |
| Level 1 | | | 576 | | |
| Level 2 | | | 451 | | |
| Level 3 | | | 486 | | |
| Townhouse II | 4 | 3 | | 2,039 | 8,156 |
| Level B | | | 422 sf. | | |
| Level 1 | | | 630 | | |
| Level 2 | | | 547 | | |
| Level 3 | | | 440 | | |
| Cornerhouse I | 4 | 2 | | 1,268 | 5,073 |
| Level 1 | | | 1357 sf. | | |
| Level 2 | | | 1174 | | |
| Level 3 | | | 1371 | | |
| Level 4 | | | 1171 | | |
| Cornerhouse II | 4 | 2 | | 1,168 | 4,671 |
| Level 1 | | | 1238 | | |
| Level 2 | | | 1103 | | |
| Level 3 | | | 1252 | | |
| Level 4 | | | 1078 | | |

Total Low Rise Area = 61,124 sf.

Total Low Rise Number of Units = 36 units

COMPARABLE ZONING DISTRICTS TO SIDNEY STREET

C-3 DISTRICTS

Neighborhood

Area

West Cambridge

Gerry Street
Huron Avenue

North Cambridge

Clarendon-Church Avenues

Mid-Cambridge

Massachusetts Ave.-Waterhouse St
Clinton-Inman Streets

East Cambridge

Gore-Lambert Streets

Cambridgeport

Brookline- Hamilton Streets

C-2 DISTRICTS

Neighborhood

Area

North Cambridge

Arlington-Vernon Streets

Avon Hill

Linnean-Avon Streets
Linnean-Bowdoin Streets
Linnean-Humbolt Streets

West Cambridge

Craigie-Berkeley Street
Brattle-Larch Road
Mount Auburn-Sparks Streets
Memorial Drive-Ash Street
Mount Auburn-Story Streets

Mid-Cambridge

Harvard-Ellery Streets
Harvard-Hancock Streets

7/5

27 FEB 1986

PROPOONENTS

1) Bruce

Hughes
62 Magazine St

Pres of Met State Hosp Advisory
Past Pres of DSS Area Board

(Pres of Cooper) AND OTHER

ORGANIZATIONS ALSO MENTAL HEALTH ORGANIZATIONS

COST OF / Housing
Political Distortions

COST OF BATTLE - and Mental Health

→ And addressed need - more appropriate
Homes should be generally ill - retarded
1/10th - not a big figure
- 10% alcohol abuse -

Sitting fund raise - when sitting
Complaint disappear - No det effect
on neighborhood

QUALITIES IN Cambridge - shortage of
Housing - cost increased - Homeless problem

→ Mentally ill people - on Medicaid
years to visit Cooper - cost etc cost - pinning
State reg.

City has looked and walked away
FROM PROBLEM

724
PA

Dr. L. Post diff to place program
reputable placement not a reality
Sales market due to political realities
Although adequate for highway program

Changes in rights churches need - should be
addressed

We need leadership training and
educating community
Are we just following orders in each

730
PA

Without leadership you will have to ~~support~~ ^{look}
support

8 PM

PASTOR Fred Reisz 23 pm / 10 km
Hill Church have been chosen
Harvard Square ~~Quinta St and~~
Copley Crossing

Isabella ~~W~~ Hinds
Dept. of Human Services, Cambridge

~~807/00~~

1970 zero - ✓
→ 1970 today ✓ No change

L. Graham - Based on pop density -
and poor communities were
together

Witness - Population figures closer
naturally - cross a broad spectrum

- Susan Haines - CHP

~~812/00~~

→ Name Steve RALAP
Address C-41 VERMONT, 20 TOWN
I moved away 150 people turned away
last night. Emergency

11-13 pm night turned
away

I've will work anywhere
any district

Whenever you say -

Difficult to find many people

in Cambridge who need help -

~~825/00~~

CV must make the Planning
Teams in the neighborhoods

8:27
pm

Speakers at Park will call today for 3-5
mullin ~~del~~ This page will be fringed.
Dad White Shelter, Iowa.

8:40 pm Name Dudley C. Rose
Address 13 Arlington St. Boston 2 ✓ Chubb Agency
Project at Church

Messiah and Isiah are the two
things to determine expression
Language of Church -
Expression
Case
and

8:55
pm

NORAH A. DOOLEY Mother and Homework
352 Washington Street, Cambridge

You have a mandate to do
something even if you don't pass
the ordinance

9/19 Customs Office

Good for
export
comm. power

Cambridge District Court

Ray Terminator Shutter Inc 4/2

203
p. 7

Speaker →

(My love - C. Vellucci)

Edward Olson, Walnut St Center

Shutter
Inc

60 people 50% Cambridge people
13 Beds only in City

Ordinance
1st Education
2nd Ordinance
vs
Reverse of Speaker

5 of 6 Trucks in Somerville
1 in Cambridge only

Name: Michael Hanon
Address: 356 A Harvard St - Camb.

9/17/09 →

Family = 12 Beds not
20 the City
Allowed

C-3 Ordinance with reverse after the
achievement of goals - allow more
in area which provided 100% under
present ordinance

924

Commune the community - work
with them says Saunders

May be so out
F F

Have many beds in each
neighborhood

Each one more densely populated

Use 16-14-14 0

927
not
924

President of

Ellen G. Moot 44 Coolidge Hill Rd 02138
President, Cambridge-Somerville MH + MR Area Board

HILMA UNTERBERGER 36 HIGHLAND AVE 02139

~~934
924
Henry Church~~

for Payments to
New Fund of problem

From Belgen Opposition
Mar

10 St Paul St
Camp - only Big Speech

118 under run young group
3 times present

→ Each one should be
required to meet the minimum
before someone else has to
exceed them

Simon School played
expensive

17 city families to act -

Need to get group and get

942
pm
am
am

16 St Paul property Melvin
rep

43 Cottage St
43
Cottage
Street

BOTH
members

Opposed

Carol L. Powers, Atty Gen
Cambridge Christian Center

15 Federal Street
Boston, MA 02110

99 Prospect Street

Janet Pines

16 Pine Street

Opposed
Street

Bill Noble opposed

9:55 PM

Dochny will vote for Ship ordinance

→ Staff will not done by

Com Dev etc

— Where were we — when PB —
— needed a prod —

1005
Caroline

Caroline let it stay in
Committee — for equal ^{distribution} ~~of all~~
of all

Let's sit down around the table

And talk about it. Reason
Education - Planning -
must be addressed -

Placed in a reactionary
position - want to work, get
away from this - set up a
primary policy

J. Wolf Did support Sheila Lee
to go into Church last summer

James an Amendment to grace
Hopes we are able to develop an
ordinance by working together

Col. De Haven Legislative body should
decide the issue, 8 1/2 years on Med
Cambridge a. Post Target period
Summer of next year

1023 CDs continues - creation of
place for people to love
Current ordinance has failed
Only 1 order in CDs
in 10 years -

Has not accomplished its
purpose to spread the
border

Need to change current
- ordinance -

Just language changes must be
in the ordinance -

Will work for enforcement and
will integrate it -

10-27

L. Graham -

Call upon the members to open
their churches to solve the problem

That is Short Range ~~Answer~~

We should provide funds
to do that -

1029 L. Velucci Who will not be a

success unless you talk to Planning

Boards of the city -

Warning the neighborhood

Planning teams

OWS Kap in Committee would be

from former Planning Committee

~~Chairman~~ by the Am. Soc.

1035 Master Card

E. Decker of Bond

E. D. Sullivan of Bond

1036 Henry Adgum

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

MASSACHUSETTS

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1. the number of facilities permitted per neighborhood is measured by number of beds rather than number of facilities,
2. the number of beds allowed per neighborhood is changed from 4 to 10 per 1000 populations, and
3. a mechanism is provided for exceeding the quota allowed per neighborhood by Special Permit if the basic objectives of the Section are met.

The changes to the Institutional Use Regulations have the effect of providing options in Residence C-1, B and A districts for the location of Community Residence where few existed previously.

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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 CITY CLERK

1986 FEB -7 AM 8:17

CAMBRIDGE MA.

MM

OFFICE OF THE CITY CLERK

25 February 1986

Cambridge City Council
Committee on Ordinances
Cambridge City Hall
Cambridge, Massachusetts 02139

To the Honorable, Members of the City Council:

Re: Proposed Revisions to the Community Residence Ordinance
Cambridge Zoning Ordinance

First, I would like to apologize for not being able to attend this important hearing, but due to a conflict with a Board of Zoning Appeal meeting I am not able to attend.

This letter shall hopefully express my concerns with respect to the proposed changes to Section 11.20-Community Residences and Personal Care Lodging Houses, of the Cambridge Zoning Ordinance, proposed by the Cambridge Community Development Department in conjunction with the Cambridge Department of Human Services.

I speak to these proposed changes as a person who has a variety of perspectives relative to the issues at hand. Over the years I have been actively involved in assisting a number of organizations in finding facilities within the City of Cambridge, to use as Community Residences (re: Shelter, Inc.'s School Street site; Walnut Center's North Cambridge site) thereby having first hand knowledge of the difficulties in trying to find a location for a community residence; in addition, as a member of the Cambridge Board of Zoning Appeal I have sat on a number of Special Permit cases under the requirements of Section 11.20, hearing both the concerns and needs of the agencies who operate the community residences, as well as the residents of the communities that are the abutters of these facilities.

Unfortunately, I must be placed on the record as AGAINST the proposed changes to the Community Residence Ordinance, as presently proposed by the Community Development and Human Service Departments. I take this position because I donot feel that these suggested changes approach the real problem related to the location of Community Residences in Cambridge. I take issue with proposed changes that suggest, and I quote from the transmittal from Mary Flynn of the Community Development Department, to the City Manager, "The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for development of needed facilities."

In reality, it is my opinion that these proposed changes will only foster the development of additional Community Residences in those neighborhoods where the facilities are already located, as stated earlier. These proposed changes do not address the issue of creating more opportunities within the neighborhoods of the City where slots are presently available for location of Community residences under the present ordinance. The impression given by the proposed changes is that due to the present ordinance's restrictive requirements, there are no opportunities for location of new Community Residences within the City. This implied impression is contrary to the reality of the situation. The proposed changes do not address at all the real problems with finding locations for Community Residences, whether under the present ordinance or as proposed under a revamped ordinance.

The suggestion that the proposed changes will foster the development of smaller facilities that will be less intrusive within the surrounding neighborhoods, does not face up to the reality of the funding sources for Community Residences that are presently available in the Commonwealth of Massachusetts, nor the realities of the ever increasing real estate market in Cambridge.

One of the major detriments to the location of Community Residences on a more equitable basis, across the City of Cambridge as a whole, has been the inability of the agencies to pay the ever increasing purchase price for property in a number of the neighborhoods where slots are available under the existing Community Residence ordinance. The proposed changes in the ordinance will not change this reality, nor make it any easier for residences to locate in neighborhoods such as West Cambridge, the Agassiz Community, Strawberry Hill, or any of the other areas that presently have available slots open under the present ordinance.

The ability of Community Residences, or for that matter any forms of subsidized housing (Re: Cambridge Housing Authority programs, non-profit housing corporations in the City) to locate within the neighborhoods referenced above have in general met with major community opposition. Attempts have been made to develop low income housing in a number of these communities on property that has been publically owned, but even these attempts have been thwarted by neighborhood opposition (I am sure many of the Councillors remember the Russell School site controversy that insued for many months when the Cambridge Housing Authority wanted to develop Elderly housing on the site; as we all know, what stands now is extremely high priced luxury housing that very few can afford).

It seems unfortunate that when a small working class community , the St. Paul Street community , questions the location of ANOTHER community residence in their community , a major uproar insues from many of the same people who have fought the location of low income housing in their own backyards. In addition to the verbal abuse some of the residents of St. Paul Street have had to take over this issue, now they are told that despite their concerns, the ordinance will be changed so that they will not be able to stop the location of the community residence in their backyards, but they should remember that these changes are not meant to get away from the original intent of the ordinance, the protection of neighborhoods from over saturation.

. I know that publically it has been stated that this is not the intent of the proposed changes, but I think if each of us tried to look at this issue from the perspective of those residents on St. Paul Street who are legitimately concerned about this issue, we will start to see their perspective.

It is my opinion that the fate of Community Residences and other forms of housing for persons requiring some form of supervised care, as well as the needs of the low income population in this City in general, will be better served if approaches can be devised to create OPPORTUNITIES in the City for the building of these facilities throughout the entire City as a whole. The proposed changes in the ordinance presently under discussion donot create these opportunities.

The purpose of this letter is not to meant to lay out another approach to the problem. Based upon a true definition of the problem, I feel that there are presently many people within the City that can come up with creative approaches to addressing the problem. A CD department that can help foster a Lincoln School, or a Fogarty Building project can come up with approaches at addressing the real problem at hand in finding locations for the Community Residences in areas of the City that presently donot have their so-called quota's filled.

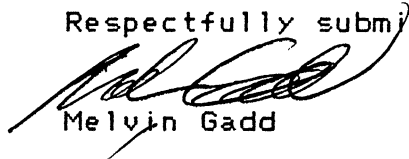
The City unfortunately has lost a number of very good opportunities within the past ten(10) years to create either Community Residences, or subsidized housing within the neighborhoods that traditionally have not opened their doors to this type of development. These OPPORTUNITIES have been on land that was owned by the City of Cambridge. Examples of these unfortunate losses are the RUSSELL SCHOOL SITE (now is privately owned, luxury housing); the LOWELL SCHOOL SITE(occupied by private Art's groups). In addition to these LOST OPPORTUNITIES, there are the whole series of other potential locations that the City can play a role in obtaining for use of the Community Residences, or other housing agencies. The most obvious parcel available presently is the parcel presently owned by the "T" at the corner of Mass. Avenue & Garfield Street. In addition the City can use their eminent domain powers (through the Housing Authority) to acquire property for these purposes. A number of opportunities had been available that could have been acquired using this process in the past several years (old Lesley-Ellis School on Concord Avenue; potentially some of the other Lesley College parcels , specifically the Hillside Avenue property that it has been rumored maybe sold off in a consolidation effort by the College), as well as other parcels throughout these areas that are potentially ripe for redevelopment.

Other opportunities that have been lost were low income housing and/or community residences could have been planned for are the major development projects within the city that had been fostered by the Community Development Department over the past few years (Lechmere Canal Development Area, Fresh Pond Development Area). It seems extremely unfortunate that neither of these major redevelopments fostered by the Department will create any housing for lower income residents or for those people that require some form of supervised housing situation, despite major expenditures of public funds.

It is not intended to be totally negative within my comments. Hopefully, the entire process of reviewing these proposed changes to the Community Residence ordinance, will create the best OPPORTUNITY of all for the City to finally face up to its responsibilities to all segments of the population and work at creating OPPORTUNITIES that reach across the City as a whole.

I appreciate this opportunity to express my concerns & my opposition to the proposed changes before you, and again, hope that this process can result in facing the problem on directly, versus in a round about approach, which is what I feel is happening through the proposed changes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Melvin Gadd', is written over the typed name.

Melvin Gadd

43 Cottage Street
Cambridge, Massachusetts 02139

(Member, Board of Zoning Appeal)



Ellen Moot
President

The Commonwealth of Massachusetts

Department of Mental Health

Cambridge-Somerville Mental Health and Retardation
Area Board
12 Maple Avenue, Cambridge, MA 02139

February 26, 1986

Councillor William Walsh
Chairman, Ordinance Committee
Cambridge City Hall
Cambridge, MA 02139

Dear Councillor Walsh:

I am writing as President of the Cambridge-Somerville Mental Health and Retardation Area Board to urge the City Council to adopt the proposed changes in the Cambridge Zoning Ordinance related to the siting of community residences.

As advocates for the mentally ill, retarded and the alcoholic, we have long been involved in the development of housing for these special needs groups. Staff of our programs have worked diligently within the confines of the existing ordinance, but have also advocated for a change in its formula since 1979.

While we fully respect the City's need to guard the integrity of its neighborhoods by some formula for the placement of community residences, we feel that the existing ordinance is unnecessarily restrictive. An ordinance using a formula providing for a specific number of beds per neighborhood, based on the population of the neighborhood, rather than the present prescribed maximum number of facilities per neighborhood, would enable us to comply both with the City's needs and with the Department of Mental Health's licensing requirements that residential programs should be no larger than eight to ten beds each.

There is now at Metropolitan State Hospital, on the Cambridge Unit, a backlog of people who are quite capable of living in the community in an appropriately supervised setting. This group of people is forced to remain in the hospital far longer than necessary because of the lack of suitable local housing. I would like to stress that these people are not people from elsewhere: for the most part they are life-long residents of Cambridge.

Letter - Councillor William Walsh

Page 2

February 26, 1986

As a group charged with responsibility for advocating for the needs of Cambridge people with mental health problems, we strongly support the changes in the ordinance which have been proposed by the Community Development Department and the Department of Human Services. In the interest of Cambridge residents who have special needs, we urge the City Council to take action to adopt the proposed ordinance change now.

