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

July 25, 1988

To the Honorable, the City Council:

SUBJECT: Planning Board recommendation re: City Council Incentive Zoning Petition.

Recommendation

The Planning Board recommends the adoption of the petition with modest amendments (underlined in the enclosed draft dated 6/30/88). The changes are for the most part simply clarifications in language; however, two changes in Section 11.203, paragraph (a) correct two provisions in the filed petition. The first would make it clear that only the City Coucil may change the base housing contribution established in the Ordinance (i.e. $2.00 per square foot) and the second change would allow that $2.00 charge to be adjusted annually for inflation.

Findings

After many years of discussion and research the Board finds it appropriate now for the City of Cambridge to adopt an incentive zoning provision in the Zoning Ordinance. The current proposal is a modest one which has been carefully crafted to meet all legal objections as well as the concerns of property owners and housing advocates. When adopted it will make a valuable contribution to the City's extensive and multi-faceted housing assistance efforts.

For the Planning Board,

Paul Dietrich, Chairman

INCENTIVE ZONING AMENDMENT

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissible density of population or intensity of a particular use in the proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigage the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechnism by which commercial development can contribute in a direct way to increasing the

supply of affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing nd Community Development Act of 1974.

11.202 Applicability - Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorized an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intenstiy of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
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Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

11.203 - Incentive Zoning Contributions. A developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

(b) Housing Creation Option. - The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable units for occupancy exclusively by eligible households, or may donate land to be used exclusively for the development of affordable units. These units or land donation, must be of equivalent benefit toward addressing the City's affordable housing need as the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al., and, in its discretion may approve the developers use of the Housing Creation Option.

11.204 Standards for Construction and Occupancy of Affordable Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Creation Option is chosen to meet the requirements of this Section 11.200, and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable

Units are for elderly, handicapped, or other special needs households, the similar size standard does not apply.

(b) The Affordable Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes throughout the city.

(c) The Affordable units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible households who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the developer of a Covered Project subject to the Housing Contribution or Housing Creation option shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. - To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed, as well as other funds generated from other sources.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Units. To encourage the development of affordable units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administration of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and

standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility of and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs may include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following reqirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

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, June 9, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a **petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200** to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust Fund of $2.00 per square foot of office or retail use authorized by the special permit. The creation of affordable housing units, as defined in the proposed amendment, may be substituted for payment of money to the fund. The Trust Fund would be administered by a Board of Trustees; both the Fund and the Board of Trustees are created in the proposed amendment.

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

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

For the Committee,
Councillor William H. Walsh,
Chairman

(C)May26,June2

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C. C. 106

City of Cambridge

MASSACHUSETTS

In City Council July 25 1988

C. Duehay Unfinished Bus. #4

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

§ 11.205.3 - Delete 1st sent. Del unfinished 9 Member Board A w/ V

C.W.S
M.S
N

ORDINANCE NO. 1072.

Final Publication No. 2414. First publication in the Chronicle on June 23, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

AN ORDINANCE

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

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

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For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

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In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

ORDINANCE NO. 1072.

Final Publication No. 2414. First publication in the Chronicle on June 23, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

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Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing nd Community Development Act of 1974.

11.202 Applicability - Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorized an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intenstiy of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

11.203 - Incentive Zoning Contributions. A developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

(b) Housing Creation Option. - The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable units for occupancy exclusively by eligible households, or may donate land to be used exclusively for the development of affordable units. These units or land donation, must be of equivalent benefit toward addressing the City's affordable housing need as the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al., and, in its discretion may approve the developers use of the Housing Creation Option.

11.204 Standards for Construction and Occupancy of Affordable Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Creation Option is chosen to meet the requirements of this Section 11.200, and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable

Units are for elderly, handicapped, or other special needs households, the similar size standard does not apply.

(b) The Affordable Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes throughout the city.

(c) The Affordable units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible households who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the developer of a Covered Project subject to the Housing Contribution or Housing Creation option shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. - To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed, as well as other funds generated from other sources.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Units. To encourage the development of affordable units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administration of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and

standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility of and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs may include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following reqirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council July 25 1988

C. D. Sullivan - Motion to Table Comm. #20

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay				✓
Ms. Saundra Graham			✓	
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci		✓		
	3	4	1	1

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 29, 1988

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

Dear Mr. Higley:

Enclosed you will find copies of two zoning ordinance amendments which were passed to a second reading at the City Council meeting held on July 25, 1988 as follows:

1. Petition of the City Council to add a new footnote 53; Section 4.40 and in Section 5.33 concerning gross floor area residential uses.

2. Petition of Guilford Transportation Industries, Inc. relative to rezoning the Northpoint area.

Enclosed also you will find three copies of zoning ordinance amendments which were passed to be ordained at the City Council meeting held on July 25, 1988 as follows:

1. Petition of the Planning Board re: incentive zoning.

2. Petition of the Planning Board re: interim zoning district for the Cambridge Industrial Development District.

3. Petition of the City Council to amend the zoning in the Rufo Road.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

enc. (5) First publications 2417, 2418. Ordinance Numbers 1072, 1073, 1074.

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

FIRST PUBLICATION NO. 2417.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

(1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.

(2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.

(3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined:

(o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts <u>or is within fifty feet of</u> a lot residentially used, the marjority of which lies in a residential zoning district.

Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

FIRST PUBLICATION NO. 2418.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eighty

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled: "The Zoning Ordinances of the City of Cambridge is hereby amended by inserting after Article 15 a new Article 16 entitled "North Point Residence, Office and Business District", as described as follows:

All of that land within the City of Cambridge and north of Monsignor O'Brien Highway shown on Assessor's maps numbered 7 and 1-A, excluding however:

1. Lots 35, 39, 37, 40, 27, 29, 19, 18, 41, 42, 34, 31, and 9, and the way between Lots 18 and 41, shown on Assessor's map no. 7;

2. Lot 6 shown on Assessor's map no. 1-A;

3. That portion of such land north of the MBTA Fitchburg Main Line Track; and

4. That portion of such land heretofore taken in fee by The Commonwealth of Massachusetts Department of Public Works in connection with its Central Artery North Area Construction Project.

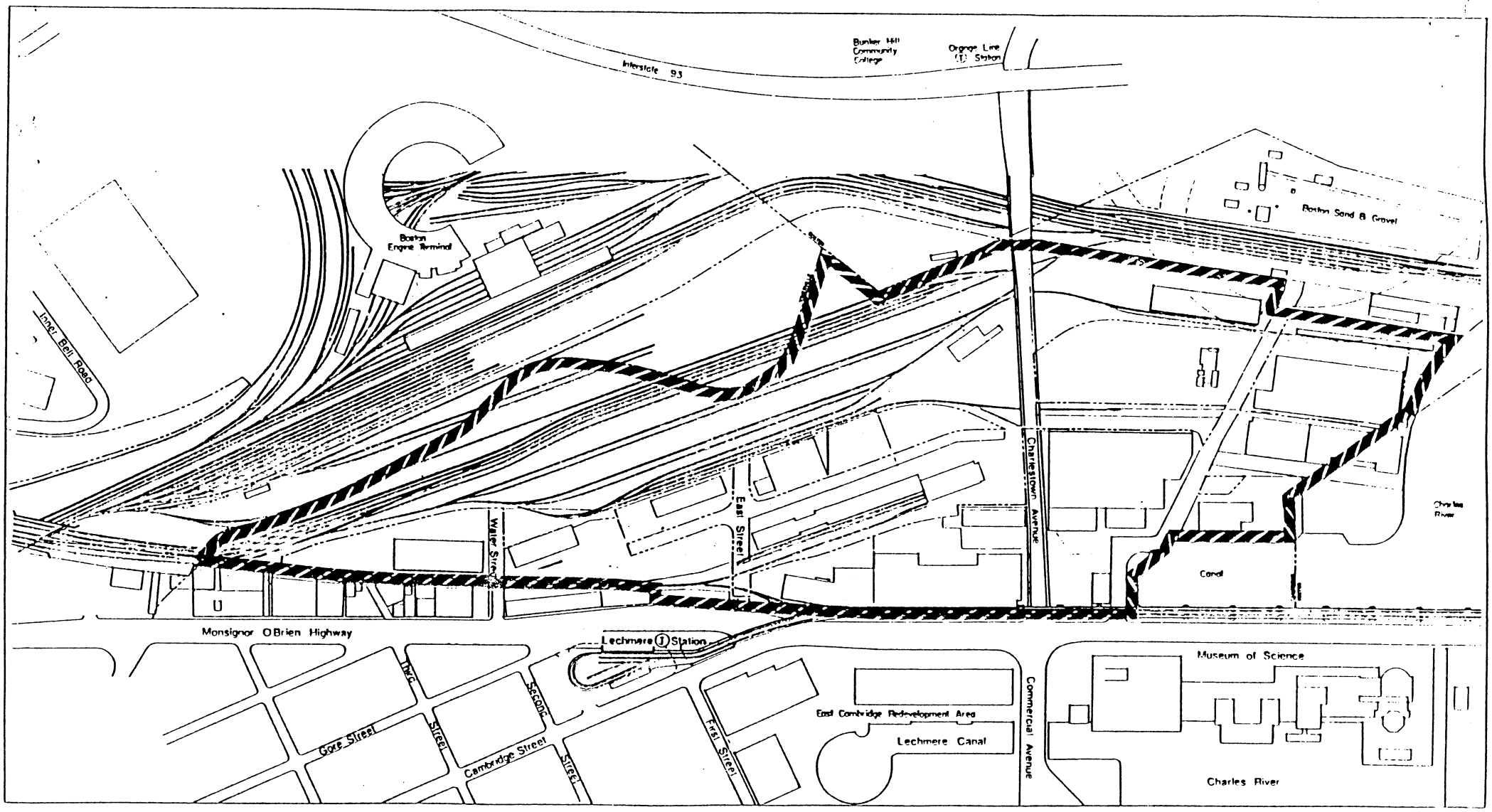
Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinance as aforesaid, which exceeds in length eight octavo pages of ordinary book print may be examined at the Office of the City Clerk in the form of a printed pamphlet during office hours on or after July 26, 1988.

By order of the City Council,

Joseph E. Connarton, City Clerk.



North Point

Residence, Office, Business District

District Boundary

May 25, 1988

ORDINANCE NO. 1072.