Sincerely yours,

Ellen Moot

Ellen Moot
President

EM/c



The Commonwealth of Massachusetts

Department of Mental Health

Cambridge-Somerville Mental Health and Retardation

Area Board

12 Maple Avenue, Cambridge, MA 02139

Ellen Moot
President

February 26, 1986

Councillor William Walsh
Chairman, Ordinance Committee
Cambridge City Hall
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Sincerely yours,

Ellen Moot

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President

EM/c

COMPARABLE ZONING DISTRICTS TO SIDNEY STREET

C-3 DISTRICTS

Neighborhood

Area

West Cambridge

Gerry Street
Huron Avenue

North Cambridge

Clarendon-Church Avenues

Mid-Cambridge

Massachusetts Ave.-Waterhouse St
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C-2 DISTRICTS

Neighborhood

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North Cambridge

Arlington-Vernon Streets

Avon Hill

Linnean-Avon Streets
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Linnean-Humbolt Streets

West Cambridge

Craigie-Berkeley Street
Brattle-Larch Road
Mount Auburn-Sparks Streets
Memorial Drive-Ash Street
Mount Auburn-Story Streets

Mid-Cambridge

Harvard-Ellery Streets
Harvard-Hancock Streets

LYNE, WOODWORTH & EVARTS

SEVENTY FIVE FEDERAL STREET

BOSTON, MASSACHUSETTS 02110

TELEPHONE (617) 482-6655

TELECOPIER (617) 482-5560

JOHN A. LONG
EDWARD J. DUGGAN
E. F. HARRIGAN
RODERICK M. CONNELLY
GEORGE E. DONOVAN
WILLIAM B. O'KEEFE
JOSEPH F. RYAN
EDWARD P. MCPARTLIN
WALTER J. CONNELLY
NORMAN M. GOLDBERG
FRANCES X. HOGAN
EDWARD S. ROONEY, JR.
NORMAN C. SABBAY
JOHN P. CARR
KENNETH A. JOHNSON
DOMENIC P. AIELLO
STEPHEN R. DINSMORE
ANNE P. DOWD
JOSEPH H. SKERRY III
CAROL L. POWERS
STEPHEN A. ROACH

DANIEL J. LYNE
1912-1957
S. C. WOODWORTH
1912-1963
RICHARD C. EVARTS
1916-1972

OF COUNSEL
JOHN J. FITZGERALD

February 27, 1986

Mr. William Walsh, Chairman
Cambridge Ordinance Committee
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Ordinance 1120
Specifically, 99 Prospect Street

Dear Mr. Walsh:

I represent Cambridge Christian Center, a congregation presently renting the premises at 99 Prospect Street for its church activities. We are concerned about the enactment of this Ordinance based upon our position that the building should continue to be used as a house of public worship. Although the above-referenced Ordinance is not site-specific, we recognize the primary proponent of this change is Shelter, Inc. and that the thrust of the Ordinance change is to allow them to convert the building to housing.

I would like to present the following specific concerns:

1. The purpose of Ordinance 1120 is to avoid the concentration of resident care facilities in any one district, thereby not creating an institutional setting in a particular neighborhood. The present Ordinance 868 fully accomplishes that purpose and no revision is therefore required.

2. Exception to the proposed density requirement is allowed in Section 1125 where the agency is converting non-residential use to residential. This provision addresses the dire housing shortage in Cambridge, but we would point out there is also a dire shortage of church facilities in Cambridge. We have attempted to purchase or rent any structure suited to church functions and have been completely frustrated in our efforts. Furthermore, any

Page two
William Walsh
February 27, 1986

proposal on our part to convert a residential use to a church would be dismissed immediately. Conversion of this building to housing will rob the public of Cambridge of a unique architectural and cultural resource which is certainly irreplaceable.

3. A concern addressed by the Ordinance proposal is that of care agencies' difficult search for facilities. In this particular case, Shelter intends to purchase the church building for \$225,000.00. That figure does not come close to what they intend to spend to alter the building for residential use; and one might question whether two buildings housing ten residents each for a cost of \$500,000.00 might not be found in Cambridgeport or East Cambridge or somewhere other than Central Square. In addition, the Ordinance 1120 specifically encourages smaller group homes. A result which could clearly be accomplished through the purchase of structures already in residential use. On the other hand, Cambridge Christian Center has made an Offer of \$230,000.00 and no public monies would be required to continue to use the building as a church.

4. Please note that the 99 Prospect Street Church is on the National Register of Historical Places and the Cambridge Historical Commission has requested review by the Massachusetts Historical Commission before HUD funding can be released to enable Shelter to purchase the building. We are concerned that the architecturally significant features of the building will be lost to the residents of Cambridge permanently. On that subject, please find enclosed a copy of our Comment filed with the City Development Department in connection with Shelter's request for HUD financing.

5. As a final matter, we would alert you to the fact that a public trust is imposed upon the property. When the land was granted to the Prospect Church in 1851, a trust was imposed requiring the land be held for purposes of public worship forever. The Attorney General's Office is aware of this trust and the Prospect Church must clear this matter with the courts before the use may be converted to housing.

Page three
William Walsh
February 27, 1986

I recognize that a number of our concerns have to do only with the building at 99 Prospect Street; but because it is the use of this building which is in reality at stake and because the consequences of its loss as a Church are so high, we beseech you to consider our concerns and deny approval of Ordinance 1120.

Very truly yours,

LYNE, WOODWORTH & EVARTS

By Carol L. Powers

Carol L. Powers

CLP/jw

cc:

Mr. Thomas Danehy
Mr. Francis Duehay
Ms. Sandra Graham
Ms. Sheila Russell
Mr. David Sullivan
Ms. Alice Wolf
Mr. Alfred Velucci
Mr. Walter Sullivan

LYNE, WOODWORTH & EVARTS

SEVENTY FIVE FEDERAL STREET

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1912-1957
S. C. WOODWORTH
1912-1963
RICHARD C. EVARTS
1916-1972

OF COUNSEL
JOHN J. FITZGERALD

February 4, 1986

Community Development Department
City of Cambridge
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Re: Shelter, Inc./Prospect Street Church
Finding of No Significant Impact and
Intent to Request a Release of Grant Funds

Dear Sir:

Cambridge Christian Center is a congregation which has been using the 99 Prospect Street building for its church activities for ten years. We have attempted and are still hoping to purchase the building which is the subject of the Finding of No Significant Impact and the object of your Request for Release of Federal Grant Funds. In that context, we submit the attached Comment.

While we focus on the procedural problems of not weighing alternatives and not obtaining historic preservation review, we would hope that the City would reconsider its request for funding and would help us to obtain the building. In connection with that hope, we have contacted Shelter, Inc. and the North-Prospect Church and are in the preliminary stages of setting up a meeting to discuss disposition of this building.

Very truly yours,

LYNE, WOODWORTH & EVARTS

By Carol L. Powers
Carol L. Powers

CLP/jw
Enclosure

COMMENT
PROSPECT CHURCH PROJECT

CITY OF CAMBRIDGE
Community Development Department
February 3, 1986

On January 21, 1986, the Community Development Department of the City of Cambridge provided legal notice of its Finding of No Significant Impact and of its Intent to Request Release of Federal Block Grant Funds for the Shelter, Inc./Prospect Street Church Project ("the Prospect Church Project"). A loan of \$150,000 and a grant of \$30,000 are proposed for use in purchasing the church building, which will then be altered from its present use as a church and converted into housing. Public comment was solicited and, on behalf of Cambridge Christian Center, a congregation currently leasing the building for its church activities, comment is hereby submitted.

I. NEPA

The National Environmental Policy Act, 42 U.S.C. Section 4321 et seq., ("NEPA") was enacted to ensure that environmental concerns are integrated into the process of federal decision making. That integration is accomplished by compliance with various procedures aimed at providing the fairest possible review of a proposed project, with the Environmental Impact Statement being the most complete form of review. The "heart of the environmental impact statement" lies in the presentation of both a proposed project and any alternatives "in comparative form, thus sharply defining the issues and providing a clear basis for choice among options by the decision maker and the public." 40 CFR Section 1502.14. An agency may, however, make a Finding of No Significant Impact; a statement which must include an environmental assessment. 40 CFR Section 1508.13. That assessment "shall include brief discussions of the need for the proposal, of alternatives as required by section 102(2)(e), of the environmental impacts of the proposed action and alternatives, and a listing of agencies and persons consulted." 40 CFR Section 1508.9(b). Even at the level of a Finding of No Significant Impact, the decision making agency must examine any alternatives to a proposed project which may exist.

The Finding of No Significant Impact relating to the Prospect Church Project is procedurally deficient in that no alternatives were discussed in the environmental assessment. In particular, the alternative of continuing the use of the church building as a house of public worship - a use in compliance with present zoning designations, a use in keeping with its historic significance, and a use requiring no federal funds for purchase - was not considered. Nor was an explanation given as to why that alternative is not environmentally preferable to the proposed use as housing. Such consideration of alternatives is mandated by NEPA and could have altered the agency's decision to proceed with the funding of the Prospect Church Project.

In addition, NEPA places upon the Federal Government a continuing responsibility to use all practicable means to coordinate use of federal resources to the end that the Nation may "preserve important historic, cultural, and natural aspects of our national heritage." 42 U.S.C. Section 4331 (b). The preservation of those important historic aspects of a local environment is accomplished through the interdependence of NEPA and the National Historic Preservation Act, 16 U.S.C. Section 470 et seq. ("NHPA"); and both statutes must be complied with when historic buildings are affected by proposed federal action.

II. NHPA

The NHPA requires that federal agencies "shall, prior to the expenditure of any federal funds on [an] undertaking ... take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation ... a reasonable opportunity to comment with regard to such undertaking." 16 U.S.C. Section 470f.

An undertaking is considered to have an effect when any change in the quality of the historical, architectural, archeological, or cultural characteristics that qualify the property to meet the National Register criteria occurs. That change can be to "the integrity of location, design, setting, materials, workmanship, feeling, or association of the property that contributes to its significance..." 36 CFR Section 800.3 (a). Furthermore, adverse effects may occur when all or part of a property is altered or when a transfer or sale does not adequately condition or restrict use. 36 CFR Section 800.3 (b)(1) and (5). Review of any adverse effects of a proposed federal undertaking must also include consideration of ways which could avoid, mitigate or minimize those effects. 36 CFR Section 800.4.

These obligations to assess the effects of a proposed federal action which arise under NHPA "are independent from NEPA requirements and must be complied with even when an environmental impact statement is not required." 36 CFR Section 800.9. The obligations under NHPA are also more encompassing than those under NEPA and the regulations suggest that a draft environmental impact statement may best "fulfill the requirements for reports and documentation under these authorities." Id. Federal agencies should initiate the review obligations under NHPA during initial environmental assessments. 36 CFR Section 800.9 (b). In any event, the ultimate responsibility for compliance "remains with the Federal agency and cannot be delegated by it." 36 CFR Section 800.4.

The Finding of No Significant Impact relating to the Prospect Church Project is procedurally deficient in that no NHPA review was made or submitted as part of the environmental assessment at the time the Finding was available for public inspection. That review and determination of effect are critical to the status of the Prospect Church Project. The church building is listed on the National Register of Historic Places. It was built in 1851 and is an important example of the Romanesque Revival style. As indicated in the attached letter dated July 5, 1985 by Charles M. Sullivan, Executive Director of the Cambridge Historical Commission, "[s]ignificant features of the building include its exterior architectural detail, the configuration and detailing of the sanctuary, including the organ and windows, and the open front lawn." The Prospect Church Project as proposed would involve dismantling the large pipe organ in the center of the building, removing the valuable stained glass windows, and replacing the lawn with parking spaces. These effects are clearly adverse and the absence of the requisite NHPA review by the Cambridge Historical Commission, the Massachusetts Historical Commission, and the Advisory Council on Historic Preservation casts doubt upon the Finding of No Significant Impact.

III. Executive Order 11593

The protection and enhancement of the cultural environment are furthered by the authority of Executive Order 11593, 36 Fed. Reg. 8921 (1971), which states that "[t]he Federal Government shall provide leadership in preserving, restoring, and maintaining the historic and cultural environment of the nation. Agencies of the executive branch of the government ... shall (1) administer the properties under their control in a spirit of stewardship and trusteeship for future generations ... [and (2)(f) shall cooperate] in the development of viable plans to use such property in a manner compatible with preservation objectives and which does not result in an unreasonable economic burden to public or private interests."

Agency involvement in the Prospect Church Project changing an historically significant church building into housing would arguably not be a trusteeship for future generations, particularly where conveyance of the property for housing purposes would abrogate the public trust placed upon the land when it was granted to the church, as shown in the attached Deed. Agency involvement would also arguably not be compatible with preservation objectives where a congregation desires to purchase the building and has made a good faith offer so to do. (Cambridge Christian Center offered \$230,000 for the building; an offer which was refused in favor of Shelter, Inc.) Finally, agency involvement would arguably result in unreasonable economic burdens to both public and private interests where no federal monies are required by Cambridge Christian Center to purchase the building, where after a year-long search no other buildings have been found available which are compatible with church uses, and where a unique public resource would be lost to private interests should the proposed Project be funded.

Summary

In sum, the Finding of No Significant Impact and the Request for Release of Grant Funds are premature at the least and are unwarranted at the most. Procedural deficiencies relating to NEPA demands for weighing alternatives and to NHPA requirements for historic preservation review substantiate this position, and examination of the practical effects of this proposed Project supports it as well. Cambridge Christian Center seeks to use the building in harmony with the public trust placed upon it and in furtherance of national historic preservation goals; and as a viable alternative to the proposed Project, requests that funding be denied.

Thank you.

CAMBRIDGE CHRISTIAN CENTER

By _____
Carol L. Powers
Its Attorney



Cambridge Historical Commission

City Hall Annex, 57 Inman Street, Cambridge, Massachusetts, 02139. 617/498-9040

Robert G. Neiley, *Chairman*; William B. King, *Vice Chairman*; Charles M. Sullivan, *Executive Director*.
Dwight H. Andrews; Arthur H. Brooks, Jr.; James F. Clapp, Jr.; Charles W. Eliot, 2nd; Joseph G. Sakey; *Commission Members*.
Allison M. Crump, Suzanne R. Green, John Lyons, *Alternates*.

5 July 1985

David Whittey, Executive Director
Shelter, Inc.
P.O. Box 516
Cambridge, MA 02139

Dear Mr. Whittey:

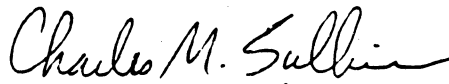
The Historical Commission has a keen interest in your plans to purchase and adapt the former Prospect Congregational Church at 99-105 Prospect Street for use as a personal care lodging house. The Church is a very significant building and we are very concerned with its long-term preservation.

The Prospect Congregational Church was built in 1851 and is an important example of the Romanesque Revival Style. It was listed on the National Register of Historic Places in 1982. Significant features of the building include its exterior architectural detail, the configuration and detailing of the sanctuary, including the organ and windows, and the open front lawn.

Listing on the National Register means that any project that involves federal or state funding, licenses or permits must undergo a review supervised by the Massachusetts Historical Commission to ensure that any adverse effects of the project are minimized. Also, the building is located in the Mid-Cambridge Neighborhood Conservation District, and any significant alteration that would be visible from a public way must be reviewed by that Commission before a building permit can be issued.

I certainly welcome reuse of this building in any way that is compatible with preservation of its significant character, and I would be willing to meet with you and your architects at your convenience to see how this can best be done.

Yours,


Charles M. Sullivan
Executive Director

cc: Eileen McGaughey, Board of Zoning Appeal

proof of deeds in the State of New Jersey to be used or recorded in
said State of Massachusetts, personally appeared Paul Ferrum
who I am satisfied is the grantor named in and who executed
the foregoing deed, and I having first made known to him
the contents thereof he did thereupon acknowledge that he
had signed, sealed and delivered the said instrument as and
for his voluntary act and deed for the uses and purposes therein
expressed. Acknowledged before me on the day and year
aforesaid, Geo. W. Cassidy, Commissioner, &c., for State of Massachusetts

Middlesex Co. April 4, 1851. Recd & Recorded by

Caleb Bigelow Reg.

590/131

Know all men by these presents, that E. Phaddeus Bigel
B. Bigelow of Cambridge in the county of Middlesex and common-
wealth of Massachusetts, merchant, in consideration of four
thousand and thirty seven dollars and fifty cents to me paid
by William Fisk, William Adams and T. B. Bigelow, as they are
Deacons of the First Congregational Church and Society in Cam-
bridgeport the receipt whereof is hereby acknowledged, do
hereby give, grant, bargain, sell and convey unto them the said
Deacons, their Successors and assigns, one certain parcel of
land situate in that part of Cambridge aforesaid called
Cambridgeport and bounded and described as follows, to wit,
beginning on the northwesterly line of Prospect Street at
land late of Chas. Valentine, deceased, thence running north-
westerly by land late of said Valentine one hundred and ninety
feet: thence running southwesterly parallel with said line of
Prospect Street eighty five feet: thence running southeasterly
parallel with said northeastern boundary one hundred and
ninety feet to said line of Prospect: ^{Street} thence running north-
easterly along said line of Prospect Street eighty five feet to the
point of beginning, together with all the privileges and ap-

partenances thereto belonging. Being a part of the land conveyed to me by deed of Paul Farnum dated the twenty second day of March now last past. Provided however that no building, whatever nor any fence over six feet high shall ever be erected on the granted land within twelve feet of said southwesterly boundary thereof except the consent of the owner of the land immediately southwest of the granted premises be first given by deed: nor shall any building ever be erected on the granted land which shall be used for the business of a taverner, carpenter, cabinet maker, cordwainer, butcher, carrier, soap-boiler, brewer, distiller, tallow-chandler, sugar baker, brassier, trimmer, tanner, dyer, foundry, smith, brickmaker, or any noxious or offensive trade whatever, nor shall any business of such sort be followed on said land nor any steam engine used thereon, nor any other pursuit injurious to the quiet or comfort of the neighborhood, but a breach of said restrictions shall not work a forfeiture but shall be a nuisance abatable by the said grantor or his heirs or assigns, or the owner of said land next southwesterly of the granted premises, either with or without process of law, and at the expense of said Deacons their successors and assigns. But the said Deacons and their successors shall take and forever hold said land in Trust for the purposes of public worship according to the doctrine and practice laid down in the confession of faith of said Church, and under the control of said Church, acting by a majority of its male adult members: with a right to mortgage said land, if directed by said Church and to sell the fees which shall be in the proposed house to be erected on said land, in fee simple, under the direction of said Church. To Have and to Hold the above granted premises to the said Deacons, their successors and assigns to their use and behoof forever, always upon the said trusts. And I the said Bigelow for myself and my heirs, executors and administrators do covenant with the said Deacons their successors and assigns that I am lawfully seized in fee simple of the aforesaid premises that they are free from all incumbrances, that I have good right to sell and convey the same to the said Deacons, their successors and assigns forever as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said Deacons their successors and assigns forever against the lawful claims and demands of all persons, and also that no other part of the land so

conveyed to me by said Fairum shall ever be used for any of the trades nor occupied by any of the nuisances hereinbefore prohibited; nor shall any building whatever nor any fence over six feet high ever be erected on the land immediately southwest of the granted premises, and within twelve feet from the southwesterly line of the hereingranted lands without the consent of said Deacons their successors or assigns, evidenced by deed.