Final Publication No. 2414. First publication in the Chronicle on June 23, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissible density of population or intensity of a particular use in the proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigage the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechnism by which commercial development can contribute in a direct way to increasing the

supply of affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing nd Community Development Act of 1974.

11.202 Applicability - Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorized an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intenstiy of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

11.203 - Incentive Zoning Contributions. A developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

(b) Housing Creation Option. - The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable units for occupancy exclusively by eligible households, or may donate land to be used exclusively for the development of affordable units. These units or land donation, must be of equivalent benefit toward addressing the City's affordable housing need as the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al., and, in its discretion may approve the developers use of the Housing Creation Option.

11.204 Standards for Construction and Occupancy of Affordable Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Creation Option is chosen to meet the requirements of this Section 11.200, and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable

Units are for elderly, handicapped, or other special needs households, the similar size standard does not apply.

(b) The Affordable Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes throughout the city.

(c) The Affordable units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible households who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the developer of a Covered Project subject to the Housing Contribution or Housing Creation option shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. - To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed, as well as other funds generated from other sources.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Units. To encourage the development of affordable units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administration of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and

standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility of and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs may include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following reqirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

II. Amend the Zoning Map of the City of Cambridge as described below:

1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,

1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,

1.2 Thence turning and proceeding in an easterly dirction along the centerline of Memorial Drive to the southeasterly exension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,

1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extenstion of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,

1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,

1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,

1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,

1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,

1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,

1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,

1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,

1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximatley 525 feet,

1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,

1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,

1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximatley 350 feet,

1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximatley 270 feet,

1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximatley 110 feet,

1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.

1.01 Premises as shown on Assessor's Plat numbered 69:

all or parts of lots numbered 161, 162, 113, 111, 110,109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.

1.02 Premises as shown on Assessor's Plat numbered 62:

all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.

1.03 Premises as shown on Assessor's Plat numbered 54:

all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.

1.04 Premises as shown on Assessor's Plat numbered 55:

all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.

1.05 Premises as shown on Assessor's Plat numbered 56:

all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and evennumbers 134-168 Massachusetts Avenue.

1.06 Premises as shown on Assessor's Plat numbered 68:

all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

1.07 Premises as shown on Assessor's Plat numbered 96:

all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.

1.08 Premises as shown on Assessor's Plat numbered 95:

all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

1.09 Premises as shown on Assessor's Plat numbered 67:

all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.

1.001 Premises as shown on Assessor's Plat numbered 63:

all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.

1.002 Premises as shown on Assessor's Plat numbered 64:

all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.

1.003 Premises as shown on Assessor's Plat numbered 65:

all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.

1.004 Premises as shown on Assessor's Plat numbered 66:

all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

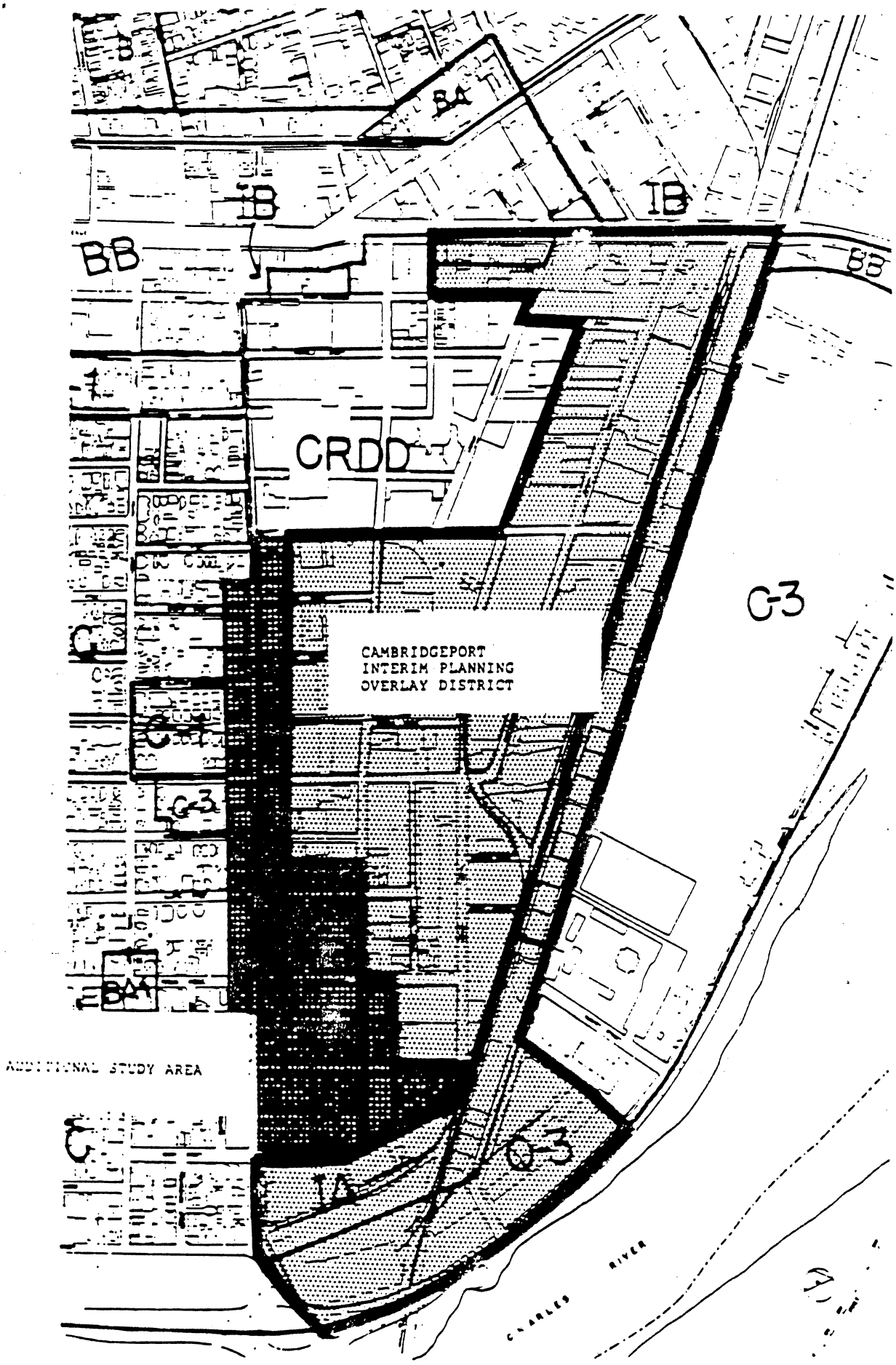
In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



ORDINANCE NO. 1074.

Final Publication No. 2416. First publication in the Chronicle on May 26, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning the area currently zoned Industry B and Residence C-1 zones to Open Space an area circumscribed by a line said line beginning a point said point being the intersection of the southwestern extension of the southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22 and the centerline of Gore Street;

1.1 Thence proceeding in a northeasterly direction along southeasterly lot line of lot numbered 132 on Assessor's Plat numbered 22 and five connected line segments which together constitute the unbroken southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22, to its intersection with the southwestern lot line of lot numbered 132 on Assessor's Plat numbered 22;

1.2 Thence turning and proceeding in a southeasterly direction along the southwestern lot line of lot numbered 132 for a distance of approximately 248 feet to its intersection with the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22;

1.3 Thence turning and proceeding in a northeasterly direction along the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22 and thence turning and continuing along the southeastern sideline of lot numbered 30 on Assessor's Plat numbered 22, in a southwesterly direciton, to its intersection with the northeastern sideline of Winter street, for a distance of approximately 222 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Winter Street to its intersection with the northeastern lot line of lot numbered 28 on Assessor's Plat numbered 22 for a distance of approximately 28 feet;

1.5 Thence turning and proceeding in a northeasterly direction and along four connected line segments which together constitute the unbroken southeastern lot lines of lots numbered 132 and 130 on Assessor's Plat numbered 22, to its intersection with the Somerville City Line;

1.6 Thence turning and proceeding in a generally westerly direction along the Cambridge and Somerville City line to its intersection with the southeastern side line of Rufo Road as shown as lot numbered 92 on Assessor's Plat numbered 35;

1.7 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of Rufo Road and its southwesterly extension to its intersection with the centerline of Gore Street, a distance of approximately 284 feet, on Assessor's Plat numbered 35;

1.08 Thence turning and proceeding in a southeasterly direction along the centerline of Gore Street to the point of origin, a distance of approximately 508 feet.

1.01 All or parts of lots on Assessor's Plat numbered 22:

lots numbered 132, 133 and 130, 145 Gore Street

1.02 All or parts of lots on Assessor's Plat numbered 35:

lots numbered 95 and 96.

This area is also known as the Gore Street Playground and the MDC Skating Rink.

2.0 Rezone from Industrial B to Business A-2 an area of land circumscribed by a line beginning at a point, said point being the intersection of the Cambridge/Somerville City lines and the centerline of Gore Street, on Assessor's Plat numbered 35;

2.1 Thence proceeding in a southeasterly direction along the centerline of Gore Street to its intersection with the southwestern extension of the southeastern line of Rufo Road on Assessor's Plat numbered 35;

2.2 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the southeastern side line and the southeastern line of Rufo Road, lot numbered 92 on Assessor's Plat numbered 35 to its intersection with the Cambridge/Somerville City lines,

2.3 Thence turning and proceeding intially in an northwestern direction along the Cambridge/Somerville line to the point of origin.

2.01 All or parts of lots on Assessor's Plat numbered 35:

lots numbered 88, 89, and 87

In City Council July 25, 1988.

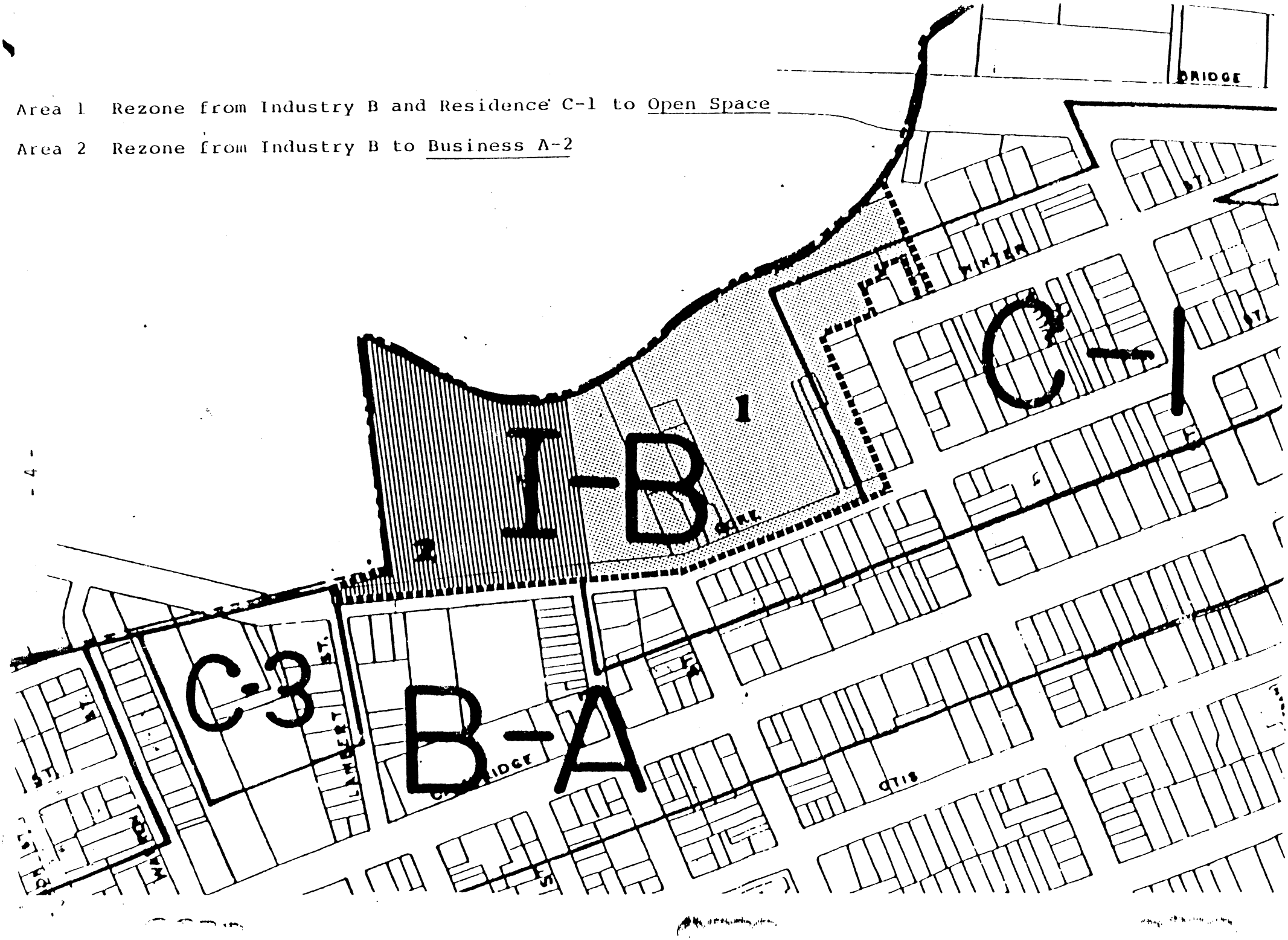
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

Area 1 Rezone from Industry B and Residence C-1 to Open Space

Area 2 Rezone from Industry B to Business A-2



INCENTIVE ZONING AMENDMENT

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissable density of population or intensity of a particular use in a proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction of required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock and expressly its affordable housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the supply of

affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability. Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorizes an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction of required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

11.203 Incentive Zoning Contributions. A Developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Board of Trustees of the Affordable Housing Trust based on a consideration of current economic trends including but not limited to development activity, commercial rents per square foot, employment growth and inflation rates and

housing trends measured in terms of, including but not limited to, vacancy rates, production statistics, and prices for new dwelling units.

(b) Housing Creation Option. The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable housing units for occupancy exclusively by eligible households, or may donate land. These units or land donation, must be of equivalent benefit to the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al.

11.204 Standards for Construction and Occupancy of Affordable Housing Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Construction Option is choosen to meet the requirements of this Section 11.200 and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Housing Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable Housing Units are for elderly, handicapped, or other special needs households the similar size standard does not apply.

(b) The Affordable Housing Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes.

(c) The affordable Housing Units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the affordable housing units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible household who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Housing Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the permittee of a special permit for a Covered Project shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Housing Units. To encourage the development of affordable housing units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan

guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administraton of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units, and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs

include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting Authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C. District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

FIRST PUBLICATION NO. 2413

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

AN ORDINANCE

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

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

Amend the text of the Zoning Ordinance of the City of Cambridge by adding the following new Subsection 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissable density of population or intensity of a particular use in a proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction of required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock and expressly its affordable housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the supply of

affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability. Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorizes an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

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Article 13.00	-	PUD Districts, all permits

11.203 Incentive Zoning Contributions. A Developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Board of Trustees of the Affordable Housing Trust based on a consideration of current economic trends including but not limited to development activity, commercial rents per square foot, employment growth and inflation rates and

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

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For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Board of Trustees of the Affordable Housing Trust based on a consideration of current economic trends including but not limited to development activity, commercial rents per square foot, employment growth and inflation rates and

housing trends measured in terms of, including but not limited to, vacancy rates, production statistics, and prices for new dwelling units.

(b) Housing Creation Option. The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable housing units for occupancy exclusively by eligible households, or may donate land. These units or land donation, must be of equivalent benefit to the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration tc the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al.

11.204 Standards for Construction and Occupancy of Affordable Housing Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Construction Option is choosen to meet the requirements of this Section 11.200 and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Housing Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable Housing Units are for elderly, handicapped, or other special needs households the similar size standard does not apply.

(b) The Affordable Housing Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes.

(c) The affordable Housing Units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the affordable housing units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible household who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Housing Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the permittee of a special permit for a Covered Project shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Housing Units. To encourage the development of affordable housing units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan

guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administraton of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units, and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs

include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting Authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C. District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

June 23, 1988

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

Dear Mr. Higley:

Enclosed you will find a copy of three proposed amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on June 20, 1988. They are as follows:

1. Proposed amendment to the Zoning Ordinances on the petition of the Planning Board to create an interim zoning district for that part of the Cambridgeport Industrial Area not included in the recently adopted Cambridgeport Redevelopment District or as part of Central Square planning efforts.

2. Proposed amendment to the Zoning Ordinances on the petition of the Planning Board with regard to Incentive Zoning, which would require developers of commercial projects of more than 30,000 square feet seeking a special permit to make a contribution to the creation & preservation of housing, particularly affordable housing.

3. Proposed amendment to the Zoning Ordinances which would increase the filing fee for amendment to said Ordinances from $75.00 to $200.00.

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

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk.

JEC/mh
Enclosures: (3) First Publications - No.'s 2411, 2412 & 2413
cc: Councillor William H. Walsh, Chairman, Ordinance Committee
Joseph Cellucci, Commissioner of Inspectional Services

FIRST PUBLICATION NO. 2411

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

AN ORDINANCE

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

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

Amend the text of the Zoning Ordinance of the City of Cambridge by deleting the existing Section 1.53 and adding a new Section 1.53 to read as follows:

1.53 A person making application to the City Council for a change in this ordinance shall pay to the City Clerk at the time of filing of such application a filing fee of two hundred dollars which the City Clerk shall forthwith pay over to the City Treasurer, one-half to the credit of general revenue fund of the City of Cambridge and one-half to the credit of the advertising account of the Planning Board.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

(COUNCILLOR DAVID SULLIVAN RECORDED IN THE NEGATIVE IN THIS MATTER)

FIRST PUBLICATION NO. 2412

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

I.

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;

2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;

3. The maximum height of any building shall be 45 feet;

4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:

   a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater; and

   b. All regulations and limitations of the base district shall be met.

5. This Section 3.14 shall be in effect through March 31, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,

1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,

1.2 Thence turning and proceeding in an easterly dirction along the centerline of Memorial Drive to the southeasterly exension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,

1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extenstion of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,

1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,

1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,

1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,

1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,

1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,

1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,

1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,

1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximatley 525 feet,

1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,

1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,

1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximatley 350 feet,

1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximatley 270 feet,

1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximatley 110 feet,

1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.

1.01 Premises as shown on Assessor's Plat numbered 69:

all or parts of lots numbered 161, 162, 113, 111, 110,109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.

1.02 Premises as shown on Assessor's Plat numbered 62:

all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.

1.03 Premises as shown on Assessor's Plat numbered 54:

all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.

1.04 Premises as shown on Assessor's Plat numbered 55:

all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.

1.05 Premises as shown on Assessor's Plat numbered 56:

all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and evennumbers 134-168 Massachusetts Avenue.

1.06 Premises as shown on Assessor's Plat numbered 68:

all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

1.07 Premises as shown on Assessor's Plat numbered 96:

all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.

1.08 Premises as shown on Assessor's Plat numbered 95:

all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

1.09 Premises as shown on Assessor's Plat numbered 67:

all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.

1.001 Premises as shown on Assessor's Plat numbered 63:

all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.

1.002 Premises as shown on Assessor's Plat numbered 64:

all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.

1.003 Premises as shown on Assessor's Plat numbered 65:

all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.