In Witness whereof, I the said Thaddeus B. Bigelow and I Anne E. wife of the said Thaddeus B. in token of my release of all right and title of or to down in the granted premises have hereunto set our hands and seals this first day of April in the year of our Lord eighteen hundred and fifty one.

Thaddeus B. Bigelow (Seal) Anne E. Bigelow (Seal)
Signed sealed and delivered in presence of us, Bela F. Jacobs witness to said T. B. B. and A. E. B., (one line being interlined on the 2d page before signing) Saml C. Bigelow. Commonwealth of Massachusetts.

Middlesex ss. April 1, 1851. Then personally appeared the above named T. B. Bigelow and acknowledged the above written instrument to be his free act and deed, before me, B. F. Jacobs, Justice of the Peace.

Know all men, that I the said T. B. Bigelow do also covenant with said Deacons and their successors and assigns that no building nor any fence over six feet high shall ever be erected on my land within twelve feet of the northwesterly boundary of the above granted land. Witness my hand and seal this first day of April A.D. eighteen hundred and fifty one.

T. B. Bigelow (Seal) Attest B. F. Jacobs. Commonwealth of Massachusetts. Middlesex ss. April 1, 1851. Then personally appeared the

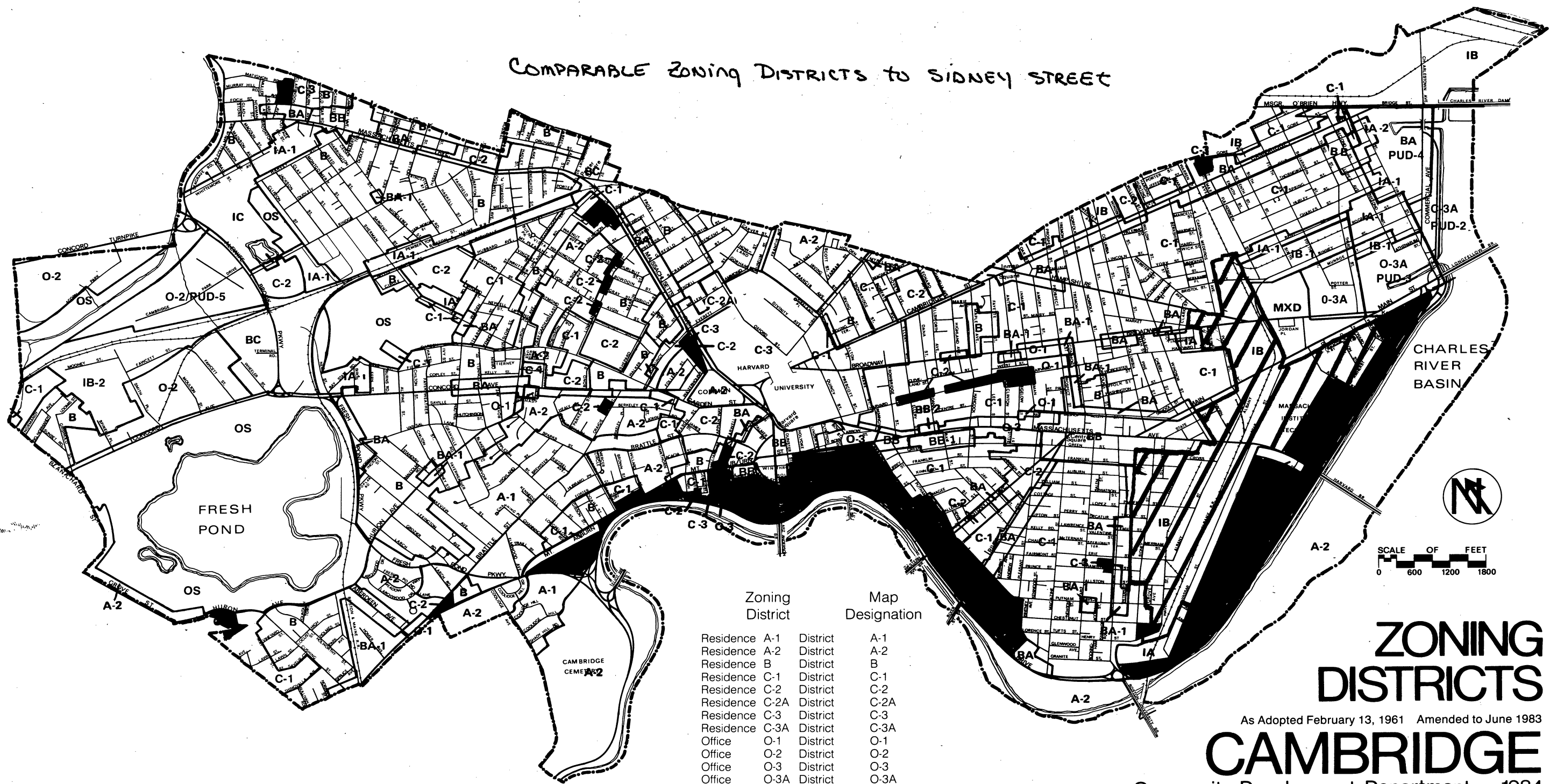
within named Thaddeus B. Bigelow and acknowledged the foregoing instrument to be his free act and deed, before me, B. F. Jacobs, Justice of the Peace.

Middlesex ss. April 1, 1851. Recd & Recorded by
"said" Deacon Caleb Hayden Jp.

Know all men by these presents, that I, William Dechan of Cambridge in the county of Middlesex and commonwealth of Massachusetts, laborer, in consideration of ten dollars to me paid by John Dechan of said Cambridge, laborer, the receipt whereof is hereby acknowledged, do hereby grant, remise, release and forever quit claims unto the said John Dechan his heirs and assigns, in favor a certain lot of land with the buildings thereon situated in Cambridge aforesaid, and bounded

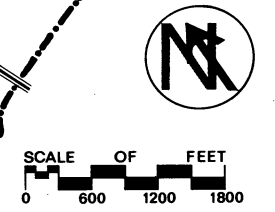
Dees
to
Dee

COMPARABLE ZONING DISTRICTS TO SIDNEY STREET



| Zoning District | Map Designation |
|-------------------------|-----------------|
| Residence A-1 District | A-1 |
| Residence A-2 District | A-2 |
| Residence B District | B |
| Residence C-1 District | C-1 |
| Residence C-2 District | C-2 |
| Residence C-2A District | C-2A |
| Residence C-3 District | C-3 |
| Residence C-3A District | C-3A |
| Office O-1 District | O-1 |
| Office O-2 District | O-2 |
| Office O-3 District | O-3 |
| Office O-3A District | O-3A |
| Business A-1 District | BA-1 |
| Business A District | BA |
| Business B District | BB |
| Business B-1 District | BB-1 |
| Business B-2 District | BB-2 |
| Business C District | BC |
| Industry A-1 District | IA-1 |
| Industry A-2 District | IA-2 |
| Industry A District | IA |
| Industry B-1 District | IB-1 |
| Industry B-2 District | IB-2 |
| Industry B District | IB |
| Industry C District | IC |
| Mixed Use Development | MXD |
| Open Space District | OS |
| PUD Overlay District | PUD |

*Note: This map does not include the Parkway Overlay District, the Harvard Square Overlay or the Institutional Overlay District. See the Overlay District Map.








ZONING DISTRICTS

As Adopted February 13, 1961 Amended to June 1983

CAMBRIDGE

Community Development Department 1984

-  - SIDNEY STREET PARCEL
-  - C-3 DISTRICTS (7)
-  - C-2 DISTRICTS (11)
-  - CHARLES RIVER + BASIN RESIDENTIAL 2ND OFFICE BAND
-  - I-B DISTRICT

RECEIVED BY
OFFICE OF THE CITY CLERK
City of Cambridge

1986 FEB 21 AM 11:49

CAMBRIDGE MA.

CITY COUNCIL HEARING SCHEDULE

Monday, February 24, 1986

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

6:00 P. M. The City Council will hear from George Teso, Director of Traffic and Parking, who will report on how many parking tickets were issued in 1985 and related issues. (City Council Chamber)

6:30 P.M. The City Council is scheduled to hear from the Board of Assessors, relative to the impact of the Buehler case on revaluation, Cambridge assessing practices toward rent controlled property, recognition of the effect of Rent Control on the value of property and also to discuss the status of revaluation. (City Council Chamber)

Thursday, February 27, 1986

The Committee on Ordinances will meet to discuss the following:-

5:00 P. M. Petition of John K. Bissland to amend the Zoning Map of the City of Cambridge by deleting the designation Industry B & substituting therefor the designation Residence C-3A in the Henry St., Sidney St. & Chestnut St. area. (City Council Chamber)

6:00 P. M. Petition of the City Council to amend the Zoning Map of the City of Cambridge by deleting Business A & substituting therefor Business A-1 for an area defined & bounded by 561-635 Cambridge St., 2-28 Lambert St., 1-29 Seventh St. & Gore St. between Lambert St. & Seventh St. (City Council Chamber)

6:30 P. M. Petition of the City Council to amend the Zoning Ordinances of the City of Cambridge by revising Section 11.20 with regard to community residences & personal care lodging houses. (City Council Chamber)

RECEIVED BY
OFFICE OF THE
City of Cambridge
1986 FEB 21 AM 11:49
CAMBRIDGE MA.

CITY COUNCIL HEARING SCHEDULE CONTINUED

- | | |
|------------------------|---|
| Monday, March 3, 1986 | 5:00 P. M. Regular City Council Meeting. (City Council Chamber) |
| Monday, March 10, 1986 | 5:00 P. M. Regular City Council Meeting. (City Council Chamber) |
| Monday, March 17, 1986 | 5:00 P. M. Regular City Council Meeting. (City Council Chamber) |
| Monday, March 24, 1986 | 6:00 P. M. The City Council has scheduled a public hearing to discuss the progress of the development in Kendall Square, as well as any and all current plans for the development of the remaining parcels of vacant land in the project area. (City Council Chamber) |

City of Cambridge
OFFICE OF CITY CLERK

1986 FEB 28 PM 2:47

CAMBRIDGE MA.

CITY COUNCIL HEARING SCHEDULE

Monday, March 3, 1986

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

6:00 P. M. The City Council will hear from George Teso, Director of Traffic and Parking, who will report on how many parking tickets were issued in 1985 and related issues. (City Council Chamber)

Monday, March 24, 1986

5:00 P. M. Regular City Council Chamber. (City Council Chamber)

6:00 P. M. The City Council has scheduled a public hearing to discuss the progress of the development in Kendall Square, as well as any and all current plans for the development of the remaining parcels of vacant land in the project area. (City Council Chamber)

Monday, March 31, 1986

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

City of Cambridge
OFFICE OF CITY CLERK

1985 FEB 28 PM 2:47

CAMBRIDGE MA.

CITY COUNCIL HEARING SCHEDULE

Monday, March 3, 1986

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

6:00 P. M. The City Council will hear from George Teso, Director of Traffic and Parking, who will report on how many parking tickets were issued in 1985 and related issues. (City Council Chamber)

Monday, March 24, 1986

5:00 P. M. Regular City Council Chamber. (City Council Chamber)

6:00 P. M. The City Council has scheduled a public hearing to discuss the progress of the development in Kendall Square, as well as any and all current plans for the development of the remaining parcels of vacant land in the project area. (City Council Chamber)

Monday, March 31, 1986

5:00 P. M. Regular City Council Meeting. (City Council Chamber)

25 February 1986

Cambridge City Council
Committee on Ordinances
Cambridge City Hall
Cambridge, Massachusetts 02139

To the Honorable, Members of the City Council:

Re: Proposed Revisions to the Community Residence Ordinance
Cambridge Zoning Ordinance

First, I would like to apologize for not being able to attend this important hearing, but due to a conflict with a Board of Zoning Appeal meeting I am not able to attend.

This letter shall hopefully express my concerns with respect to the proposed changes to Section 11.20-Community Residences and Personal Care Lodging Houses, of the Cambridge Zoning Ordinance, proposed by the Cambridge Community Development Department in conjunction with the Cambridge Department of Human Services.

I speak to these proposed changes as a person who has a variety of perspectives relative to the issues at hand. Over the years I have been actively involved in assisting a number of organizations in finding facilities within the City of Cambridge, to use as Community Residences (re: Shelter, Inc.'s School Street site; Walnut Center's North Cambridge site) thereby having first hand knowledge of the difficulties in trying to find a location for a community residence; in addition, as a member of the Cambridge Board of Zoning Appeal I have sat on a number of Special Permit cases under the requirements of Section 11.20, hearing both the concerns and needs of the agencies who operate the community residences, as well as the residents of the communities that are the abutters of these facilities.

Unfortunately, I must be placed on the record as AGAINST the proposed changes to the Community Residence Ordinance, as presently proposed by the Community Development and Human Service Departments. I take this position because I donot feel that these suggested changes approach the real problem related to the location of Community Residences in Cambridge. I take issue with proposed changes that suggest, and I quote from the transmittal from Mary Flynn of the Community Development Department, to the City Manager, "The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for development of needed facilities."

In reality, it is my opinion that these proposed changes will only foster the development of additional Community Residences in those neighborhoods where the facilities are already located, as stated earlier. These proposed changes do not address the issue of creating more opportunities within the neighborhoods of the City where slots are presently available for location of Community residences under the present ordinance. The impression given by the proposed changes is that due to the present ordinance's restrictive requirements, there are no opportunities for location of new Community Residences within the City. This implied impression is contrary to the reality of the situation. The proposed changes do not address at all the real problems with finding locations for Community Residences, whether under the present ordinance or as proposed under a revamped ordinance.

The suggestion that the proposed changes will foster the development of smaller facilities that will be less intrusive within the surrounding neighborhoods, does not face up to the reality of the funding sources for Community Residences that are presently available in the Commonwealth of Massachusetts, nor the realities of the ever increasing real estate market in Cambridge.

One of the major detriments to the location of Community Residences on a more equitable basis, across the City of Cambridge as a whole, has been the inability of the agencies to pay the ever increasing purchase price for property in a number of the neighborhoods where slots are available under the existing Community Residence ordinance. The proposed changes in the ordinance will not change this reality, nor make it any easier for residences to locate in neighborhoods such as West Cambridge, the Agassiz Community, Strawberry Hill, or any of the other areas that presently have available slots open under the present ordinance.

The ability of Community Residences, or for that matter any forms of subsidized housing (Re: Cambridge Housing Authority programs, non-profit housing corporations in the City) to locate within the neighborhoods referenced above have in general met with major community opposition. Attempts have been made to develop low income housing in a number of these communities on property that has been publically owned, but even these attempts have been thwarted by neighborhood opposition (I am sure many of the Councillors remember the Russell School site controversy that insued for many months when the Cambridge Housing Authority wanted to develop Elderly housing on the site; as we all know, what stands now is extremely high priced luxury housing that very few can afford).

It seems unfortunate that when a small working class community , the St. Paul Street community , questions the location of ANOTHER community residence in their community , a major uproar insues from many of the same people who have fought the location of low income housing in their own backyards. In addition to the verbal abuse some of the residents of St. Paul Street have had to take over this issue, now they are told that despite their concerns, the ordinance will be changed so that they will not be able to stop the location of the community residence in their backyards, but they should remember that these changes are not meant to get away from the original intent of the ordinance, the protection of neighborhoods from over saturation.

. I know that publically it has been stated that this is not the intent of the proposed changes, but I think if each of us tried to look at this issue from the perspective of those residents on St.Paul Street who are legitimately concerned about this issue, we will start to see their perspective.

It is my opinion that the fate of Community Residences and other forms of housing for persons requiring some form of supervised care, as well as the needs of the low income population in this City in general, will be better served if approaches can be devised to create OPPORTUNITIES in the City for the building of these facilities throughout the entire City as a whole. The proposed changes in the ordinance presently under discussion donot create these opportunities.

The purpose of this letter is not to meant to lay out another approach to the problem. Based upon a true definition of the problem, I feel that there are presently many people within the City that can come up with creative approaches to addressing the problem. A CD department that can help foster a Lincoln School, or a Fogarty Building project can come up with approaches at addressing the real problem at hand in finding locations for the Community Residences in areas of the City that presently donot have their so-called quota's filled.

The City unfortunately has lost a number of very good opportunities within the past ten(10) years to create either Community Residences, or subsidized housing within the neighborhoods that traditionally have not opened their doors to this type of development. These OPPORTUNITIES have been on land that was owned by the City of Cambridge. Examples of these unfortunate losses are the RUSSELL SCHOOL SITE (now is privately owned, luxury housing); the LOWELL SCHOOL SITE(occupied by private Art's groups). In addition to these LOST OPPORTUNITIES, there are the whole series of other potential locations that the City can play a role in obtaining for use of the Community Residences, or other housing agencies. The most obvious parcel available presently is the parcel presently owned by the "T" at the corner of Mass. Avenue & Garfield Street. In addition the City can use their eminent domain powers (through the Housing Authority) to acquire property for these purposes. A number of opportunities had been available that could have been acquired using this process in the past several years (old Lesley-Ellis School on Concord Avenue; potentially some of the other Lesley College parcels, specifically the Hillside Avenue property that it has been rumored maybe sold off in a consolidation effort by the College), as well as other parcels throughout these areas that are potentially ripe for redevelopment.

Other opportunities that have been lost were low income housing and/or community residences could have been planned for are the major development projects within the city that had been fostered by the Community Development Department over the past few years (Lechmere Canal Development Area, Fresh Pond Development Area). It seems extremely unfortunate that neither of these major redevelopments fostered by the Department will create any housing for lower income residents or for those people that require some form of supervised housing situation, despite major expenditures of public funds.

It is not intended to be totally negative within my comments. Hopefully, the entire process of reviewing these proposed changes to the Community Residence ordinance, will create the best OPPORTUNITY of all for the City to finally face up to its responsibilities to all segments of the population and work at creating OPPORTUNITIES that reach across the City as a whole.

I appreciate this opportunity to express my concerns & my opposition to the proposed changes before you, and again, hope that this process can result in facing the problem on directly, versus in a round about approach, which is what I feel is happening through the proposed changes.

Respectfully submitted,

Melvin Gadd

43 Cottage Street
Cambridge, Massachusetts 02139

(Member, Board of Zoning Appeal)

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TERRY
KORIC
CWA

The mandate of the Cambridge Housing Authority is to provide decent, safe and affordable housing for the low income population in the City of Cambridge. Each year, we are able to offer apartments to a modest number of family and elderly households who are in need. There are, however, a substantial number of individuals in the City whose housing needs can not be met through our current programs. These individuals need special, supportive housing known as community residences. Unfortunately, current Cambridge zoning regulations effectively deter the development of community residences. In the past ten years, only one new community residence has been developed in the City. Therefore, the Cambridge Housing Authority strongly supports the proposed revisions to the zoning ordinance which will provide more opportunities for the development of critically needed housing for people with special needs.

The CHA is one of the Agencies in the City whose efforts to develop housing for people with special needs have been stymied by current zoning regulations. I would like to describe to you our efforts over the past 8 years, the problems we have encountered and how the proposed revisions to the ordinance will help to alleviate a significant obstacle from the development process.

The CHA began its efforts to develop a community residence in 1978. It took us two years to secure funding from the State for an 8 bed facility. With the money we needed in hand, we began searching the City for possible sites. We eventually located a terrific, affordable house on Trowbridge Street and began to look closely at the zoning regulations for community residences. In order to develop the building, we found that we needed a variance from the provisions of the ordinance which regulate the number of facilities allowable in each neighborhood and a variance from the institutional use regulations which, in most cases, do not allow an existing residential building to be converted to a community residence.

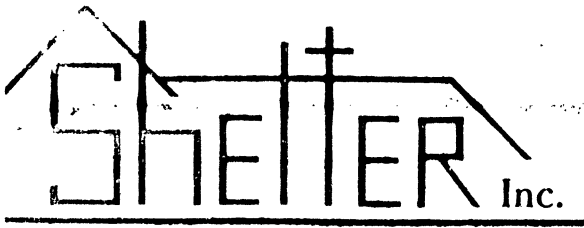
Five years and hundreds of buildings later, we still have not been able to develop a single community residence in the City. Our chances of success under the current ordinance are virtually nil. We must continue this effort, however, because there is a critical and increasing need for these special needs facilities in the City.

The proposed changes to the ordinance will help to provide more opportunities for the development of community residences. These changes are warranted because the current zoning provisions are so stringent and severe that only one facility has been developed in the City in the past 10 years. The proposed changes to the ordinance will help to alleviate this defacto prohibition on community residences as follows:

- 1) There will again be "room" in all neighborhoods of the City for people with special housing needs. This will be accomplished -- while insuring that no area of the City becomes "oversaturated" with such facilities.
- 2) Community residences -- which are residential by their very nature -- will be allowed to be located in residential areas.
- 3) The Zoning Board will be given needed disgression to allow the development of facilities which exceed the neighborhood density limits, if these facilities will increase the City's supply of low and moderate income housing.

The process of developing a community residence for agencies with limited funding and resources is difficult and extremely time consuming. There are high acquisition and rehab costs and numerous neighborhood objections and concerns to resolve. If the proposed revisions to the ordinance are adopted, the City and its various services agencies will be able to become more responsive to people with special housing needs.

We therefore urge the City Council to adopt these proposed revisions to the Zoning Ordinance.



P.O. Box 516 • Cambridge, Massachusetts 02139
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Douglas E. White

David F. Whitty

Executive Director


January 29, 1986

City Council
c/o Mr. Paul Healy, City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Healy:

I am writing to request that the City Council re-file the attached zoning petition concerning community residences. The petition was originally filed on November 18 and the time for acting on it has expired.

Sincerely,


David F. Whitty
Executive Director

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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning Ordinance Relative to Community Residences and Personal Care Lodging Houses

The attached revisions of the Cambridge Zoning Ordinance, jointly developed by this Department and the Department of Human Services, are provided in response to your request of September 9 regarding regulation of community residence facilities.

Re-examination of the existing ordinance (Section 11.20) is warranted, given the significant changes in housing stock, social service systems, and demographics that Cambridge has experienced since the ordinance was adopted in 1975. Due in part to these changes, the ordinance has proven unexpectedly restrictive. Since the adoption of the ordinance ten years ago, only one new residence has been developed despite attempts by numerous local agencies; as a result, persons in need of supervised housing are without appropriate care and place a serious social burden on those neighborhoods where low cost shelter can still be found.

The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for the development of needed facilities. Three significant changes are suggested.

First, the maximum permitted density of residences, currently determined in terms of facilities per neighborhood, is re-stated as a percentage of residence beds in relation to the neighborhood's total population. This change provides a more sensitive measure of the burdens that a community incurs by housing special-needs groups, as well as a degree of additional flexibility in siting. It will also encourage the development of smaller group homes, which are both less intrusive in the surrounding neighborhood and more effective in meeting the needs of clients.

The revisions suggest an upper limit of persons housed in community residences equal to one percent of the total population residing in a neighborhood. Based on the application of nationally established standards to the Cambridge population and on a survey of state and local agencies, one percent is clearly a conservative estimate of the proportion of Cambridge residents who need a supportive housing environment, but not an institutional one. (This figure is supported by the experience of urban communities in Minnesota, Wisconsin and New York State which have used population ratios to limit community residence density; limits between 10% and 1% are used though 1% is seen most frequently.) Therefore, an upper limit of one percent residence beds is recommended.

The second significant change proposed in the ordinance is establishment of a process through which the Zoning Board may grant a special permit for the development of a community residence which exceeds the density limit, if this will have the net effect of increasing the City's inventory of low and moderate income housing. In view of the continuing crisis in affordable housing supply, this is seen as a useful incentive for the conversion of new property to housing use and the preservation of existing low and moderate housing stock.

Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

3. Community residence⁵⁰ No SP SP SP SP SP SP SP SP SP No No No

4. Personal Care Lodging⁵⁰ house No SP SP SP SP SP SP SP SP SP SP No SP No

II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

50 Subject to the requirements of Section 11.20

III. Delete existing Section 11.20 - Community Residences and Personal Care Lodging House and substitute therefore the following:

11.20 Community Residences and Personal Care Lodging Houses

11.21 Statement of Purpose. This section 11.20 of the Ordinance has been adopted to regulate the creation and maintenance of Community Residences and Personal Care Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging Houses and of the public. This section is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this section is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

11.22 Permits. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.

11.23 Application. At the time of application for a Special Permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

11.24 Criteria. The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria:

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not bring the number of resident persons, exclusive of staff, housed in Community Residences and Personal Care Lodging Houses within the same neighborhood above 10 persons for every 1,000 population, or any increment exceeding one half of that number, living in other than group quarters within the same neighborhood, as determined by the most recent United States Census. In computing the total number of residents in Community Residences and Personal Care Lodging Houses within a particular neighborhood, the number of residents housed in Community Residences and Personal Care Lodging Houses that were in existence at the time of enactment of this Section 11.20 shall be included (See Cambridge Neighborhood Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Community Residence or Personal Care Lodging House is 300 or more feet from an existing Community Residence or Personal Care Lodging House, measured in a straight line drawn between the principal entrances of the respective facilities. However, where the total number of residents served by the two facilities is more than twenty-four (exclusive of staff) the proposed facility shall be, in addition to the minimum 300 feet, separated by an additional 30 feet for every resident served by the two facilities over 24, or by a total distance of 780 feet, whichever is less.

4. A Community Residence or Personal Care Lodging House must have a House Committee.
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liason between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those authorized at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance, planting, screening, fencing, etc. as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal shall renew a Sepcial Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

11.25 Exceptions. The Board of Zoning Appeal may grant a special permit for a Community Residence or Personal Care Lodging House that exceeds the neighborhood density standards established in paragraph 11.24 (1) above if it can be demonstrated that the following standards have been met.

1. The Community Residence or Personal Care Lodging House will expand the inventory of housing in the City through conversion of non-residential uses to housing use; or

will ensure the continuance of existing housing for low-moderate income persons; or will preclude the loss of such low and moderate income housing to market rate housing; or will result in the conversion of market rate housing for use by low and moderate income persons.

2. The facility will serve the needs of the citizens of Cambridge.
3. All other criteria of Subsection 11.24 are met.
4. The general intent of this Section 11.20 will be met.

IV. A. Delete lines f (3) and F (4) in "Table 4.56 - Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence⁷ SP SP SP SP SP SP SP
4. Personal Care Lodging House⁷ SP SP SP SP SP SP

B. Create a new footnote "7" to

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January 29, 1986

City Council
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COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
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Ordinance Relative to Community Residences and
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CAMBRIDGE MA

TO THE HONORABLE MEMBERS OF THE CAMBRIDGE CITY COUNCIL

I am hereby requesting that any action or decisions, no matter how minute, regarding the proposed "Shelter" in the Prospect St. Congregational Church be put on "hold" until after March 4, 1986, at which time I will return from vacation.

Being the "Direct" abutter to this building, I would like to be considered and included in all matters pertaining to the conversion of this building. You must be aware that a drastic change of this type, will not only have an impact on the neighborhood but also on my future living conditions. I am greatly concerned!

Your kindness and consideration in this matter would be greatly appreciated.

Sincerely,

Mrs. Joseph F. Daly
5 St. Paul Street
Cambridge, Mass.

02139

CC: City Ordinance
Zoning Board
Cambridge Planning Board
Jill Herold
Mary Flynn

Comm. from Mrs. Joseph F. Daly, 5 St. Paul St.,
requesting that no action be taken on the pro-
posed shelter in the Prospect St. Congrega-
tional Church, until after March 4, 1986.

In City Council,

February 24, 1986

2/24/86

*Referred to the
Hearing for the
This will -*

RECEIVED BY
OFFICE OF CITY CLERK

1986 FEB 24 PM 2: 12

CAMBRIDGE MA.

4 Chauncy St., #1
Cambridge, Ma. 02138
February 21, 1986

Cambridge City Councilors
City Hall
Cambridge, Ma. 02139

Dear City Councilors:

I am writing in support of the proposed city zoning change that would alter the formula for determining the capacity of each neighborhood for community residences. As you know, the current ordinance regulates community residences on a per-building basis. The proposed ordinance would be on a per-bed basis.

I support the proposed change for the following reasons:

First, times have changed since the ordinance was adopted in 1975. At that time, we, as a city or a state, did not have the great numbers of homeless individuals and families that we now do. Basing the formula on a per-bed basis rather than upon a per-building basis would help alleviate homelessness in Cambridge.

Second, the current ordinance has been overly restrictive in preventing alternative housing possibilities in Cambridge (i.e. Shelter, Inc.). Can we be so restrictive as a city when the housing crisis has reached such proportions? And as it gets worse in the future?

Third, the proposed change would also allow, by special permit, the overriding of the maximum number of beds if the Zoning Board determined that it would expand housing in the city by converting non-housing to housing; continue the existence of housing for low- and moderate-income persons; prevent the conversion of low- and moderate-income housing to market rate housing; or, convert market rate housing to low-and moderate-income housing.


Fourth, the proposed change is reasonable in that it would set an upper limit of 10 community residence beds for every 1,000 residents. This is a ratio of 1%.

In conclusion, I feel that the proposed zoning change would be good for Cambridge. It would help us better provide for the needy. It would give the city more flexibility in responding to the housing and homelessness crisis.

Thus, I urge you strongly to support the ordinance change.

Thank you.

Sincerely,


Geoffrey Brahmaer

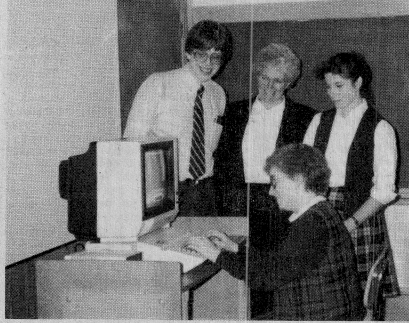
Comm. from Geoffrey Brahmaer, in support of the proposed zoning change that would alter the formula for determining the capacity of each neighborhood for community residences.

In City Council,

February 24, 1986

2/24/86

Referred to the
PETITION



HELPING OUT—Two seniors from the Computer Science class at North Cambridge Catholic have begun tutoring the 8th grade students at St. John's Grammar School in Cambridge. Susan Poirier and Jimmy Haynie are donating their study periods to help the students at St. John's. Sr. Virginia Mary O.P., Principal at St. John's, is very pleased with the results of the program. From left to right are Jimmy Haynie, Sr. Virginia Mary, O.P., Principal at St. John's, Susan Poirier. Seated is Lisa Moniz, 8th grade student.

Carol Hill

Continued from page 3

the government. Now it serves two purposes, to produce indictments a prosecutor wants and to carry on any investigation a prosecutor gets it in his head to carry on, whether or not it produces an indictment."

If the justice department is attempting to make an example out of a political activist, as some have charged, then it has picked its victims well: a single woman, head of household who needs the money she earns to survive.

She's not someone who can afford to take a stand, secure in the knowledge that the paycheck will come twice a month no matter what. Although the city has granted her a leave of absence and is holding her job open for when her ordeal is over, it is, nonetheless, an unpaid leave.

As a single, head of household, it's not money she can easily do without. "I have outstanding legal fees. I've had several lawyers. I stopped working. You still have to pay rent, light, gas, phone bills. It's a real handi-
"The defense committee is trying to do fundraising," she says.

And the experience has extracted an emotional toll as well.

Hill's son, Kevin says that "for any family, it's a traumatic experience being charged and mishandled by your own government. Luckily, my family is strong enough to deal with this. A lot of families aren't strong enough."

Prison has also meant postponing a return to college for her son Kevin.

Meanwhile, Hill is in prison, waiting for the grumbles motion to bear fruit or the grand jury term to end. But you can be sure she's not just sitting. She's educating, passing out pamphlets about her case to other prisoners. Perhaps the most tolerable aspect of her prison sentence is that she's not isolated.

While she is confined to her cell at times — and has in the course of her six-month imprisonment spent eight or nine days in solitary confinement — "because of my mouth" — for most of the day she has free movement on the floor.

But she is in prison, eating prison food, despite the fact that she is a vegetarian and needs a special diet because of a medical condition.

She is breathing prison air, except for those twice-weekly occasions when the prisoners are allowed up on the roof to breathe the pure downtown Manhattan air. "I can smell Chinese food," she says.

In prison, missing the precious early months of her grandson's life — he'll soon be two. And she missed the last days of her mother-in-law's life, not allowed out for the funeral when she died suddenly in December. "It has to be a close relative," she was told.

"I'll probably be involved in grand jury education," she says, thinking ahead to resuming her life outside prison. She says she wants to "educate people in how the system works and how it can oppress people



NEED GOOD HOMES—The Cambridge Animal Commission is seeking good homes for two friendly pups. At the left is Gretal, an eight-month-old husky-doberman mix of medium size. At the right is Luke, a five-year-old male shepherd mix. For information, call the animal commission at 498-9041.

Articulture kids to stage 'Puppet Logic'

The ArtiCulture Youth Players will present their winter production, "Puppet Logic," at the Cambridge Multicultural Arts Center in East Cambridge on February 28 and March 1 at 8 pm and March 2 at 3 pm. The original musical is a collaboration of three artists and six local students who have been working together since October improvising scenes, learning songs and dances and creating puppets for the show.

According to Lynn Schiel, the coordinator of this ArtiCulture production, the theme of the show, "Newspapers," developed as the kids and adults spent rehearsal time discussing current news articles and their effect on the public and on kids in particular. "Every week, someone would bring in a news clipping to rehearsal, and we'd discuss what impact that story was having on the people in it, on the people who read about it and on ourselves," said Schiel.