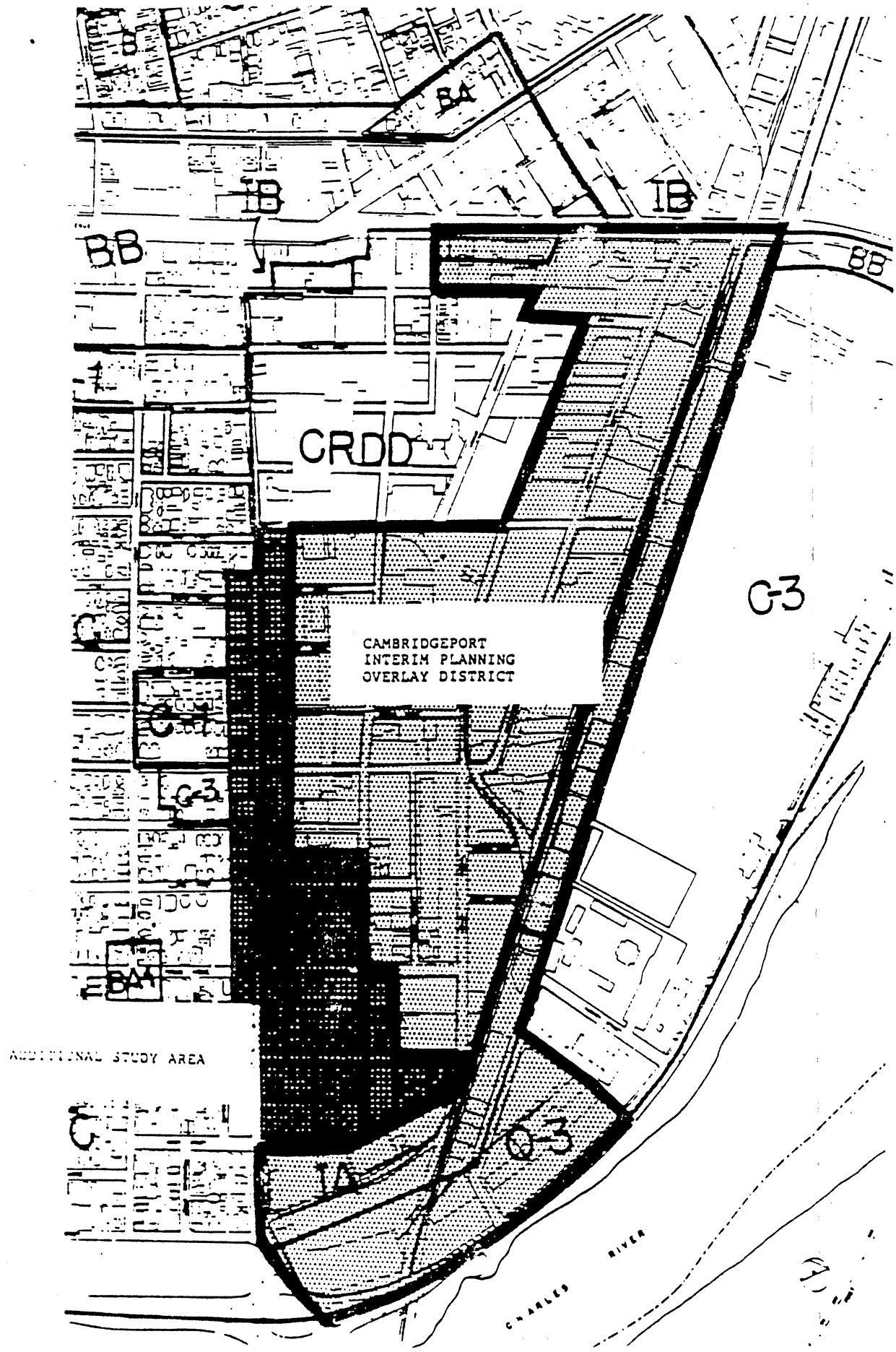
1.004 Premises as shown on Assessor's Plat numbered 66:

all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

AN ORDINANCE

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

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

Amend the text of the Zoning Ordinance of the City of Cambridge by adding the following new Subsection 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissable density of population or intensity of a particular use in a proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction of required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock and expressly its affordable housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the supply of

affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability. Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorizes an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction of required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

11.203 Incentive Zoning Contributions. A Developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Board of Trustees of the Affordable Housing Trust based on a consideration of current economic trends including but not limited to development activity, commercial rents per square foot, employment growth and inflation rates and

housing trends measured in terms of, including but not limited to, vacancy rates, production statistics, and prices for new dwelling units.

(b) Housing Creation Option. The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable housing units for occupancy exclusively by eligible households, or may donate land. These units or land donation, must be of equivalent benefit to the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al.

11.204 Standards for Construction and Occupancy of Affordable Housing Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Construction Option is choosen to meet the requirements of this Section 11.200 and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Housing Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable Housing Units are for elderly, handicapped, or other special needs households the similar size standard does not apply.

(b) The Affordable Housing Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes.

(c) The affordable Housing Units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the affordable housing units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible household who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Housing Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the permittee of a special permit for a Covered Project shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Housing Units. To encourage the development of affordable housing units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan

guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administraton of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units, and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs

include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting Authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C. District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

Passed to a second reading at the City Council meeting held on June 20, 1988 and on or after July 4, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

C. C. 106

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, June 9, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200 to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust Fund of $2.00 per square foot of office or retail use authorized by the special permit. The creation of affordable housing units, as defined in the proposed amendment, may be substituted for the payment of money to the fund. The Trust Fund would be administered by a Board of Trustees; both the Fund and the Board of Trustees are created in the proposed amendment.

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

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

For the Committee,

Councillor William H. Walsh,
Chairman

INCENTIVE ZONING AMENDMENT

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissable density of population or intensity of a particular use in a proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction of required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
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Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock and expressly its affordable housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the supply of

affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability. Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorizes an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction of required parking for non-residential development
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11.203 Incentive Zoning Contributions. A Developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Board of Trustees of the Affordable Housing Trust based on a consideration of current economic trends including but not limited to development activity, commercial rents per square foot, employment growth and inflation rates and

housing trends measured in terms of, including but not limited to, vacancy rates, production statistics, and prices for new dwelling units.

(b) Housing Creation Option. The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable housing units for occupancy exclusively by eligible households, or may donate land. These units or land donation, must be of equivalent benefit to the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al.

11.204 Standards for Construction and Occupancy of Affordable Housing Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Construction Option is choosen to meet the requirements of this Section 11.200 and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Housing Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable Housing Units are for elderly, handicapped, or other special needs households the similar size standard does not apply.

(b) The Affordable Housing Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes.

(c) The affordable Housing Units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the affordable housing units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible household who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Housing Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the permittee of a special permit for a Covered Project shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Housing Units. To encourage the development of affordable housing units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan

guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administraton of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units, and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

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include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting Authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C. District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

INCENTIVE ZONING AMENDMENT

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissable density of population or intensity of a particular use in a proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction of required parking for non-residential development
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C. C. 108

City of Cambridge

PETITION OF Planning Board

Re: Incentive Zoning Amendment

Petition filed with the City Clerk April 25, 1988

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

5 days April
31 days May
29 days June
65 days = June 29, 1988 = all hearing

In City Council April 25, 1988

Referred to the Planning Board for report April 25, 1988

Planning Board Hearing

(CITY COUNCIL must act within 90 days of the ~~Planning Board's~~ City Council's hearing which would be Sept. 7, 1988.)

21 days June
31 days July
31 days Aug
7 days Sept

City Council hearing published – Chronicle May 26, 1988 &
June 2, 1988.

Hearing before the City Council June 9, 1988 – at 6:30 p.m.

Report to the City Council – June 20, 1988

Passed to a second reading – June 20, 1988
published Chronicle – June 23, 1988.

Ready for Ordination – July 25, 1988 – 8-0-1 as amended
. published – Chronicle – July 28, 1988

COMPLETION DATE: September 7, 1988.

Copy sent to: City Solicitor, Comm. Dev, DCA, Inspectional Serv., & Comm. on Ord.

INCENTIVE ZONING AMENDMENT

I. Add the following new Subsection to Section 10.40 -

Special Permits

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(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Housing Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the permittee of a special permit for a Covered Project shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Housing Units. To encourage the development of affordable housing units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan

guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administraton of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units, and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs

include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting Authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C. District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

August 5, 1988

Department of Community Affairs
Commonwealth of Massachusetts
100 Cambridge Street
Room 904
Boston, MA 02202

Dear Sir:

Enclosed you will find copies of three proposed amendments to the Zoning Ordinances of the City of Cambridge which were passed to be ordained at the City Council meeting held on July 25, 1988 as follows:

1. Petition of the Planning Board relative to incentive zoning.

2. Petition of the Planning Board relative to interim zoning district for the Cambridge Industrial Development District.

3. Petition of the City Council to amend the zoning in the Rufo Road.

These amendments are being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) Ordinance Numbered 1072, 1073, & 1074.

c.c. Les Barber

ORDINANCE NO. 1072.

Final Publication No. 2414. First publication in the Chronicle on June 23, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissible density of population or intensity of a particular use in the proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigage the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechnism by which commercial development can contribute in a direct way to increasing the

supply of affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing nd Community Development Act of 1974.

11.202 Applicability - Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorized an increase in the permissable density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intenstiy of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

Section 6.35	-	Reduction in required parking for non-residential development
Section 11.108	-	Divergence from dimensional requirements - Massachusetts Avenue Overlay District
Section 11.542 (b)	-	Additional Height, Harvard Square Overlay District
Section 11.544 (b)	-	Waiver of parking and loading requirements, Harvard Square Overlay District
Section 11.635	-	Parkway Overlay District
Section 11.637	-	Divergence from dimensional requirements, Parkway Overlay District
Article 13.00	-	PUD Districts, all permits

11.203 - Incentive Zoning Contributions. A developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars ($2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

(b) Housing Creation Option. - The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable units for occupancy exclusively by eligible households, or may donate land to be used exclusively for the development of affordable units. These units or land donation, must be of equivalent benefit toward addressing the City's affordable housing need as the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al., and, in its discretion may approve the developers use of the Housing Creation Option.

11.204 Standards for Construction and Occupancy of Affordable Units. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Creation Option is chosen to meet the requirements of this Section 11.200, and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable

Units are for elderly, handicapped, or other special needs households, the similar size standard does not apply.

(b) The Affordable Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes throughout the city.

(c) The Affordable units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible households who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the developer of a Covered Project subject to the Housing Contribution or Housing Creation option shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. - To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed, as well as other funds generated from other sources.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Units. To encourage the development of affordable units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administration of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and

standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility of and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs may include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following reqirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

ORDINANCE NO. 1073.

Final Publication No. 2415. First publication in the Chronicle on June 23, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

I.

1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;

2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;

3. The maximum height of any building shall be 45 feet;

4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:

   a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, which ever is greater; and

   b. All regulations and limitations of the base district shall be met.

5. This Section 3.14 shall be in effect through June 1, 1989.

II. Amend the Zoning Map of the City of Cambridge as described below:

1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,

1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,

1.2 Thence turning and proceeding in an easterly dirction along the centerline of Memorial Drive to the southeasterly exension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,

1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extenstion of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,

1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,

1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,

1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,

1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,

1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,

1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,

1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,

1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,

1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximatley 525 feet,

1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,

1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,

1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximatley 350 feet,

1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximatley 270 feet,

1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximatley 110 feet,

1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.