In the play, kids and puppets interact with newspapers to ask such questions as: Where does news come from? Who is responsible for releasing certain news stories, and when?

CRLS students win art awards

Nine young artists from Cambridge Rindge and Latin School were recently honored in the regional competition of the Boston Globe Scholastic Art Awards program.

Gold Key awards, enabling students to go on to compete at the

state level, were awarded to Daniel Ovsu, Jeremy Walsh, Yung Tang Clan, Kaarna Roberts and Arwen Suros-Sheppard.

Honorable mention awards went to Ovsu, Victor Garcia and Ji-ah Park.

And, how can kids use the news to learn to make a difference in the world? "Puppet Logic" features the choreography of Glenda Medeiros with the rock music of composer Patrick Daugherty, and a cast of local fifth through eighth graders including Daniel Thompson, Cathleen Warren, Meghan and Kate McLaughlin, Erika Baily, and Imani Perry. Says Schiel, "The kids had to be very dedicated to spend two days a week after school in rehearsal for so many months, and they really have been."

"Puppet Logic" culminates the winter/spring portion of the ArtiCulture Youth Performing Arts Training Project in which local youth are provided with acting, dance and vocal training. This program, now in its twelfth year, has provided over 30 youth with performing arts training and has produced over 20 original productions.

Tickets for "Puppet Logic" are \$4 for adults and \$2 for students and seniors. For more information or reservations, call the Center's Box Office at 577-1400. Tickets are also available through Bostonix.



NO STRINGS—Cambridge kids rehearse "Puppet Logic," an original musical about kids, newspapers, and world events to be presented at the Cambridge Multicultural Arts Center. The ArtiCulture program offers training in choreography, acting, and music to area kids and is now in its thirteenth year. Tickets: \$4 and \$2. For more information, call 577-1400. From the left, bottom row, are Cathleen Warren, composer Patrick Daugherty and Erika Baily. In the top row are Daniel Thompson, choreographer Glenda Medeiros, and Imani Perry. (Photo by Lynn Schiel)



SCHOOL VACATION ACTIVITIES—The Department of Human Service Programs will again sponsor activities for children and their parents during the February school vacation. This year's events will include African craft workshop at the King School on Wednesday, February 19; roller skating at the Wal-tex Rink in Waltham on Thursday morning, February 20; and a Family trip to Disney on Ice at the Boston Garden Friday afternoon, February 21. To register, contact your Community School Office, 498-9037.

FREE CHECKING

For two years you get free checking when you open a high yield, passbook CD at Northeast Savings

The high yields on our passbook CDs are reason enough to open one. But now Northeast Savings gives you another good reason. Free Checking.

We give you choices on how to get your free checking. To qualify, open a passbook CD for one year with as little as \$2,000 or a passbook CD for two years or longer for a minimum of \$1,000. Either way for the next two years you get free checking with no minimum

balance required. Plus your first check order of 200 Northeast Savings checks is free too. We also make it easy to take advantage of this great offer with our Easy-Open Account Kit. It has all the necessary forms and signature cards you need so you can open your account without leaving home. To learn more or to get your Easy-Open Account Kit, call our toll-free Info/Action Line 1-800-NES-CALL. Or stop by any of our nearby offices.



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Boston/South Shore Offices:

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Other Massachusetts Offices in Worcester, Cape Cod and Springfield

Member FDIC

Obituaries

Catherine Stavropoulos

Catherine Stavropoulos, 96, a resident of Cambridge for 40 years, died February 6 at Sancta Maria Hospital after a long illness.

She was the wife of the late Angelo; mother of Peter Stevens of Cambridge. She is also survived by four grandchildren and six great grandchildren.

Funeral services were held in the Keefe Funeral Home followed by interment in Cambridge Cemetery.

Edna Thwing

Edna (Wilson) Thwing, 100, died February 2.

She was the wife of the late Leroy; aunt of Mildred Cook and great-aunt of Nancy Terry and Donald Cook.

A memorial funeral service was held in the Cambridge Homes for Aged People followed by interment in Bellevue Cemetery.

Harriet Sarno

Harriet (Whitney) Sarno, 80, died February 4 at Youville Hospital after a long illness. Born in Boston, she was a housewife and resident of Cambridge for many years.

She was the mother of Henry W. Connor of Georgia, Joann Winston of Malden, Marilyn S. Murphy of Belmont; sister of the late Viola Walsh of Belmont, and William J. Whitney of R.I. She also leaves seven grandchildren.

A funeral Mass was said at St. Joseph's Church followed by interment in Woodlawn Cemetery in Everett. Arrangements were made by the Salvatore Rocco and Sons Funeral Home.

Mary Mahoney

Mary E. "Mae" Mahoney, 88, a lifelong resident of Cambridge, died February 4 at Mt. Auburn Cemetery after a short illness. She was a retired employee of Radcliffe College.

She was the sister of Margaret M. Mahoney and the late Catherine T. Mahoney.

A funeral Mass was said at the Sacred Heart Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Stanton Funeral Home.

In lieu of flowers, donations in her memory may be made to the Sacred Heart Church Restoration Fund, 770 Mt. Auburn St., Watertown.

Donald Doyle

Donald F. Doyle, 77, a retired employee for B.F. Goodrich in Watertown, died February 3 at Mt. Auburn Hospital after a short illness. Born in Somerville, he lived in Cambridge for many years.

He was the husband of the late Honorine (Boudreau); father of Barbara Hutcheon of Billerica, Dorothy Pergamo of Burlington, Mildred Bartlett of Somerville, Donald F. Doyle Jr. of Mississippi, Evelyn Parlington of California, James of Burlington, Edward of Billerica, Thomas of Washington and Sheila Timmons of Billerica; brother of Katherine Civitolo of Cambridge, Rita Dwyer of Florida and Bernadette Joyce of Brockton. He is also survived by 23 grandchildren and 4 great grandchildren.

A funeral Mass was said at St. Peter's Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the William T. Hickey Funeral Home.

In lieu of flowers, donations in his memory may be made to the American Diabetes Assoc., 377 Elliot St., Newton, Ma.

Julia Gonsalves

Julia Caroline (Perreira) Gonsalves, 91, a longtime resident of Cambridge, died February 9 at Cambridge Hospital. Born in Pico, Azores, Portugal, she was a retired factory inspector at Sawyer's Coat Co.

She was the wife of Antonio Gonsalves; mother of Geraldine Mendonza and Dorothy Ennos; grandmother of Barbara Goldberg, Martin, Stephen and Kevin Mendonza, Donna, David and Michelle Ennos, and Susan Kiesel. She is also survived by nine great grandchildren.

A funeral Mass was said at St. Anthony's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Ellen Murphy

Ellen J. (O'Connor) Murphy, a resident of Medford and formerly of Cambridge, died February 9 at Mt. Auburn Hospital.

She was the wife of Jeffrey J. Murphy; mother of Anita L. Beaton and

Elva Elizabeth O'Brien, Jeffrey J. Murphy, Jr.; sister of Celia Hay and Margaret Malloy. She also leaves three grandchildren.

A funeral Mass was said at the Immaculate Conception Church followed by interment in Holy Cross Cemetery in Malden. Arrangements were made by the Daniel F. O'Brien Funeral Home.

Frances Hughes

Frances E. (Brodie) Hughes, 75, died February 6 at St. Joseph's Hospital in Providence after a short illness. She was a longtime resident of Cambridge and a retired admissions keypunch operator for Harvard University.

She was the wife of the late James J. Hughes; mother of James J. of New Jersey, Barbara Richards of Florida, Kathleen Hutchinson of Rhode Island, John J. of Belmont, Ann E. Martin of Kingston, R.I. and David Hughes of Rockland; sister of John Brodie of Pennsylvania, Hugh Brodie of California, and Alma Brodie of Cambridge. She is also survived by 11 grandchildren and four great grandchildren.

A funeral Mass was said at St. Mary's Church followed by interment in Cambridge Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

Maria Gouveia

Maria Deolinda Gouveia, 84, a homemaker and resident of Cambridge for 14 years, died February 10 at Cambridge Hospital. She was born in St. Michael, Azores, Portugal.

She was the wife of the late Jacinto Victoria Gouveia; mother of Filomena Correia, Maria Mello, Albina Correia, Joseph L. Victoria and Maria Saccoccia. She is also survived by 30 grandchildren and 15 great grandchildren.

A funeral Mass was said at St. Anthony's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Lucille Cobb

Lucille M. Cobb, a resident of Cambridge, died February 9.

She was the aunt of Philip P. Mather of Georgia, Betty Adams of California and Cynthia Guertin of Harwich.

Funeral services and interment were private. Contributions in her name may be made to the Heart Association, 33 1/2 Ave., Needham Heights, Ma. 02194.

Mary Walsh

Mary G. Walsh, 81, a Cambridge schoolteacher, died February 10 at Mt. Auburn Hospital. She was a lifelong resident of Cambridge.

She was the sister of Edward J. Walsh of Baltimore, Md. She is also survived by three nephews and one niece.

A funeral Mass was said at St. Mary's Church followed by interment in Holy Cross Cemetery in Malden. Arrangements were made by the Daniel F. O'Brien Funeral Home.

IC parish sets Lenten programs

Lenten fast suppers with evening prayer and reflection will be held on Fridays beginning February 14 at Immaculate Conception School on Alewife Brook parkway and Matignon Road.

The simple meal being offered is to encourage a spirit of Lenten fasting and the reflections offered will be directed to Living Gospel values in the world.

The reflection on February 14 will be on Family Life: the foundation of the experience of Church. Speakers will be Pat and Dick McConville of Malden, members of the advisory committee of the Archdiocesan Family Life Office.

On Feb. 21 the reflection will be on the process of grief: "Comforting the Sorrowful: Learning to Grow as we Grieve." Betty Walsh, education coordinator of Omega, will make the presentation. Omega, located at the Somerville Catholic Charities, offers a variety of programs helping people in the process of grief.

On Feb. 28 the reflection will be

"Called to Peace in our Homes and in the World." Robert Wegener, who will be the speaker, is active in the Catholic Worker movement in Boston; is involved in the work of Holy House and has been a part of the Agape Center in Brockton, the Center for Christian Nonviolence.

The Rev. Melvin Surette will speak on coping with addiction on March 7. Father Surette, former chaplain of Holy House, has directed the Life Resources for the Archdiocese of Boston for many years.

On March 14 the reflection will address shelter for the homeless. The evening will be directed by the Rev. George Abbassa of the College Avenue United Methodist Church in Somerville.

The final reflection, on March 21, is entitled "Claiming Space to Rest, to Grow, to Pray." Sister Mary O'Rourke, O.S.F., of the Cohasset Retreat Center, will be the speaker.

The evenings are open to the public. Supper and evening prayer will begin at 6 pm.

Repair aid for seniors is offered

A small repair service for elderly homeowners in the Riverside-Cambridgeport area is available now under the auspices of the Cambridge Council on Aging.

Small repairs include such items as door and closet repairs, replacing broken window glass, replacing rotting steps, and faucet and shower head repair.

Work of this kind will be performed by a maintenance specialist hired by the COA as part of a neighborhood pilot project. The goal is to help as

many elderly residents as possible to remain in their homes by improving their comfort and safety.

Costs of materials and labor will be paid for by the homeowner, but low-income clients may be eligible for partial reimbursement through their neighborhood rehabilitation corporation.

For information on this pilot project and the availability of service, call or write Ed Ayres, COA, 51 Inman St., Cambridge, MA 02139, tel: 498-9039.

Cemetery sets talk series

The newly-formed Friends of Mount Auburn Cemetery in Cambridge and Watertown, is sponsoring two lectures in the upcoming weeks.

On Thursday, February 27 at 12 noon, Gary Roberts of the New England Historical Genealogical Society will speak on "An Introduction to Genealogical Research: How to do it and what you can expect to find." Discover some of the fascinating historical family connections in New England, and learn the "how's" of tracing your own family tree.

On Thursday, March 6, Deirdre Morris of the Mid-Cambridge Community Gardeners will speak about her research on "The Life or Horticulturist Charles Mason Hovey, (1810-1897)," also a 12-acre garden which the contributions of this little known developer of the Hovey Strawberry, the first named variety

of any fruit produced by plant breeding. Hovey was also the longtime editor of "The Magazine of Horticulture, Botany and All Useful Discoveries and Improvements in Rural Affairs," then the only horticultural magazine in America. Hovey is buried in Mount Auburn Cemetery on the corner of Mound and Spruce avenues.

The lectures will take place in Story Chapel, adjacent to the main office, and are free of charge. The programs will last approximately 50 minutes so bring your lunch, coffee and dessert, which will be provided. Call 547-7105 for your reservation, or stop by the office at 580 Mount Auburn St., Cambridge.

For more information about the Friends of Mount Auburn and other programs, tours and lectures scheduled for the spring, contact Eden F. Sizemore, program director, Mount Auburn Cemetery.

Red Cross offers course on nutrition

The American Red Cross offers Better Eating for Better Health as a course for anyone who has ever wondered "what should I eat?" and wants to learn about food, health, and the diet that's right for you.

The courses will teach participants

how to understand the information on food labels, to evaluate food additives, to consider the relationship between diet and disease, and to learn about vitamins, minerals, and other nutrients in your food.

Classes will be held on Tuesday and Thursday evenings, from March 11 to 27, 6 to 8 p.m., at the Red Cross Chapter House, 4 Waterhouse St.

The course instructor is Mary Ellen Nugent, RN. The course is conducted in six two-hour sessions and is worth 14.4 contact hours. The pre-registration fee of \$15 includes all materials and there is free parking at the facility.

For more information and to register, contact the Cambridge Region Red Cross at 354-7800.

Births

Carol (Blakely) and Timothy R. Coughlin of Lexington announce the birth of a son, Charles Howard Coughlin, born December 25 at Mt. Auburn Hospital. The grandmother is Geneva R. Coughlin of Concord.

COMMONWEALTH OF MASSACHUSETTS PROBATE AND FAMILY COURT DEPARTMENT

Middlesex, ss. PROBATE COURT Docket No. 85020-10

Summons by Publication Dennis Duane, Plaintiff vs. Sally Jean Dungan, Defendant

To the above-named Defendant: A complaint has been presented to this Court by your said husband, Dennis Dungan, seeking a divorce due to an irretrievable breakdown in your marriage.

You are required to serve upon Lois Karter, plaintiff's attorney, whose address is 1511 Massachusetts Avenue, Cambridge, MA, 02138, your answer on or before Monday, May 5, 1986. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge, Massachusetts, on or before Monday, May 5, 1986, the return day of this Court.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge, January 27, 1986.

Paul J. Cavanaugh Register of Probate

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT

THE PROBATE AND FAMILY COURT DEPARTMENT Middlesex Division Docket No. 85020-10

NOTICE OF CHANGE OF NAME

To all persons interested in the petition hereinafter described:

A petition has been presented to said Court by Linda Nelson and Ronnie Brown, minor, by Linda Nelson her Legal Guardian and next friend, and Ronnie Brown to Ronnellwynn Sestillo Bayle.

If you desire to object thereto you or your attorney must file a written appearance in the office of the Register of this Court on or before the return day of this Court, to-wit: Monday, February 18, 1986, at 11:00 o'clock in the forenoon of that day at the office of the Register of this Court at Cambridge, Massachusetts, on or before Monday, February 18, 1986, the return day of this Court.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge, January 27, 1986.

Paul J. Cavanaugh Register of Probate

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, February 20, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Classroom & Flatware Closed Urinary Drainage Bags Surgical Goggles

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

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

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 27, 1986 at 6:30 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to amend the text of the Zoning Ordinance by deleting the existing Section 11.20 - Community Residences and substituting therefor a new Section 11.20 - Community Residences and by modifying provisions of Section 4.30 - Institutional Use Regulations to bring them into conformance with Section 11.20. The provisions of Section 11.20 are altered in the following areas:

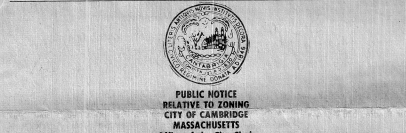
1. the number of facilities permitted per neighborhood is measured by number of beds rather than number of facilities,
2. the number of beds allowed per neighborhood is changed from 4 to 10 per 1000 populations, and
3. a mechanism is provided for exceeding the quotas allowed per neighborhood by Special Permit if the basic objectives of the Section are met.

The changes to the Institutional Use Regulations have the effect of providing options in Residence Class C-1, B and A Districts, for the location of Community Residence where few existed previously. 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

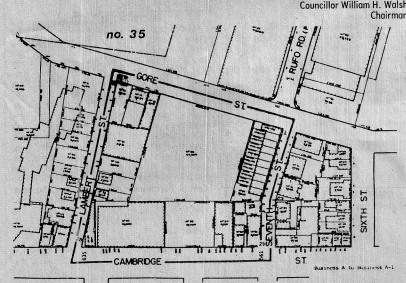
(Feb.13.20)



Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 27, 1986 at 6:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by John K. Blackland to amend the zoning map of the City of Cambridge by deleting the designation Residence C-3A in the area of Henry Street, Sidney Street and Chestnut Street as shown on the accompanying map. Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee, Councillor William H. Walsh Chairman

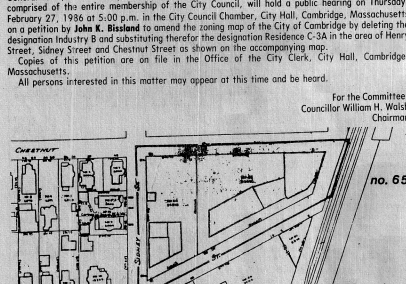


(Feb.13.20)

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 27, 1986 at 5:00 p.m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by John K. Blackland to amend the zoning map of the City of Cambridge by deleting the designation Residence C-3A in the area of Henry Street, Sidney Street and Chestnut Street as shown on the accompanying map. Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee, Councillor William H. Walsh Chairman



(Feb.13.20)

CITY OF CAMBRIDGE PLANNING BOARD

NOTICE OF PUBLIC HEARING

This hearing is being held because the Planning Board is unable to hold their hearing within the 65 day requirement.