1.01 Premises as shown on Assessor's Plat numbered 69:

all or parts of lots numbered 161, 162, 113, 111, 110,109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.

1.02 Premises as shown on Assessor's Plat numbered 62:

all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.

1.03 Premises as shown on Assessor's Plat numbered 54:

all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.

1.04 Premises as shown on Assessor's Plat numbered 55:

all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.

1.05 Premises as shown on Assessor's Plat numbered 56:

all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and evennumbers 134-168 Massachusetts Avenue.

1.06 Premises as shown on Assessor's Plat numbered 68:

all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

1.07 Premises as shown on Assessor's Plat numbered 96:

all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.

1.08 Premises as shown on Assessor's Plat numbered 95:

all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

1.09 Premises as shown on Assessor's Plat numbered 67:

all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.

1.001 Premises as shown on Assessor's Plat numbered 63:

all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.

1.002 Premises as shown on Assessor's Plat numbered 64:

all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.

1.003 Premises as shown on Assessor's Plat numbered 65:

all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.

1.004 Premises as shown on Assessor's Plat numbered 66:

all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

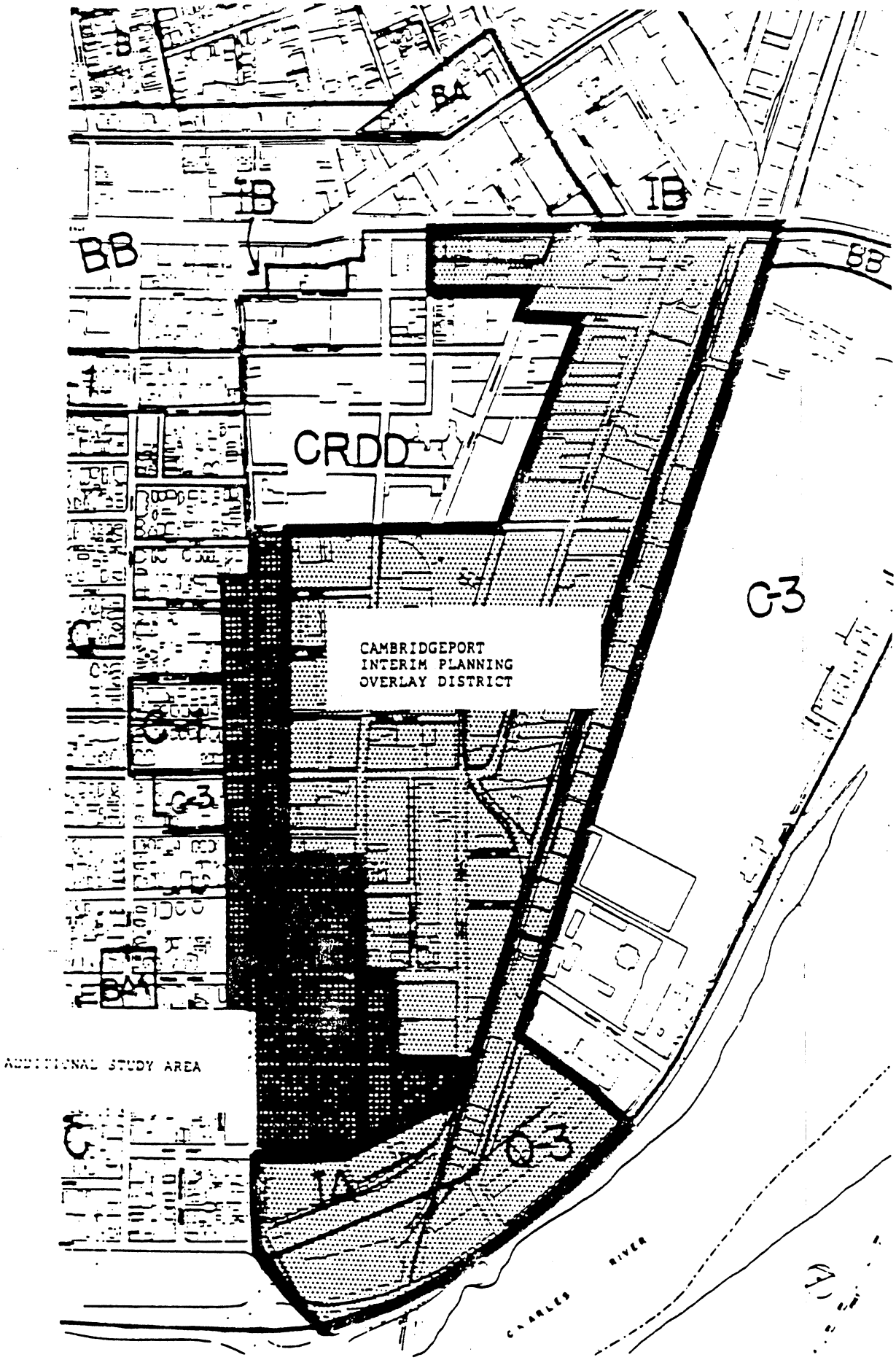
In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

CAMBRIDGEPORT INTERIM PLANNING OVERLAY DISTRICT AND PROPOSED STUDY AREA



ORDINANCE NO. 1074.

Final Publication No. 2416. First publication in the Chronicle on May 26, 1988.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

1.0 Amend the Zoning Map of the City of Cambridge by rezoning the area currently zoned Industry B and Residence C-1 zones to Open Space an area circumscribed by a line said line beginning a point said point being the intersection of the southwestern extension of the southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22 and the centerline of Gore Street;

1.1 Thence proceeding in a northeasterly direction along southeasterly lot line of lot numbered 132 on Assessor's Plat numbered 22 and five connected line segments which together constitute the unbroken southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22, to its intersection with the southwestern lot line of lot numbered 132 on Assessor's Plat numbered 22;

1.2 Thence turning and proceeding in a southeasterly direction along the southwestern lot line of lot numbered 132 for a distance of approximately 248 feet to its intersection with the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22;

1.3 Thence turning and proceeding in a northeasterly direction along the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22 and thence turning and continuing along the southeastern sideline of lot numbered 30 on Assessor's Plat numbered 22, in a southwesterly direciton, to its intersection with the northeastern sideline of Winter street, for a distance of approximately 222 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Winter Street to its intersection with the northeastern lot line of lot numbered 28 on Assessor's Plat numbered 22 for a distance of approximately 28 feet;

1.5 Thence turning and proceeding in a northeasterly direction and along four connected line segments which together constitute the unbroken southeastern lot lines of lots numbered 132 and 130 on Assessor's Plat numbered 22, to its intersection with the Somerville City Line;

1.6 Thence turning and proceeding in a generally westerly direction along the Cambridge and Somerville City line to its intersection with the southeastern side line of Rufo Road as shown as lot numbered 92 on Assessor's Plat numbered 35;

1.7 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of Rufo Road and its southwesterly extension to its intersection with the centerline of Gore Street, a distance of approximately 284 feet, on Assessor's Plat numbered 35;

1.08 Thence turning and proceeding in a southeasterly direction along the centerline of Gore Street to the point of origin, a distance of approximately 508 feet.

1.01 All or parts of lots on Assessor's Plat numbered 22:

lots numbered 132, 133 and 130, 145 Gore Street

1.02 All or parts of lots on Assessor's Plat numbered 35:

lots numbered 95 and 96.

This area is also known as the Gore Street Playground and the MDC Skating Rink.

2.0 Rezone from Industrial B to Business A-2 an area of land circumscribed by a line beginning at a point, said point being the intersection of the Cambridge/Somerville City lines and the centerline of Gore Street, on Assessor's Plat numbered 35;

2.1 Thence proceeding in a southeasterly direction along the centerline of Gore Street to its intersection with the southwestern extension of the southeastern line of Rufo Road on Assessor's Plat numbered 35;

2.2 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the southeastern side line and the southeastern line of Rufo Road, lot numbered 92 on Assessor's Plat numbered 35 to its intersection with the Cambridge/Somerville City lines,

2.3 Thence turning and proceeding intially in an northwestern direction along the Cambridge/Somerville line to the point of origin.

2.01 All or parts of lots on Assessor's Plat numbered 35:

lots numbered 88, 89, and 87

In City Council July 25, 1988.

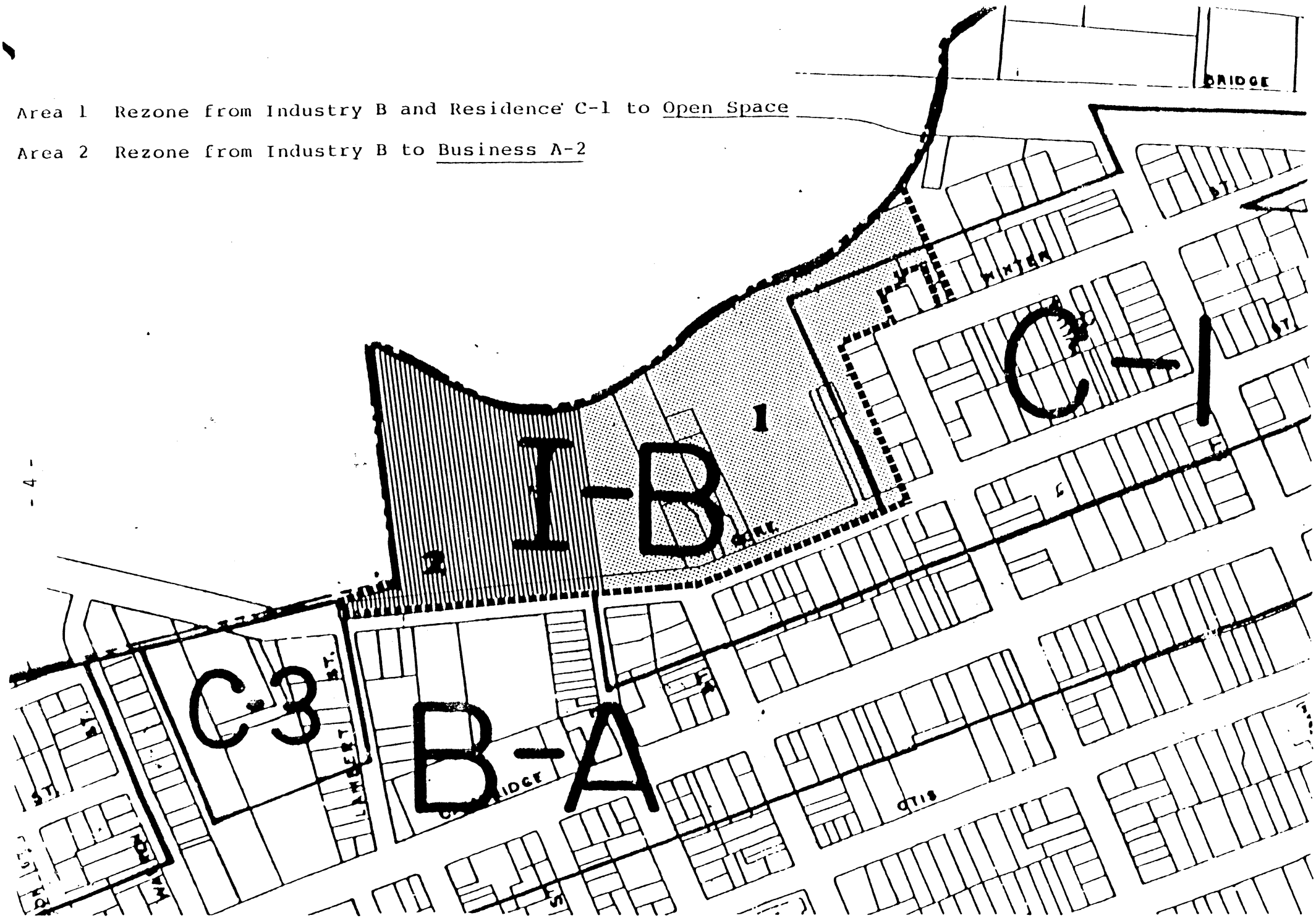
Passed to be ordained by a yea and nay vote:- Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