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, March 4, 1986 at 7:30 p.m. in the Community Development Department Conference Room, third floor, City Hall Annex, 47 Innis Street, Cambridge, Massachusetts, on a petition by the Planning Board to amend the Zoning Map and the text of the Zoning Ordinance of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District in the text of the Zoning Map and a new description on the Zoning Map entitled Harvard Square Overlay District as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with minor alterations in the triangular square located Dunster Street, Winthrop Street, and Holyoke Place south of Mount Auburn Street as shown on the accompanying map.

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

Business B and Residence C-3 to Residence C-2

John F. Remond Street

(Feb.13.20)

CITY OF CAMBRIDGE PLANNING BOARD

NOTICE OF PUBLIC HEARING

This hearing is being held because the Planning Board is unable to hold their hearing within the 65 day requirement.

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, March 11, 1986 at 7:30 p.m. in the Community Development Department Conference Room, 3rd floor City Hall Annex, 57 Innis Street, Cambridge, Ma, on a petition by the Planning Board to amend the Zoning Map and the text of the Zoning Ordinance of the City of Cambridge by deleting the existing Section 11.50 Harvard Square Overlay District in the text of the Zoning Map and substituting therefor a new

Section 11.50, Harvard Square Overlay District, in the text of the Zoning Map and a new description on the Zoning Map entitled Harvard Square Overlay District as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with minor alterations in the triangular square located Dunster Street, Winthrop Street, and Holyoke Place south of Mount Auburn Street as shown on the accompanying map.

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

Section 11.50, Harvard Square Overlay District, in the text of the Zoning Map and a new description on the Zoning Map entitled Harvard Square Overlay District as indicated on the accompanying map. The text of the amendment would substantially revise the provisions of the existing Overlay District. The area of the Overlay District as defined on the Zoning Map would maintain the existing boundaries of the Overlay District with minor alterations in the triangular square located Dunster Street, Winthrop Street, and Holyoke Place south of Mount Auburn Street as shown on the accompanying map.

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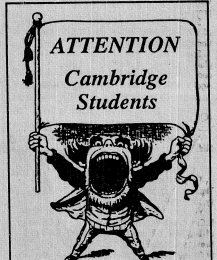
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The Cambridge Chronicle needs Cambridge students to deliver their community's news. Keep your family and neighbors informed with the best coverage of local issues. Delivering the Chronicle is more than just a job. It is part of a great institution, that of the free press. Not only do you have a steady income each week, you also gain the chance to win cash bonuses and over 150 prizes in the "1986 carriers' contest." For more information, call 625-6300 or stop by the circulation office of the Chronicle, 149 Elm Street, Somerville, Tuesday-Friday 9 am to 5 pm or Saturday morning 9 am to 1:30 pm.



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

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The changes to the Institutional Use Regulations have the effect of providing options in Residence C-1, B and A districts for the location of Community Residence where few existed previously.

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

For the Committee,
Councillor William H. Walsh
Chairman

(C)Feb.13,20



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Articulture kids to stage 'Puppet Logic'

The Articulture Youth Players will present their winter production, "Puppet Logic," at the Cambridge Multicultural Arts Center in East Cambridge on February 28 and March 1 at 8 pm and March 2 at 3 pm. The original musical is a collaboration of three artists and six local students who have been working together since October improvising scenes, learning songs and dances and creating puppets for the show.

According to Lynn Schiel, the coordinator of this Articulture production, the theme of the show, "Newspapers," developed as the kids and adults spent rehearsal time discussing current news articles and their effect on the public and on kids in particular. "Every week, someone would bring in a news clipping to rehearsal, and we'd discuss what impact that story was having on the people in it, on the people who read about it and on ourselves," said Schiel.

In the play, kids and puppets interact with newspapers to ask such questions as: Where does news come from? Who is responsible for releasing certain news stories, and when?

CRLS students win art awards

Nine young artists from Cambridge Rindge and Latin School were recently honored in the regional competition of the Boston Globe Scholastic Art Awards program.

Gold Key awards, enabling students to go on to compete at the

state level, were awarded to Daniel Owusu, Greg Edwards, Celia Connaire, Jeremy Walsh, Yung Tang Chan, Kaarma Roberts and Arwen Stars-Sheppard.

And, how can kids use the news to learn to make a difference in the world? "Puppet Logic" features the choreography of Glenda Medeiros with the rock music of composer Patrick Daugherty, and a cast of local fifth through eighth graders including Daniel Thompson, Cathleen Warren, Meghan and Kate McLaughlin, Erika Baily, and Imani Perry. Says Schiel, "The kids had to be very dedicated to spend two days a week after school in rehearsal for so many months, and they really have been."

"Puppet Logic" culminates the winter/spring portion of the Articulture Youth Performing Arts Training Project in which local youth are provided with acting, dance and vocal training. This program, now in its twelfth year, has provided over 300 youth with performing arts training and has produced over 20 original productions.

Tickets for "Puppet Logic" are \$4 for adults and \$2 for students and seniors. For more information or reservations, call the Center's Box Office at 577-1400. Tickets are also available through Bestix.

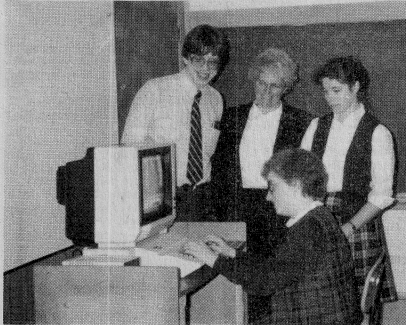
Honorable mention awards went to Owusu, Victor Garcia and Ji-Ah Park.



NO STRINGS—Cambridge kids rehearse "Puppet Logic", an original musical about kids, newspapers, and world events to be presented at the Cambridge Multicultural Arts Center. The Articulture program offers training in choreography, acting, and music to area kids and is now in its thirteenth year. Tickets: \$4 and \$2. For more information, call 577-1400. From the left, bottom row, are Cathleen Warren, composer Patrick Daugherty and Erika Baily. In the top row are Daniel Thompson, choreographer Glenda Medeiros, and Imani Perry. (Photo by Lynn Schiel)



SCHOOL VACATION ACTIVITIES—The Department of Human Service Programs will again sponsor activities for children and their parents during the February school vacation. This year's events will include African craft workshop at the King School on Wednesday, February 19; roller skating at the Wal-lex Rink in Waltham on Thursday morning, February 20; and a Family trip to Disney on Ice at the Boston Garden Friday afternoon, February 21. To register, contact your Community School Office, 498-9037.



HELPING OUT—Two seniors from the Computer Science class at North Cambridge Catholic have begun tutoring the 8th grade students at St. John's Grammar School in Cambridge. Susan Poirier and Jimmy Haynie are donating their study periods to help the students at St. John's. Sr. Virginia Mary O.P., Principal at St. John's, is very pleased with the results of the program. From left to right are Jimmy Haynie, Sr. Virginia Mary, O.P., Principal at St. John's, Susan Poirier. Seated is Lisa Moniz, 8th grade student.

Carol Hill

Continued from page 3

the government. Now it serves two purposes, to produce indictments a prosecutor wants and to carry on any investigation a prosecutor gets it in his head to carry on, whether or not it produces and indictment."

If the justice department is attempting to make an example out of a political activist, as some have charged, then it has picked its victim well: a single woman, head of household who needs the money she earns to survive.

She's not someone who can afford to take a stand, secure in the knowledge that the paycheck will come twice a month no matter what. Although the city has granted her a leave of absence and is holding her job open for when her ordeal is over, it is, nonetheless, an unpaid leave.

As a single, head of household, it's not money she can easily do without.

"I have outstanding legal fees. I've had several lawyers. I stopped working. You still have to pay rent, light, gas, phone bills. It's a real hardship."

"The defense committee is trying to do fundraising," she says.

And the experience has extracted an emotional toll as well.

Hill's son, Kevin says that "for any family, it's a traumatic experience being charged and mishandled by your own government. Luckily, my family is strong enough to deal with this. A lot of families aren't strong enough."

Prison has also meant postponing a return to college for her son Kevin.

Meanwhile, Hill is in prison, waiting for the grumbles motion to bear fruit or the grand jury term to end. But you can be sure she's not just sitting. She's educating, passing out pamphlets about her case to other prisoners. Perhaps the most tolerable aspect of her prison sentence is that she's not isolated.

While she is confined to her cell at times — and has in the course of her six-month imprisonment spent eight or nine days in solitary confinement — "because of my mouth" — for most of the day she has free movement on the floor.

But she is in prison, eating prison food, despite the fact that she is a vegetarian and needs a special diet because of a medical condition.

She is breathing prison air, except for those twice-weekly occasions when the prisoners are allowed up on the roof to breathe pure downtown Manhattan air. "I can smell Chinese food," she says.

In prison, missing the precious early months of her grandson's life — he'll soon be two. And she missed the last days of her mother-in-law's life, not allowed out for the funeral when she died suddenly in December. "It has to be a close relative," she was told.

"I'll probably be involved in grand jury education," she says, thinking ahead to resuming her life outside prison. She says she wants to "educate people in how the system works and how it can oppress people

and how injustices happen."

Her son Kevin says the grand jury experience has "strengthened her as a leader in the community. She's a leader whether she recognizes it or not."

He adds, "They thought it would do the reverse, but it has done anything but the reverse."

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We give you choices on how to get your free checking. To qualify, open a passbook CD for one year with as little as \$2,000 or a passbook CD for two years or longer for a minimum of \$1,000. Either way for the next two years you get free checking with no minimum

balance required. Plus your first check order of 200 Northeast Savings checks is free too. We also make it easy to take advantage of this great offer with our Easy-Open Account Kit. It has all the necessary forms and signature cards you need so you can open your account without leaving home. To learn more or to get your Easy-Open Account Kit, call our toll-free Info/Action Line 1-800-NES-CALL. Or stop by any of our nearby offices.



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Other Massachusetts Offices in Worcester, Cape Cod and Springfield

Member FDIC



NEED GOOD HOMES—The Cambridge Animal Commission is seeking good homes for two friendly pups. At the left is Gretal, an eight-month-old husky-doberman mix of medium size. At the right is Luke, a five-year-old male shepherd mix. For information, call the animal commission at 498-9041.

Obituaries

Catherine Stavropoulos

Catherine Stavropoulos, 96, a resident of Cambridge for 40 years, died February 6 at Santa Maria Hospital after a long illness.

She was the wife of the late Angelo; mother of Peter Stevens of Cambridge. She is also survived by four grandchildren and six great grandchildren.

Funeral services were held in the Keefe Funeral Home followed by interment in Cambridge Cemetery.

Edna Thwing

Edna (Wilson) Thwing, 100, died February 2.

She was the wife of the late Leroy; aunt of Mildred Cook and great-aunt of Nancy Terry and Donald Cook.

A memorial funeral service was held in the Cambridge Homes for Aged People followed by interment in Bellevue Cemetery.

Harriett Sarno

Harriet (Whitney) Sarno, 80, died February 4 at Youville Hospital after a long illness. Born in Boston, she was a housewife and resident of Cambridge for many years.

She was the mother of Henry W. Connor of Georgia, Joann Winston of Malden, Marilyn S. Murphy of Belmont; sister of the late Viola Walsh of Belmont, and William J. Whitney of R.I. She also leaves seven grandchildren.

A funeral Mass was said at St. Joseph's Church followed by interment in Woodlawn Cemetery in Everett. Arrangements were made by the Salvatore Rocco and Sons Funeral Home.

Mary Mahoney

Mary E. "Mae" Mahoney, 88, a lifelong resident of Cambridge, died February 4 at Mt. Auburn Cemetery after a short illness. She was a retired employee of Radcliffe College.

She was the sister of Margaret M. Mahoney and the late Catherine T. Mahoney.

A funeral Mass was said at the Sacred Heart Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Stanton Funeral Home.

In lieu of flowers, donations in her memory may be made to the Sacred Heart Church Restoration Fund, 770 Mt. Auburn St., Watertown.

Donald Doyle

Donald F. Doyle, 77, a retired employee of B.F. Goodrich in Watertown, died February 3 at Mt. Auburn Hospital after a short illness. Born in Somerville, he lived in Cambridge for many years.

He was the husband of the late Honorine (Boudreau); father of Barbara Hutcheon of Billerica, Dorothy Pergamo of Burlington, Mildred Bartlett of Somerville, Donald F. Doyle Jr. of Mississippi, Evelyn Ferrandini of California, James of Burlington, Edward of Billerica, Thomas of Washington and Sheila Timmons of Billerica; brother of Katherine Civitolo of Cambridge, Rita Doyle of Florida and Bernadette Joyce of Brockton. He is also survived by 22 grandchildren and 4 great grandchildren.

A funeral Mass was said at St. Peter's Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the William T. Hickey Funeral Home.

In lieu of flowers, donations in his memory may be made to the Diabetes Assoc., 377 Elliot St., Newton, Ma.

Julia Gonsalves

Julia Caroline (Perreira) Gonsalves, 91, a longtime resident of Cambridge, died February 5 at Cambridge Hospital. Born in Pico, Azores, Portugal, she was a retired factory inspector at Sawyer's Coat Co.

She was the wife of Antonio Gonsalves; mother of Geraldine Mendonza and Dorothy Enos; grandmother of Barbara Goldberg, Martin, Stephen and Kevin Mendonza, Donna, David and Michelle Enos, and Susan Kissel. She is also survived by nine great grandchildren.

A funeral Mass was said at St. Anthony's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Ellen Murphy

Ellen J. (O'Connor) Murphy, a resident of Medford and formerly of Cambridge, died February 9 at Mt. Auburn Hospital.

She was the wife of Jeffrey J. Murphy; mother of Anita L. Beaton and

Elva Elizabeth O'Brien, Jeffrey J. Murphy, Jr.; sister of Celia Hay and Margaret Malloy. She also leaves three grandchildren.

A funeral Mass was said at the Immaculate Conception Church followed by interment in Holy Cross Cemetery in Malden. Arrangements were made by the Daniel F. O'Brien Funeral Home.

Frances E. Hughes

Frances E. (Brodie) Hughes, 75, died February 6 at St. Joseph's Hospital in Providence after a short illness.

She was a longtime resident of Cambridge and a retired admissions keypunch operator for Harvard University.

She was the wife of the late James J. Hughes; mother of James J. of New Jersey, Barbara Richards of Florida, Kathleen A. Hutcheon of Rhode Island, John J. of Belmont, Ann E. Martin of Kingston, R.I. and David Hughes of Rockland; sister of John Brodie of Pennsylvania, Hugh Brodie of California, and Alma Brodie of Cambridge. She is also survived by 11 grandchildren and four great grandchildren.

A funeral Mass was said at St. Mary's Church followed by interment in Cambridge Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

Maria Gouveia

Maria Deolinda Gouveia, 84, a homemaker and resident of Cambridge for 14 years, died February 10 at Cambridge Hospital. She was born in St. Michael, Azores, Portugal.

She was the wife of the late Jacinto Victoria Gouveia; mother of Filomena Correia, Maria Mello, Albina Correia, Joseph L. Victoria and Maria Saccoccia. She is also survived by 30 grandchildren and 15 great grandchildren.

A funeral Mass was said at St. Anthony's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Lucille Cobb

Lucille M. Cobb, a resident of Cambridge, died February 9.

She was the aunt of Philip F. Walsh, Jr. of Cambridge, and the late William J. Adams of California and Cynthia Guertin of Harwich.

Funeral services and interment were private. Contributions in her name may be made to the Heart Association, 38 4th Ave., Needham Heights, Ma. 02194.

Mary Walsh

Mary G. Walsh, 81, a Cambridge schoolteacher, died February 10 at Mt. Auburn Hospital. She was a lifelong resident of Cambridge.

She was the sister of Edward J. Walsh of Baltimore, Md. She is also survived by three nephews and one niece.

A funeral Mass was said at St. Mary's Church followed by interment in Holy Cross Cemetery in Malden. Arrangements were made by the Daniel F. O'Brien Funeral Home.

IC parish sets Lenten programs

Lenten fast suppers with evening prayer and reflection will be held on Fridays beginning February 14 at Immaculate Conception School on Alewife Brook Parkway and Madison road.

The simple meal offered is to encourage a spirit of Lenten fasting and the reflections offered will be directed to Living gospel values in the world.

The reflection on February 14 will be on Family Life: the foundation of the experience of Church. Speakers will be Pat and Dick McConville of Malden, members of the advisory committee of the Archdiocese of Boston.

On Feb. 28 the reflection will be on the process of grief. "Comforting the Sorrowful: Learning to Grow as we Grieve." Betty Walsh, education coordinator of Omega, will make the presentation. Omega, located at the Somerville Catholic Charities, offers a variety of programs helping persons in the process of grief.

On Feb. 28 the reflection will be

"Called to Peace in our Homes and in the World." Robert Wegener, who will be the speaker, is active in the Catholic Worker movement in Boston; is involved in the work of Haley House and has been a part of the Agape Center in Brockton, U.S. Center for Christian Nonviolence.