Area 1 Rezone from Industry B and Residence C-1 to Open Space

Area 2 Rezone from Industry B to Business A-2



18.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

July 25, 1988

To the Honorable, the City Council:

Enclosed please find a copy of the Planning Board's recommendation relative to the City Council Incentive Zoning Petition.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda # 18

Planning Board's recommendation on the
Incentive Zoning Petition.

In City Council,

July 25, 1988

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

To: The Honorable, The Cambridge City Council

From: Robert W. Healy, City Manager

Re: Incentive Zoning Amendment

Date: April 22, 1988

On Monday, April 25, I will be transmitting the Incentive Zoning Amendment to the Cambridge Zoning Ordinance drafted by the Community Development Department. The Amendment requires developers of commercial projects of more than 30,000 square feet seeking a Special Permit to make a contribution to the creation and preservation of housing, particularly affordable housing.

A developer may choose to contribute either through payments to a housing trust fund or through the creation of affordable housing units. Payments for covered projects consist of $2.00 per square foot of gross floor area for every square foot over 30,000 square feet.

The Amendment also establishes an Affordable Housing Trust Fund and a nine person Board of Trustees to be appointed by the City Manager. The Fund will be made available for but not limited to the following purposes: 1) creation of new affordable units; 2) support of multi-family rehabilitation programs and 3) support of limited equity coop conversions.

In addition to administering and managing the Fund, the Board will assist and advise the City Council in the establishment of a comprehensive housing policy and coordination of resources to meet the objectives defined in this policy.

I will also forward to you the study "The Impact of Cambridge Office Development on Cambridge Housing Prices". This study establishes the connection between the development of commercial properties and the impacts on housing prices in the City. The conclusion of the study substantiates the level of contribution called for in the Incentive Zoning Amendment.

Agenda Item No. 4 (7)

Re: an Incentive Zoning Amendment to the Cambridge Zoning Ordinance.

In City Council,

April 25, 1988

4/28/88 Referred to Planning Board + Ordinance Committee
- copy sent to Planning Board
4/27/88 mh. copy to Councillor Walsh, Brd. Comm. Chair, 4/29/88

proposal was necessary. Michael Turk of 24 Prescott Street who stated that the petition was weak, the tradeoffs were harmful, and had problems with the trust. Robert LaTemouille of 348 Franklin Street who stated that the petition was meaningless and illegal.

Councillor Duehay moved the petition to the full City Council without recommendation. (Councillor Walsh requested to be recorded in the negative on this motion).

The Committee stood adjourned at 8:27 p.m.

For the Committee

Councillor William H. Walsh, Chairman

s

Councillor David E. Sullivan questioned Mr Roseberg on the amount of time necessary to draft a Home Rule Petition to estabish an impact fee. Mr . Rosenberg stated that most of the information needed was included in the Leggatt/McCall study and it could be drafted within a short period of time.

A series of questions were posed by Councillor David Sullivan to Attorney Kayden regarding inclusionary zoning, ramifications of the Nolan decision by the U.S. Supreme Court and the City of Boston Legislation.

Councillor Walsh questioned the role of the Board of Trustees of the Affordable Housing Trust in determing the Housing Contribution. Councillor Walsh stated that the City Council should determine the contribution rate. Mr. Rosenberg was agreeable to this change in the petition. As follow up to the contribution estimate offered by Mr. Rosenberg, Councillor Walsh asked for the number of units that could be realized using the $500,000-$1,000,000. Mr. Rosenberg responded between 200-250 units depending on the financing scheme put in place by the Housing Trust fund.

Speaking in favor of the petition was Ms. Kathy Spiegelman. Ms. Spiegelman said it was a modest proposal but felt that membership on the Housing Trust Fund Board of Trustees should include a representative from the educational institutions in the City.

Speaking in opposition to the petition was Robert Edbrooke of 20 Prescott Street who stated that it was too little, too late and a stronger

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, June 9, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a **petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200** to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust Fund of $2.00 per square foot of office or retail use authorized by the special permit. The creation of affordable housing units, as defined in the proposed amendment, may be substituted for payment of money to the fund. The Trust Fund would be administered by a Board of Trustees; both the Fund and the Board of Trustees are created in the proposed amendment.

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

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

For the Committee,
Councillor William H. Walsh,
Chairman

(C)May26,June2

DEPARTMENT OF
TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 458), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 88-12

Regulation No. 66-1 Schedule 7B **"Parking Prohibited During Certain Hours On Certain Sides of Certain Streets"** (Resident Parking) is hereby amended by striking out the following:

Clinton Street, east side, from Harvard Street to 200'N of Massachusetts Avenue, 6A-1A, Except Sunday.

And adding the following:

Clinton Street, east side, from Harvard Street to 200'N of Massachusetts Avenue, All Hours, Except Sunday.

This regulation shall take effect 27 June 1988.

Promulgated
Date
May 24, 1988

George Teso
Traffic Director

(C)June2,9,16

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
No. 88P2611E

NOTICE OF
PROBATE OF WILL WITHOUT SURETY
Estate of **Mary C. Bresnahan**
also known as **Mary Constance Bresnahan**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Francis L. Flanagan** of Wellesley, in the County of Norfolk be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on June 24, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the nineteenth day of May in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)June2

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND
FAMILY COURT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 88P2224E
Estate of **Ellen Galvin**
also known as **Ellen T. Galvin and Ellen Teresa Galvin**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Mary McNally** of Somerville in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on June 24, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the second day of May in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)June2

REQUEST FOR PROPOSAL
SECURITY GUARD SERVICES
DEPARTMENT OF HUMAN SERVICES
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, until 11:00 AM, Thursday, June 9, 1988, at which time and place they will be publicly opened and read aloud for furnishing the following to the Department of Human Services:

Department of Human Services of Cambridge, Massachusetts is seeking proposals for **uniformed security guard services** from firms with demonstrable experience in the security area.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after May 26, 1988, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offerer must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, or accept the proposal deemed to be in the best interest of the City.

Each Proposal must be delivered, along with (1) one additional proposal summary, in a sealed package, plainly marked "Proposal for D.H.S.P. Security Guard Services", and addressed to Barbara L. Duffy, Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Mass. 02139.

Barbara L. Duffy
Purchasing Agent

(C)May26,June2

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, June 16, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Pest Control Service
Paint and Supplies
Lab Supplies

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities 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

(C)June2,9

CITY OF CAMBRIDGE, MASSACHUSETTS
COOPERATIVE INVITATION TO BID

Sealed proposals for furnishing Diesel Fuel to the Town of Arlington, Town of Belmont, Town of Brookline, City of Cambridge, City of Newton, City of Waltham and Town of Watertown will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., 02139, **until 11:00 A.M. June 16, 1988** at which time proposals will be publicly opened and read.

Proposals shall be submitted on the form furnished, and in a sealed envelope, and marked on the outside with the designation - Proposal for Diesel Fuel File No. 2306.

Specifications and proposal forms may be obtained at the Office of the Purchasing Agent, Cambridge, Massachusetts.

The Political Subdivision reserves the right to accept any bid in whole or in any part and to reject any or all bids if it shall be deemed in the best interest of the Political Subdivisions to do so.

Barbara L. Duffy
Purchasing Agent

(C)June2,9

AUTOMATIC SANITATION PROGRAM

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 3:00 P.M. Tuesday, June 14, 1988. Proposals will be opened for Automatic Sanitation Program for Middlesex County Maintenance Dept., Cambridge, MA at 3:00 P.M. Tuesday, June 14, 1988 at the Leonard J. Russell Hearing Room, 40 Thorndike St., Level 3, Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof if they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County
Commissioners Office
Carole Kelley, Purchasing Agent

(C)June2

Mid Cambridge Neighborhood
Conservation District Commission

Notice is hereby given that the Mid Cambridge Neighborhood Conservation District Commission will hold a public hearing on Monday, June 6, at 5:30 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following application for Certificate of Appropriateness under Ordinance 1002 and the Order establishing the Commission:

Case 145: 15-17 Roberts Road. Demolition of existing structure and replacement with new four-unit dwelling by 15-17 Roberts Road Trust, Thomas Costagliola, Trustee. 5:30 P.M.