The Rev. Melvin Surette will speak on coping with addiction on March 7. Father Surette, former chaplain of Mattignon, has directed Life Resources in the Archdiocese of Boston for many years.

On March 14 the reflection will address shelter for the homeless. The evening will be directed by the Rev. George Abosmora of the College Avenue interfaith Methodist Church in Somerville.

The final reflection, on March 21, is entitled "Claiming Space to Rest, to Grow, to Pray." Sister Mary O'Rourke, C.S.J., of the Cohasset Protestant Center, will be the speaker.

The evenings are open to the public. Supper and evening prayer will begin at 6 p.m.

Repair aid for seniors is offered

A small repair service for elderly homeowners in the Riverside-Cambridgeport area is available now under the auspices of the Cambridge Council on Aging.

Small repairs include such items as door and closet repairs, replacing broken window glass, replacing rotop steps, and faucet and shower head repair.

The work of this kind will be performed by a maintenance specialist hired by the COA as part of a neighborhood pilot project. The goal is to help as

many elderly residents as possible to remain in their homes by improving their comfort and safety.

Costs of materials and labor will be paid for by the homeowner, but low-income clients may be eligible for partial reimbursement through their neighborhood rehabilitation corporation.

For information on this pilot project and the availability of service, call or write Ed Ayres, COA, 51 Inman St., Cambridge, Ma 02138; tel: 498-9039.

Cemetery sets talk series

The newly-formed Friends of Mount Auburn of Mount Auburn Cemetery in Cambridge and Watertown, is sponsoring two lectures in the upcoming weeks.

On Thursday, February 27 at 12 noon, Gary Roberts of the New England Historical Genealogical Society will speak on "An Introduction to Genealogical Research: How to do it and what you can expect to find." Discover some of the fascinating historical family connections in New England and learn the "how to's" of tracing your own family tree.

On Thursday, March 6, Deirdre Morris of the Mid-Cambridge Community Gardeners will speak about her research on "The Life of Horticulturist Charles Mason Hovey, (1810-1887)," also at 12 noon. Learn about the contributions of this little-known developer of the Hovey Strawberry, the first named variety

of any fruit produced by plant breeders. Hovey was also the long-time editor of "The Magazine of Horticulture, Botany and All Useful Discoveries and Improvements in Rural Affairs," the only horticultural magazine in America. Hovey is buried in Mount Auburn Cemetery on the corner of Mound and Spruce avenues.

The lectures will take place in Story Chapel, adjacent to the main office, and are free of charge. The programs will last approximately 50 minutes so bring your lunch, coffee and dessert will be provided. Call 547-7105 for your reservation, or stop by the office at 800 Mount Auburn St., Cambridge.

For more information about the Friends of Mount Auburn and other programs, tours and lectures scheduled for the spring, contact Eden F. Sizemore, program director, Mount Auburn Cemetery.

Red Cross offers course on nutrition

The American Red Cross offers Better Eating for Better Health as a course for anyone who has ever wondered "What should I eat?" and wants to learn about food, health, and the diet that's right for you.

The courses will teach participants how to understand the information on food labels, to evaluate food additives, to consider the relationship between diet and disease, and to think about vitamins, minerals, and other nutrients in your food.

Classes will be held on Tuesday and Thursday evenings, from March 11 to 27, 8 to 9 p.m., at the Red Cross Chapter House, 2 Waterbury St.

The course instructor is Mary Ellen Nugent, R.N. The course is conducted in six two-hour sessions and is worth 14.4 contact hours. The pre-registration fee of \$15 includes all materials and there is free parking at the facility.

For more information and to register, contact the Cambridge Region Red Cross at 354-7800.

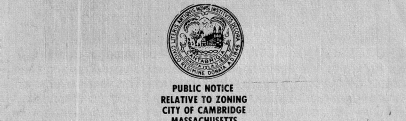
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Births

Carol (Blakely) and Timothy R. Coughlin of Lexington announced the birth of a son, christopher Howland, born December 25 at Mt. Auburn Hospital. The grandmother is Geneva R. Coughlin of Concord.



PUBLIC NOTICE RELATIVE TO ZONING CITY OF CAMBRIDGE MASSACHUSETTS

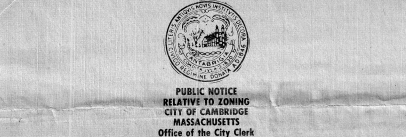
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For the Committee,
Councillor William H. Walsh
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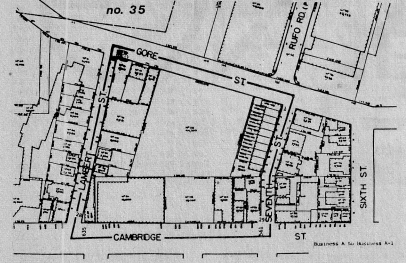
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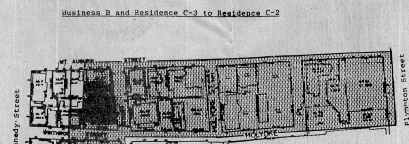
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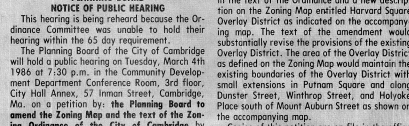


CITY OF CAMBRIDGE PLANNING BOARD
NOTICE OF PUBLIC HEARING
This hearing is being held because the Ordinance Committee was unable to hold its hearing within the 65 day requirement.
The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, March 4th, 1986 at 7:30 p.m. in the Community Development Department Conference Room, 3rd floor, City Hall Annex, 27 Inman Street, Cambridge, Massachusetts, on a petition by the Planning Board to amend the Zoning Map of the City of Cambridge in the vicinity of Mount Auburn, Plympton, Holyoke and South Streets as indicated on the accompanying map from Business B and Residence C-3 to Residence C-2.
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning this petition may be addressed to Lester Barber at 498-9034.



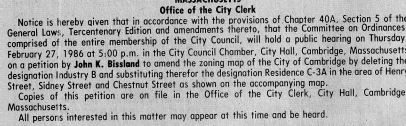
(C)Feb.13.20

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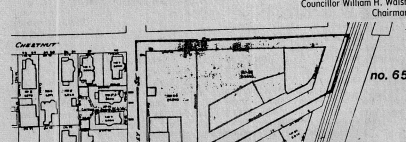


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COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT DEPARTMENT Middlesex Division Docket No. SCS0650-C-1 NOTICE OF CHANGE OF NAME

To all persons interested in the petition hereinafter described:
A petition has been presented to said Court by Linda Nelson and Ronnie Byrnes, minor, by Linda Nelson her Legal Guardian and next friend, of Cambridge in said County, praying that her name be changed from Linda Nelson to Ronnie Lynn Seallia Byrnes.

If you desire to object thereto you or your attorney should appear in person or by written appearance in said Court at Cambridge before Monday, May 5, 1986 in the forenoon on the tenth day of March, 1986, the first day of the hearing.

Witness, Sheila E. McGovern, Esq., First Justice of said Court, this twenty-fourth day of January, 1986.
Paul J. Cavanaugh
Register of Probate

(C)Feb.13

CITY OF CAMBRIDGE PURCHASING DEPARTMENT

Scaled proposals will be received of the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M., Thursday, February 20, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:
Chinaware & Flatware
Wood Utility Drainage Bags
Urino Meters
Surgical Gloves

Sealed proposals will be received of the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M., Thursday, February 20, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:
Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., at any time.
Each proposal must be in a sealed envelope plainly marked "Proposal for Designate Item # _____" and addressed to the Office of the Purchasing Agent, City Hall, Cambridge, Massachusetts.
Barbara A. Duffy
Purchasing Agent

(C)Feb.13



The Cambridge Chronicle needs Cambridge students to deliver their community's news. Keep your family and neighbors informed with the best coverage of local issues. Delivering the Chronicle is more than just a job. It is part of a great institution, that of the free press.

Not only do you have a steady income each week, you also gain the chance to win cash bonuses and over 150 prizes in the 1986 carriers' contest. For more information, call 625-6300 or stop by the circulation office of the Chronicle, 149 Elm Street, Somerville, Tuesday-Friday 9 am to 5 pm or Saturday morning 9 am to 1:30 pm.

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RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

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The changes to the Institutional Use Regulations have the effect of providing options in Residence C-1, B and A districts for the location of Community Residence where few existed previously.

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

For the Committee,

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Chairman.

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Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 27, 1986 at 6:30 p. m. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to amend the text of the Zoning Ordinance by deleting the existing Section 11.20 - Community Residences and substituting therefore a new Section 11.20 - Community Residences and by modifying provisions of Section 4.50 - Institutional Use Regulations to bring them into conformance with Section 11.20. The provisions of Section 11.20 are altered in the following areas:

1. the number of facilities permitted per neighborhood is measured by number of beds rather than number of facilities,
2. the number of beds allowed per neighborhood is changed from 4 to 10 per 1000 populations, and
3. a mechanism is provided for exceeding the quota allowed per neighborhood by Special Permit if the basic objectives of the Section are met.

The changes to the Institutional Use Regulations have the effect of providing options in Residence C-1, B and A districts for the location of Community Residence where few existed previously.

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.



P.O. Box 516 • Cambridge, Massachusetts 02139
Administrative Office • Tel. (617) 864-8140

A Non-Profit Charitable Organization Providing Shelter to the Homeless

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John H. McDermott
Paul McGerigle
Susan A. Rogers
Lenore Rubin
Lois Weltman
Douglas E. White
David F. Whitty
Executive Director

January 29, 1986

City Council
c/o Mr. Paul Healy, City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Healy:

I am writing to request that the City Council re-file the attached zoning petition concerning community residences. The petition was originally filed on November 18 and the time for acting on it has expired.

Sincerely,

David F. Whitty
Executive Director

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

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning
Ordinance Relative to Community Residences and
Personal Care Lodging Houses

The attached revisions of the Cambridge Zoning Ordinance, jointly developed by this Department and the Department of Human Services, are provided in response to your request of September 9 regarding regulation of community residence facilities.

Re-examination of the existing ordinance (Section 11.20) is warranted, given the significant changes in housing stock, social service systems, and demographics that Cambridge has experienced since the ordinance was adopted in 1975. Due in part to these changes, the ordinance has proven unexpectedly restrictive. Since the adoption of the ordinance ten years ago, only one new residence has been developed despite attempts by numerous local agencies; as a result, persons in need of supervised housing are without appropriate care and place a serious social burden on those neighborhoods where low cost shelter can still be found.

The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for the development of needed facilities. Three significant changes are suggested.

First, the maximum permitted density of residences, currently determined in terms of facilities per neighborhood, is re-stated as a percentage of residence beds in relation to the neighborhood's total population. This change provides a more sensitive measure of the burdens that a community incurs by housing special-needs groups, as well as a degree of additional flexibility in siting. It will also encourage the development of smaller group homes, which are both less intrusive in the surrounding neighborhood and more effective in meeting the needs of clients.

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The second significant change proposed in the ordinance is establishment of a process through which the Zoning Board may grant a special permit for the development of a community residence which exceeds the density limit, if this will have the net effect of increasing the City's inventory of low and moderate income housing. In view of the continuing crisis in affordable housing supply, this is seen as a useful incentive for the conversion of new property to housing use and the preservation of existing low and moderate housing stock.

Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

3. Community residence⁵⁰ No SP SP SP SP SP SP SP SP SP No No No

4. Personal Care Lodging⁵⁰ No SP SP SP SP SP SP SP SP SP No SP No house

II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

50 Subject to the requirements of Section 11.20

III. Delete existing Section 11.20 - Community Residences and Personal Care Lodging House and substitute therefore the following:

11.20 Community Residences and Personal Care Lodging Houses

11.21 Statement of Purpose. This section 11.20 of the Ordinance has been adopted to regulate the creation and maintenance of Community Residences and Personal Care Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging Houses and of the public. This section is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this section is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

11.22 Permits. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.

11.23 Application. At the time of application for a Special Permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

11.24 Criteria. The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not bring the number of resident persons, exclusive of staff, housed in Community Residences and Personal Care Lodging Houses within the same neighborhood above 10 persons for every 1,000 population, or any increment exceeding one half of that number, living in other than group quarters within the same neighborhood, as determined by the most recent United States Census. In computing the total number of residents in Community Residences and Personal Care Lodging Houses within a particular neighborhood, the number of residents housed in Community Residences and Personal Care Lodging Houses that were in existence at the time of enactment of this Section 11.20 shall be included (See Cambridge Neighborhood Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Community Residence or Personal Care Lodging House is 300 or more feet from an existing Community Residence or Personal Care Lodging House, measured in a straight line drawn between the principal entrances of the respective facilities. However, where the total number of residents served by the two facilities is more than twenty-four (exclusive of staff) the proposed facility shall be, in addition to the minimum 300 feet, separated by an additional 30 feet for every resident served by the two facilities over 24, or by a total distance of 780 feet, whichever is less.

4. A Community Residence or Personal Care Lodging House must have a House Committee.
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liason between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those authorized at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance, planting, screening, fencing, etc. as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal shall renew a Sepcial Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

11.25 Exceptions. The Board of Zoning Appeal may grant a special permit for a Community Residence or Personal Care Lodging House that exceeds the neighborhood density standards established in paragraph 11.24 (1) above if it can be demonstrated that the following standards have been met.

1. The Community Residence or Personal Care Lodging House will expand the inventory of housing in the City through conversion of non-residential uses to housing use; or

will ensure the continuance of existing housing for low-moderate income persons; or will preclude the loss of such low and moderate income housing to market rate housing; or will result in the conversion of market rate housing for use by low and moderate income persons.

- 2. The facility will serve the needs of the citizens of Cambridge.
- 3. All other criteria of Subsection 11.24 are met.
- 4. The general intent of this Section 11.20 will be met.

IV. A. Delete lines f (3) and F (4) in "Table 4.56 - Table of Institutional Use Regulations" and substitute therefor the following:

- 3. Community residence⁷ SP SP SP SP SP SP
- 4. Personal Care Lodging House⁷ SP SP SP SP SP SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

hearing date unknown

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on _____ at _____ in the Community Development Department Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, MA on a petition by the City Council to amend the text of the Zoning Ordinance by deleting the existing Section 11.20 - Community Residences and substituting therefore a new Section 11.20 - Community Residences and by modifying provisions of Section 4.50 - Institutional Use Regulations to bring them into conformance with Section 11.20. The provisions of Section 11.20 are altered in the following areas:

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#3

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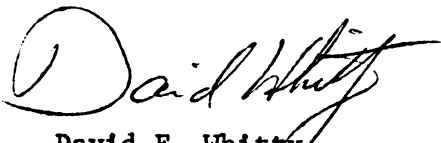
January 29, 1986

City Council
c/o Mr. Paul Healy, City Clerk
Cambridge City Hall
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Cambridge, MA 02139

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Sincerely,


David F. Whitty
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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning Ordinance Relative to Community Residences and Personal Care Lodging Houses

The attached revisions of the Cambridge Zoning Ordinance, jointly developed by this Department and the Department of Human Services, are provided in response to your request of September 9 regarding regulation of community residence facilities.

Re-examination of the existing ordinance (Section 11.20) is warranted, given the significant changes in housing stock, social service systems, and demographics that Cambridge has experienced since the ordinance was adopted in 1975. Due in part to these changes, the ordinance has proven unexpectedly restrictive. Since the adoption of the ordinance ten years ago, only one new residence has been developed despite attempts by numerous local agencies; as a result, persons in need of supervised housing are without appropriate care and place a serious social burden on those neighborhoods where low cost shelter can still be found.

The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for the development of needed facilities. Three significant changes are suggested.

First, the maximum permitted density of residences, currently determined in terms of facilities per neighborhood, is re-stated as a percentage of residence beds in relation to the neighborhood's total population. This change provides a more sensitive measure of the burdens that a community incurs by housing special-needs groups, as well as a degree of additional flexibility in siting. It will also encourage the development of smaller group homes, which are both less intrusive in the surrounding neighborhood and more effective in meeting the needs of clients.

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The second significant change proposed in the ordinance is establishment of a process through which the Zoning Board may grant a special permit for the development of a community residence which exceeds the density limit, if this will have the net effect of increasing the City's inventory of low and moderate income housing. In view of the continuing crisis in affordable housing supply, this is seen as a useful incentive for the conversion of new property to housing use and the preservation of existing low and moderate housing stock.

Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

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4. Personal Care Lodging⁵⁰ house No SP SP SP SP SP SP SP SP SP SP No SP No

II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

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For Community Residence:

1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
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3. All other criteria of Subsection 11.24 are met.

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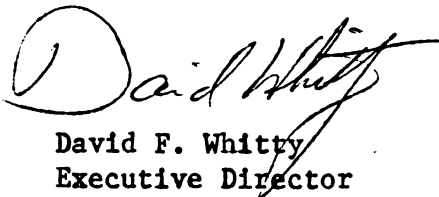
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1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not bring the number of resident persons, exclusive of staff, housed in Community Residences and Personal Care Lodging Houses within the same neighborhood above 10 persons for every 1,000 population, or any increment exceeding one half of that number, living in other than group quarters within the same neighborhood, as determined by the most recent United States Census. In computing the total number of residents in Community Residences and Personal Care Lodging Houses within a particular neighborhood, the number of residents housed in Community Residences and Personal Care Lodging Houses that were in existence at the time of enactment of this Section 11.20 shall be included (See Cambridge Neighborhood Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
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4. A Community Residence or Personal Care Lodging House must have a House Committee.
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liason between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
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11.25 Exceptions. The Board of Zoning Appeal may grant a special permit for a Community Residence or Personal Care Lodging House that exceeds the neighborhood density standards established in paragraph 11.24 (1) above if it can be demonstrated that the following standards have been met.

1. The Community Residence or Personal Care Lodging House will expand the inventory of housing in the City through conversion of non-residential uses to housing use; or

will ensure the continuance of existing housing for low-moderate income persons; or will preclude the loss of such low and moderate income housing to market rate housing; or will result in the conversion of market rate housing for use by low and moderate income persons.

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IV. A. Delete lines f (3) and F (4) in "Table 4.56 - Table of Institutional Use Regulations" and substitute therefor the following:

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Administrative Office • Tel. (617) 864-8140

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David F. Whitty

Executive Director


January 29, 1986

City Council
c/o Mr. Paul Healy, City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Healy:

I am writing to request that the City Council re-file the attached zoning petition concerning community residences. The petition was originally filed on November 18 and the time for acting on it has expired.

Sincerely,



David F. Whitty
Executive Director

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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning Ordinance Relative to Community Residences and Personal Care Lodging Houses

The attached revisions of the Cambridge Zoning Ordinance, jointly developed by this Department and the Department of Human Services, are provided in response to your request of September 9 regarding regulation of community residence facilities.

Re-examination of the existing ordinance (Section 11.20) is warranted, given the significant changes in housing stock, social service systems, and demographics that Cambridge has experienced since the ordinance was adopted in 1975. Due in part to these changes, the ordinance has proven unexpectedly restrictive. Since the adoption of the ordinance ten years ago, only one new residence has been developed despite attempts by numerous local agencies; as a result, persons in need of supervised housing are without appropriate care and place a serious social burden on those neighborhoods where low cost shelter can still be found.

The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for the development of needed facilities. Three significant changes are suggested.

First, the maximum permitted density of residences, currently determined in terms of facilities per neighborhood, is re-stated as a percentage of residence beds in relation to the neighborhood's total population. This change provides a more sensitive measure of the burdens that a community incurs by housing special-needs groups, as well as a degree of additional flexibility in siting. It will also encourage the development of smaller group homes, which are both less intrusive in the surrounding neighborhood and more effective in meeting the needs of clients.

The revisions suggest an upper limit of persons housed in community residences equal to one percent of the total population residing in a neighborhood. Based on the application of nationally established standards to the Cambridge population and on a survey of state and local agencies, one percent is clearly a conservative estimate of the proportion of Cambridge residents who need a supportive housing environment, but not an institutional one. (This figure is supported by the experience of urban communities in Minnesota, Wisconsin and New York State which have used population ratios to limit community residence density; limits between 10% and 1% are used though 1% is seen most frequently.) Therefore, an upper limit of one percent residence beds is recommended.

The second significant change proposed in the ordinance is establishment of a process through which the Zoning Board may grant a special permit for the development of a community residence which exceeds the density limit, if this will have the net effect of increasing the City's inventory of low and moderate income housing. In view of the continuing crisis in affordable housing supply, this is seen as a useful incentive for the conversion of new property to housing use and the preservation of existing low and moderate housing stock.

Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

- 3. Community residence⁵⁰ No SP SP SP SP SP SP SP SP SP SP No No No
- 4. Personal Care Lodging⁵⁰ house No SP SP SP SP SP SP SP SP SP SP SP SP No SP No

II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

50 Subject to the requirements of Section 11.20

III. Delete existing Section 11.20 - Community Residences and Personal Care Lodging House and substitute therefore the following:

11.20 Community Residences and Personal Care Lodging Houses

11.21 Statement of Purpose. This section 11.20 of the Ordinance has been adopted to regulate the creation and maintenance of Community Residences and Personal Care Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging Houses and of the public. This section is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this section is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

11.22 Permits. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.

11.23 Application. At the time of application for a Special Permit the applicant shall file with the secretary to the Board of Zoning Appeal.

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1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning
Ordinance Relative to Community Residences and
Personal Care Lodging Houses

The attached revisions of the Cambridge Zoning Ordinance, jointly developed by this Department and the Department of Human Services, are provided in response to your request of September 9 regarding regulation of community residence facilities.

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Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

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- II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

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 - 11.20 Community Residences and Personal Care Lodging Houses
 - 11.21 Statement of Purpose. This section 11.20 of the Ordinance has been adopted to regulate the creation and maintenance of Community Residences and Personal Care Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging Houses and of the public. This section is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this section is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.
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COMMUNITY DEVELOPMENT DEPARTMENT

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TO: Robert W. Healy, City Manager

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4. A Community Residence or Personal Care Lodging House must have a House Committee.
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liason between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those authorized at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance, planting, screening, fencing, etc. as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal shall renew a Sepcial Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

11.25 Exceptions. The Board of Zoning Appeal may grant a special permit for a Community Residence or Personal Care Lodging House that exceeds the neighborhood density standards established in paragraph 11.24 (1) above if it can be demonstrated that the following standards have been met.

1. The Community Residence or Personal Care Lodging House will expand the inventory of housing in the City through conversion of non-residential uses to housing use; or

will ensure the continuance of existing housing for low-moderate income persons; or will preclude the loss of such low and moderate income housing to market rate housing; or will result in the conversion of market rate housing for use by low and moderate income persons.

2. The facility will serve the needs of the citizens of Cambridge.

3. All other criteria of Subsection 11.24 are met.

4. The general intent of this Section 11.20 will be met.

IV. A. Delete lines f (3) and F (4) in "Table 4.56 - Table of Institutional Use Regulations" and substitute therefor the following:

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4. Personal Care Lodging House⁷ SP SP SP SP SP SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.



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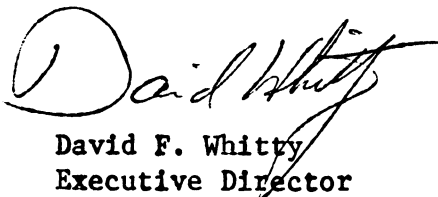
January 29, 1986

City Council
c/o Mr. Paul Healy, City Clerk
Cambridge City Hall
795 Massachusetts Ave.
Cambridge, MA 02139

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Sincerely,



David F. Whitty
Executive Director

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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning
Ordinance Relative to Community Residences and
Personal Care Lodging Houses

The attached revisions of the Cambridge Zoning Ordinance, jointly developed by this Department and the Department of Human Services, are provided in response to your request of September 9 regarding regulation of community residence facilities.

Re-examination of the existing ordinance (Section 11.20) is warranted, given the significant changes in housing stock, social service systems, and demographics that Cambridge has experienced since the ordinance was adopted in 1975. Due in part to these changes, the ordinance has proven unexpectedly restrictive. Since the adoption of the ordinance ten years ago, only one new residence has been developed despite attempts by numerous local agencies; as a result, persons in need of supervised housing are without appropriate care and place a serious social burden on those neighborhoods where low cost shelter can still be found.

The aim of the proposed revisions is to continue the intent of the original ordinance; that is, to protect neighborhoods from over saturation by community residences while allowing for the development of needed facilities. Three significant changes are suggested.

First, the maximum permitted density of residences, currently determined in terms of facilities per neighborhood, is re-stated as a percentage of residence beds in relation to the neighborhood's total population. This change provides a more sensitive measure of the burdens that a community incurs by housing special-needs groups, as well as a degree of additional flexibility in siting. It will also encourage the development of smaller group homes, which are both less intrusive in the surrounding neighborhood and more effective in meeting the needs of clients.

The revisions suggest an upper limit of persons housed in community residences equal to one percent of the total population residing in a neighborhood. Based on the application of nationally established standards to the Cambridge population and on a survey of state and local agencies, one percent is clearly a conservative estimate of the proportion of Cambridge residents who need a supportive housing environment, but not an institutional one. (This figure is supported by the experience of urban communities in Minnesota, Wisconsin and New York State which have used population ratios to limit community residence density; limits between 10% and 1% are used though 1% is seen most frequently.) Therefore, an upper limit of one percent residence beds is recommended.

The second significant change proposed in the ordinance is establishment of a process through which the Zoning Board may grant a special permit for the development of a community residence which exceeds the density limit, if this will have the net effect of increasing the City's inventory of low and moderate income housing. In view of the continuing crisis in affordable housing supply, this is seen as a useful incentive for the conversion of new property to housing use and the preservation of existing low and moderate housing stock.

Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

3. Community residence⁵⁰ No SP SP SP SP SP SP SP SP SP SP No No No

4. Personal Care Lodging⁵⁰ house No SP SP SP SP SP SP SP SP SP SP No SP No

II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

50 Subject to the requirements of Section 11.20

III. Delete existing Section 11.20 - Community Residences and Personal Care Lodging House and substitute therefore the following:

11.20 Community Residences and Personal Care Lodging Houses

11.21 Statement of Purpose. This section 11.20 of the Ordinance has been adopted to regulate the creation and maintenance of Community Residences and Personal Care Lodging Houses in Cambridge for the protection of the health, safety and welfare of the people living in Community Residences or Personal Care Lodging Houses and of the public. This section is intended to ensure that all Community Residences or Personal Care Lodging Houses are established and maintained under the guidance of a duly authorized agency of the Commonwealth of Massachusetts or of the City and that they comply with applicable health and safety laws and regulations. Further, this section is intended to prevent the concentration of Community Residences and Personal Care Lodging Houses in any one area of Cambridge, which concentration would tend to cause an institutional setting in that area.

11.22 Permits. No Community Residence or Personal Care Lodging House shall be established or maintained in Cambridge unless such Community Residence or Personal Care Lodging House has obtained a Special Permit as required, but any such Special Permit shall be for a term not in excess of two years. Such Special Permit must be renewed on expiration of the initial Special Permit, and every two years thereafter, after hearing in accordance with the criteria stated below.

11.23 Application. At the time of application for a Special Permit the applicant shall file with the secretary to the Board of Zoning Appeal.

For Community Residence:

1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

11.24 Criteria. The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not bring the number of resident persons, exclusive of staff, housed in Community Residences and Personal Care Lodging Houses within the same neighborhood above 10 persons for every 1,000 population, or any increment exceeding one half of that number, living in other than group quarters within the same neighborhood, as determined by the most recent United States Census. In computing the total number of residents in Community Residences and Personal Care Lodging Houses within a particular neighborhood, the number of residents housed in Community Residences and Personal Care Lodging Houses that were in existence at the time of enactment of this Section 11.20 shall be included (See Cambridge Neighborhood Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Community Residence or Personal Care Lodging House is 300 or more feet from an existing Community Residence or Personal Care Lodging House, measured in a straight line drawn between the principal entrances of the respective facilities. However, where the total number of residents served by the two facilities is more than twenty-four (exclusive of staff) the proposed facility shall be, in addition to the minimum 300 feet, separated by an additional 30 feet for every resident served by the two facilities over 24, or by a total distance of 780 feet, whichever is less.

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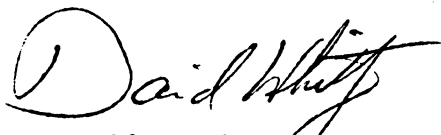
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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

TO: Robert W. Healy, City Manager

FROM:  Mary T. Flynn, Interim Director
of the Community Development Department

SUBJECT: Proposed Revisions to the Cambridge Zoning Ordinance Relative to Community Residences and Personal Care Lodging Houses

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Finally, provisions also regulating community residences in the Institutional Use Section of the Zoning Ordinance have been modified to make them consistent with the regulatory framework of the Community Residence Section.

These changes are recommended as increasing the responsiveness of the Zoning Ordinance to populations with special housing needs, while continuing to promote the equitable distribution of facilities among neighborhoods. Changes to the 1975 ordinance have been underlined in the recommended revision.

Amend the Text of the Zoning Ordinance of the City of Cambridge as follows:

I. Delete existing lines 4.33e(3) and (4) and substitute therefore the following:

3. Community residence⁵⁰ No SP SP SP SP SP SP SP SP SP SP No No No
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II. Create a new footnote "50" in Section 4.40 Footnotes to the Table of Use Regulation as follows:

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III. Delete existing Section 11.20 - Community Residences and Personal Care Lodging House and substitute therefore the following:

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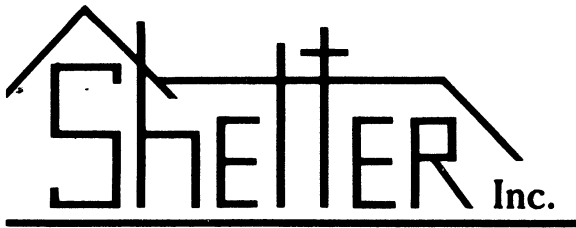
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CITY OF CAMBRIDGE

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall Annex - Inman & Broadway - Cambridge, Mass. 02139

498-9034

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Ordinance Relative to Community Residences and
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For Community Residence:

1. A copy of the application filed with the appropriate State agency stating the program and plan for operation to be pursued by the Community Residence plus any additional regulations required by the appropriate agency.
2. A letter from the appropriate State agency stating approval of the proposed Community Residence at the proposed location and its sponsor contingent on special permit approval.

For Personal Care Lodging House:

1. A letter of approval or renewal of license from the Licensing Commission, City of Cambridge.

11.24 Criteria. The Board of Zoning Appeal shall grant or renew a Special Permit for the establishment of a Community Residence or Personal Care Lodging House if the Board finds that such Community Residence or Personal Care Lodging House has met all of the following criteria.

1. The operation of the Community Residence or Personal Care Lodging House as proposed, must not bring the number of resident persons, exclusive of staff, housed in Community Residences and Personal Care Lodging Houses within the same neighborhood above 10 persons for every 1,000 population, or any increment exceeding one half of that number, living in other than group quarters within the same neighborhood, as determined by the most recent United States Census. In computing the total number of residents in Community Residences and Personal Care Lodging Houses within a particular neighborhood, the number of residents housed in Community Residences and Personal Care Lodging Houses that were in existence at the time of enactment of this Section 11.20 shall be included (See Cambridge Neighborhood Map).
2. A Community Residence or Personal Care Lodging House shall house no more than 20 persons, exclusive of staff.
3. The Community Residence or Personal Care Lodging House is 300 or more feet from an existing Community Residence or Personal Care Lodging House, measured in a straight line drawn between the principal entrances of the respective facilities. However, where the total number of residents served by the two facilities is more than twenty-four (exclusive of staff) the proposed facility shall be, in addition to the minimum 300 feet, separated by an additional 30 feet for every resident served by the two facilities over 24, or by a total distance of 780 feet, whichever is less.

4. A Community Residence or Personal Care Lodging House must have a House Committee.
 - a. 50% of whose members live within 500 feet of the Community Residence or Personal Care Lodging House with the remaining members living within the neighborhood in which the Community Residence or Personal Care Lodging House will be located; and
 - b. whose purpose it will be to assist in coordinating the programs and activities of the Community Residence or Personal Care Lodging House with the needs of the Cambridge Community, and to act as a liason between the Community Residence or Personal Care Lodging House and the neighborhood in which such Residence or Personal Care Lodging House is located; and
 - c. who will begin work within six months of the effective date of the Community Residence or Personal Care Lodging Permit.
5. The occupants and staff of a Community Residence or Personal Care Lodging House shall not develop off-street parking spaces beyond those authorized at the time the special permit is granted.
6. The Board of Zoning Appeal may require as a condition of the Special Permit such standards of exterior and interior repair and maintenance, planting, screening, fencing, etc. as in its discretion it may deem appropriate.
7. The Board of Zoning Appeal shall renew a Sepcial Permit upon receipt of satisfactory evidence that the operation of the Community Residence or Personal Care Lodging House has been quiet, orderly, and in conformance with this Ordinance, has not resulted in excessive complaints to the Police Department and has not involved disturbance to the neighborhood.

11.25 Exceptions. The Board of Zoning Appeal may grant a special permit for a Community Residence or Personal Care Lodging House that exceeds the neighborhood density standards established in paragraph 11.24 (1) above if it can be demonstrated that the following standards have been met.

1. The Community Residence or Personal Care Lodging House will expand the inventory of housing in the City through conversion of non-residential uses to housing use; or

will ensure the continuance of existing housing for low-moderate income persons; or will preclude the loss of such low and moderate income housing to market rate housing; or will result in the conversion of market rate housing for use by low and moderate income persons.

2. The facility will serve the needs of the citizens of Cambridge.
3. All other criteria of Subsection 11.24 are met.
4. The general intent of this Section 11.20 will be met.

IV. A. Delete lines f (3) and F (4) in "Table 4.56 - Table of Institutional Use Regulations" and substitute therefor the following:

3. Community residence⁷ SP SP SP SP SP SP
4. Personal Care Lodging House⁷ SP SP SP SP SP SP

B. Create a new footnote "7" to

"Footnotes to Table of Institutional Use Regulations" as follows:

7. Subject to the provisions of Section 11.20.

1.

07

Comm. from David F. Whitty, Exec. Dir., Shelter, Inc. requesting that the Council refile the petition of the Community Development Dept. to amend the Zoning Ordinances by revising Section 11.20 Re: community residences & personal care lodging houses.

C.P. Sullivan
reported that the
PETITION BE
Refiled - MOTION
CARRIED ON UNLIT VOTE

In City Council,

February 3, 1986

2/3/1986

Referred to the
Planning Board
and

Committee on Ordinances
copies to Barber, Planning Board 2/5/86
copy to C. Welsh, Chair, Ordinance Committee
2/7/86 mh