Constance Hsia
Chairman

(C)May26,June2

MAINTENANCE OF TYPEWRITERS

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 3:00 P.M. Tuesday, June 14, 1988. Proposals will be opened for Maintenance of Typewriters for Middlesex County Commissioner's Dept., Cambridge, MA at 3:00 P.M. Tuesday, June 14, 1988 at the Leonard J. Russell Hearing Room, 40 Thorndike St., Level 3, Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof if they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County
Commissioners Office
Carole Kelley, Purchasing Agent

(C)June2

COMPUTER HARDWARE & SOFTWARE-UPGRADE

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 3:00 P.M. Tuesday, June 14, 1988. Proposals will be opened for Computer Hardware & Software for Middlesex County Southern Registry of Deeds, Cambridge, MA at 3:00 P.M. Tuesday, June 14, 1988 at the Leonard J. Russell Hearing Room, 40 Thorndike St., Level 3, Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County
Commissioners Office
Carole Kelley, Purchasing Agent

(C)June2

MAINTENANCE OF SAVIN COPIERS

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 3:00 P.M. Tuesday, June 14, 1988. Proposals will be opened for Maintenance of Savin Copiers for Middlesex County Commissioner's Dept., Cambridge, MA at 3:00 P.M. Tuesday, June 14, 1988 at the Leonard J. Russell Hearing Room, 40 Thorndike St., Level 3, Cambridge MA. The said commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof if they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County
Commissioners Office
Carole Kelley, Purchasing Agent

(C)June2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court
No. 88P1301E

NOTICE OF
PROBATE OF WILL WITHOUT SURETIES
Estate of **Stephen G. Zaglakas**
also known as
Stephen Zaglakas
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Burton Pike** of Brookline in the County of Norfolk be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on June 17, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the seventeenth day of May in the year of our Lord one thousand nine hundred and eighty eight.

Paul J. Cavanaugh
Register of Probate

(C)June2

OFFICE OF THE
SCHOOL COMMITTEE
456 Broadway
Cambridge, Ma. 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Cambridge, Ma. 02141, until Tuesday, June 21, 1988 at 11:00 a.m. at which time they will be publicly opened and read for:

Filtration System for Swimming and Diving Pool
Diving Equipment for Memorial Pool

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Friday, June 3, 1988.

Attention is called to requirements for equal opportunity employment on part of vendors. The Department encourages participation in this bid of minority and women businesses.

Robert S. Peterkin
Superintendent of Schools

(C)June2,9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss Notice of Docket No. 88P2449A

Estate of **John F. Kenny**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that **James H. O'Brien** of Boston in the County of Suffolk or some other suitable person be appointed Administrator of the estate of said deceased.

If you desire to object to the allowance of said petition, you or your Attorney should file a written appearance in said Court at Cambridge on or before 10:00 a.m. on July 29, 1988.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the 29th day of July in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh,
Register of Probate Court

(C)June2

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Morse students to stage trilogy of the Constitution

The United States Constitution will come to life this month in the form of a trilogy of plays written by third and fifth grade students at the Morse Elementary School.

Only two schools in Massachusetts, Cambridge's Morse School and Salem's Bates School, were awarded a "Play-wrighting Residency" by Boston's Cultural Education collaborative to undertake the project, according to Playwright-in-Residence Barbara Bejoian.

The playwrighting honor was granted Cambridge through the joint efforts of Morse School Principal James Coady and teachers Corinne Gaile, David Goodwin and Joseph Pagliaro who, in collaboration with Cambridge Schools Coordinator of Dramatic Arts Judith Contrucci, applied to the Cultural Collaborative last year.

Bejoian a teacher at Brown University and author of "A Play of One's Own," a drama about Virginia Woolf, said the trilogy is an original series written by the students based on their studies of the Constitution and early American history. It will be presented by the students from June 7 to July 25.

The plays will debut on June 7 at 7:30 pm at the Morse School and will show there again on June 8 and 9 at 10 am, on June 12 at 1 pm at Harvard University's Kennedy School of Government, on June 20 at 9:45 am at Cambridge's Kennedy Elementary School, and on June 25 at the USS Constitution Museum in Charlestown (time to be announced).

Congressman Joseph Kennedy is scheduled to introduce the play at the Harvard University presentation on June 7.

Bejoian explained that preparations to author the play began in October 1987 when the Morse students were introduced to the basics of playwrighting. Since October, students have increased their skill and proficiency in writing and are now able to create their own characters, write realistic lines for their original script, memorize their lines and preform on stage.

"It is impressive to witness the enthusiasm and growth of the children in their understanding of how a play is constructed," in their maturity to seek historical information to base their writing, in the skills they have generated in acting and, most important, in the self-esteem and self-pride that has developed as a result of the project," noted Coady.

In a note sent to school administrators, Morse third-grader Michael Yanney wrote, "We are having a Trilogy of plays and I would like you to come and see them. Our play is a trip to 1787. If you don't come you will miss out on the fun. It is about a girl that falls asleep and dreams about the US Constitution. If you come to our school you will have a wonderful day. It is going to be at 7:30 pm, June 7, at the Morse School on Granite Street."

Love, Michael Yanney

ESL student fete to be held June 7

In Cambridge, nearly 400 adults attend day or evening classes to study English as a Second Language (ESL) at community schools or nonprofit agencies. The Community Learning Center (CLC), Concilio Hispano de Cambridge, the Cambridge Organization of Portuguese Americans (COPA), Centro Presente and the Jefferson Park Writing Center all sponsor classes either at their own sites or at the Harrington, Fletcher, Longfellow, Maynard or Fitzgerald Community Schools.

To honor the efforts of the ESL students, the sponsoring agencies invite Cambridge residents to the fifth annual Student Appreciation Night. This year's celebration will take place on Tuesday, June 7, from 7 to 9:30 pm at the Fitzgerald School.

For students and their families, there will be free transportation available from the Community Learning Center to the Fitzgerald Community School. As in past years, the evening promises to be a jubilant combination of music, speeches, international food and dancing.

The keynote speaker will be Gerry D'Amico, director of the Commonwealth Literacy Campaign and a longtime advocate of ESL. Words of welcome, in English, will be delivered by Yvon Lamour, counselor at the Community Learning Center; in Spanish, by Judy Gold, director of employment and training at Concilio Hispano, and by Theresa Turvey, ESL coordinator at Centro Presente; and in Portuguese, by Antonio Fontes, director of COPA.

Several ESL students will also speak. Max Caz, a student at the Jefferson Park Writing Center, and Roseland Jean-Baptiste, a Community Learning Center student, will both share their experiences. Shu-Fen Huang, also of the Community Learning Center, will offer a thank you to ESL teachers. Lastly, Sergio Morais, a student at COPA, and a student from Concilio Hispano will speak.

Lively Portuguese folkdances will be performed by Encantos Folclores and, later in the evening, a group called Diversity will provide Caribbean music for dancing. A potluck supper will take place with dishes from many cultures. Bread and Circus, Purity Supreme and other Cambridge food stores have donated beverages.

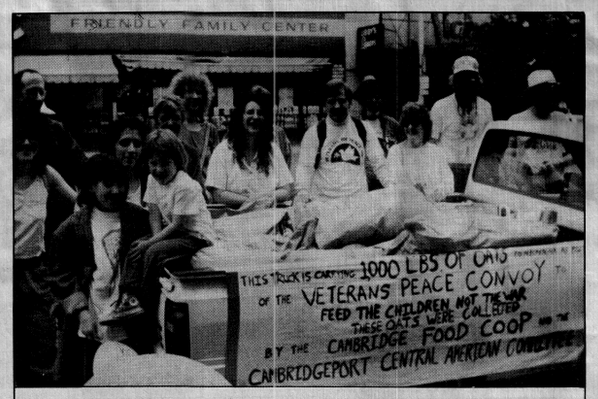
Women's Commission 10th anniversary

The "Powerful Women of Cambridge" and their friends will gather Sunday evening, June 5, at the Dante Alighieri Society to share a look at the past 20 years of women's issues in and around Cambridge.

The city's Women's Commission is celebrating its 10th anniversary with a dinner and a look at the women, organizations and projects that set it in motion. Do you remember Amaranth, "Sister Courage," the takeover of 888 Memorial Dr., the E.R.A.?

The program will include a look back and forward by former Cambridge Mayor Barbara Ackermann, a slide show of women's victories, marches, graffiti and faces, a Haitian women's dance troupe, poetry from the Jefferson Park Writing Center, quilts and stories from the Oral History Center, and taped music from the New Harmony Sisterhood Band.

All Cambridge women and men who have felt the impact of the strong, diverse movements for and by women are invited to attend. Tickets are $10 and less. The gathering and exhibits begin at 5 pm, with the dinner and program at 6 pm. Call the Women's Commission at 498-9014 for more information.



HUMANITARIAN AID — Members of the Cambridgeport Central America Committee load more than 1,000 pounds of oats onto a truck that is now headed for war-torn Nicaragua. Committee members and Cambridge Food Co-op shoppers recently donated the oats for Nicaraguan families as part of a nationwide humanitarian effort sponsored by the Veterans for Peace Convoy.



A TELEPHONE DIRECTORY FOR CAMBRIDGE AREA READERS

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THE WEEKENDER

A lesson in do-it-yourself auto racing

By Perry Hunter Stone

From Indianapolis to Lime Rock, Connecticut, Memorial Day weekend is race weekend in the US. This year, I found myself among 50,000 other fans watching ISMA prototype sportscar competition at Lime Rock. What's the attraction of auto racing, you ask? Well, I'll tell you: World class drivers piloting 800-horsepower, pavement-pounding land rockets through hairpin switchbacks at speeds up to 200 mph. How's that sound?

Whether you are standing at the foot of the "S" turns at Lime Rock or firmly planted on your couch watching the Indy 500, chances are auto racing will leave you with two emotions — first, awe for the speed and daring of the drivers, and second, curiosity about whether or not the whoozamadingy in your garage could turn a hot lap.

But stop dreaming: You too can learn to drive like the pros, on a world class track and with your own sports car. I did.

Three years ago I had only a pile of speeding tickets to show for all my high speed driving in my trusty Datsun 240 Z. But as sure as I was of my driving abilities, it was with great trepidation that I signed up for my first drivers school at Lime Rock. At first it seemed almost too easy. All I had to do was pay $65, wear jeans and sneakers, and bring a helmet. But I wondered if driving fast would be as much fun when the speed limit was my own level of fear. I had a lot to learn.

The drivers school was sponsored by the Z Club of America. Safety is priority number one at the Lime Rock track. Before the morning dew is dry every car is inspected for safety and track worthiness and flaggers are stationed at watch stations with two-way radios.

By the time I exited the pit and entered the main straight my heart was running faster than my engine, but I soon learned that the concentration level required for driving on a race track precludes nervousness. You simply don't think about anything but the next turn. Novices learn the "correct line" of a road course by playing follow-the-leader with a certified instructor. Racing terminology like "apex," "understeer" and "oversteer" is quickly converted from conceptual understanding to seat-of-the-pants experience.

The next time out of the pit the novices go solo. Now's the time to try out everything from "threshhold braking" from over 100 mph on the main straight, to drifting through the S turns. Novices learn to get more out of their automobiles than they ever thought possible.

A day at the racetrack will make you a safer, more competent driver. And I can guarantee that you will go back for more.

You simply don't think about anything but the next turn.

So how do you get started doing what most people only dream of doing? Take a look at your pre-debutant race car, imagine yourself roaring down the straightaway of a world class race track, and ask yourself if you could abandon the rest of your hobbies for the rest of your life. Can you see that? Good.

Then obtain the track schedules of Lime Rock, Bridgehampton, and Briar Motorsports (see addresses below) and a copy of *Road and Track* magazine (clubs are listed in the ads in the back). Next sign up for drivers school at the track of your choice, making sure to bring whatever equipment required by the sponsor. Finally, get ready for the experience of a lifetime.

Lime Rock Park, Lime Rock, CT, (203) 435-2572.

Briar Motorsports Raceway, Loudon, NH, (603) 783-4744.

Bridgehampton Parkway, Bridgehampton, Long Island, (516) 725-0888.

* * *

Perry Stone is a financial analyst when he is not racing around. He writes the 'Your Money' column in this newspaper.

'Animal Crackers' will sweep you off its feet



'Animal Crackers,' by Kaufman and Ryskind, with music and lyrics by Kalmar and Ruby. Directed by Larry Carpenter. At the Huntington Theatre, 264 Huntington Ave., Boston, through June 25.

By Joe Arena
Staff writer

Though revivals are good for box office, artistically they are a tricky business. And reviving a 60-year-old Marx Brothers musical without the Marx Brothers could be artistic suicide. To what good end should we raise Groucho, Harpo, Chico, even Zeppo Marx from the dead? Because we have no clowns of our own? And who dares claim applause for the same lines and the same sight gags? Film colorization may be bad taste, but messing with our memory of the Marx Brothers is closer to sacrilege.

But in fact what happens at the Huntington Theatre's marvelous "Animal Crackers" is not a moribund tribute to dead genius but a big, unruly extravaganza glowing with life. I was all prepared to dislike this "Animal Crackers" on the belief that mimickry is the cheapest of compliments. But this show is not an exercise in nostalgia. For once, it seems, we can make an exception to the artist's injunction to "make it new"; it is enough just to make it again and invoke the Marx Brothers' irrepressible impulse toward upheaval and laughter.

Yes, upheaval; Karl was not the only Marx prophesying revolution. When the four brothers overrun a Long Island society weekend in the 1930 film version of "Animal Crackers" they are like the cold winds of change, sweeping out the Golden Age with an unceremonious bum's rush, and spreading disruption and chaos in its wake. The film heralds the beginning of the modern world like an air raid siren, it is a document that records the moment when the stock market crashed, the old order collapsed and Europe began a march toward a new level of human cruelty.

In this arena of discredited values, the Marx Brothers' wit popped off as destructively and indiscriminately as Harpo's gun. What the Marxes did was update the comic mode based on the very modern assumption that everything — language, art, commerce — is in shambles, or at least a sham, and therefore fair game as the butt of a good, or bad, joke. "Why don't we all get married," Groucho's famous bit begins. "Why Captain," his dupe replies, "that's bigamy!" "I know it's big of me. It's big of all of us..." In "Animal Crackers," Groucho undermines language with his puns and non sequiturs, Chico unmasks American millionaire Roscoe W. Chandler as Abie Kabibble, the fishpeddler from Czechoslovakia, Harpo endlessly disrupts the proceedings by firing a gun and physically assaulting characters at random, among other gambits. As fast as one can recover, the attack begins anew.

In comparison to the brothers' antics, the actual plot of "Animal Crackers," written by George S Kaufman and Morrie Ryskind, is insignificant. The stage version of "Animal Crackers" was last produced in 1931 (until the Arena Stage in Washington revived it in 1986), but the film version seems to live forever, thanks to the luminosity of the stars; and the Marx Brothers' vaudevillian presentation adapts to television and videocassette like a fish to water.

So while the times might be right for another "Animal Crackers," bringing it lock, stock and barrel into the present is not an easy task. The roles were written specifically for the Marx Brothers, but the Marx Brothers were only nominally playing roles; really they were playing the characters they had developed in their family vaudeville act. And once those characters were recorded permanently on film, they became fixed in our minds forever. Should they be somehow extracted from the play, there would be nothing left but a very thin plot about mixed-up paintings and two love affairs.

But oddly enough, it is the songs and dance numbers (many of them were cut from the film version) that make the Huntington production such a success. Under Larry Carpenter's sharp direction, these scenes are infused with the same irreverent spirit that animates the Marxes, and the actors playing Groucho, Harpo and Chico are rescued from having to carry the show. Unlike the film's supporting cast, the Huntington gang seems to be in on the joke, and it plays the ho-hum material for all it's worth, winking the whole way through. This is a musical done in a big, big way, with full orchestra, frequent, costume changes, thunderous production numbers and big, "Don't you love us?" smiles. Even the weak songs are sung so sincerely, that they sound sillier and sillier until they reach the point of absurdity and unmask the musical, all musicals, all theater, as an essentially pretentious and clumsy creation. In other words, director Larry Carpenter is not above pointing Harpo's gun at himself. Only toward the very end of the three-hour show does the joke begin to wear thin.

Groucho's role of Captain Jeffrey T. Spaulding is played by Frank Ferrante, a 25-year-old actor who is building his career on playing the man with the cigar and grease-paint mustache, and he delivers Groucho's endless stream of near-nonsense with deadpan disaffection, if a little too quickly. Like Ferrante, Les Marsden is making a career of playing Harpo, and does so well, even to the point of playing the harp. Peter Slutsker, a classically trained pianist, bobs and shuffles as Emanuel Ravelli, Chico's role. All three actors are respectful of the parts and know the timing of the bits cold; only the shadow of darkness that shaded the real brothers' humor — Harpo's mad grimace — is missing. These new Marxes seem a little young and innocent.

The supporting cast shines brightly. Kurt Knudson is a big physical presence as Roscoe W. Chandler; Justine Johnston is as perfect a foil for Groucho as Margaret Dumont was; and Joel Blum and Donna Keane offer some dynamic dancing as gossip columnist Wally Winston an Arabella Rittenhouse.

And one night when an actor could not maintain character because he, too, was laughing at Groucho, the idea of Groucho, this outsider tearing down the staid and corrupt world with a flick of his eyebrows and a puff of his cigar, it wasn't anything that could not have happened when the real Groucho Marx had the stage. In fact, it captured the spirit of the Marx Brothers as well as anything. It is a spirit, preserved on film and now, we see, adaptable to the stage, that survives even the dullest of times.



ANIMAL CRACKERS: X Marx the spot.

East-West children's art on display at BPL

Boston Area Educators for Social Responsibility (Boston ESR) has created an exhibit of art work by children in the Boston Area and the Soviet Union. The exhibit, entitled "Drawing Together: Children's Art from the US and USSR," will be on display in the Boston Public Library's Great Hall throughout June. A "Meet the Artists Reception" on Thursday, June 2, at 6:30 pm will highlight the local students involved in the project.

Boston ESR is an organization of educators concerned about education for living in our complex times: education which encourages democratic participation, conflict resolution, understanding social issues, and appreciating various perspectives. Through art, students can express visions of their lives and learn to view their world and current issues creatively. By exchanging art work with children in other countries (this year with children from several republics of the USSR), they can learn about another country, other people's perspectives, and become aware of their own biases and expectations.

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NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Mark A. Pembroke** and **Judith L. Pembroke** to **Augustin Banyaga** and **Judith Mukaruziga** dated December 3, 1986, and recorded with Middlesex South District Registry of Deeds in Book 17645, Page 134, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at public auction at 1:00 o'clock p.m. on the 21st day of June, 1988 on the mortgaged premises in Cambridge, Middlesex County, Massachusetts, all and singular the premises described in said mortgage.

To wit: A certain parcel of land with the buildings thereon, numbered **13-15 Kenwood Street,** situated in said Cambridge, being shown as the Southwesterly portion of Lot 22 and the whole of Lot 23 on a plan entitled, "Plan of Land in Cambridgeport belonging to Henry M. Chamberlain, dated August, 1859, by W.A. Mason & Co. Surveyors, recorded with Middlesex South District Registry of Deeds, Plan Book 9, Plan 55, bounded and described as follows:

Southeasterly by Kenwood Street, formerly called Walnut Court, fifty-two (52) feet;

Southwesterly by Lot 24, as shown on said plan, seventy (70) feet;

Northwesterly by Lot 21, as shown on said plan, fifty-two (52) feet; and

Northeasterly by the remaining portion of said Lot 22, seventy (70) feet.

Containing 3640 square feet of land, more or less.

The premises are conveyed subject to a sidewalk order recorded with said Deeds in Book 11754, Page 080.

The percentage of property to be sold at this sale is fifty-one (51%) percent of the subject property. The remaining forty-nine (49%) percent is held by the foreclosing mortgagee.

Terms of said sale: $30,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale and the balance to be paid in cash or by certified or bank cashier's check at the offices of Ferraro & Walsh, 954 Cambridge Street, Cambridge, Massachusetts, within 15 days from the date of the sale.

Said sale shall be subject to all taxes, tax liens, municipal betterments and assessments, if any. Other terms to be announced at sale.

By: Augustin Banyaga and Judith Mukaruziga
Present holder of said mortgage

(C)May26,June2,9

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, June 9, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Furnishings
Rubbish, Trash Removal Service (Cambridge Hospital)
Installation of Horizontal Blinds
Sale of Used Equipment (CH)
Printing of Zoning Ordinances

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities 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

(C)May26,June2

Notice is hereby given that **Henry J. Santoro,** doing business as **Al's Sandwich Shop**, by **Linda Santoro, manager,** has applied for a common victualler's license to be exercised on the first floor at 901-903 Main Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 34 persons. Said license if granted would be exercised from 6 a.m. to Midnight on weekdays and from 6 a.m. to Midnight on Sundays. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, June 14, 1988 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)June2

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 88-10

Regulation No. 66-1 Schedule 60 "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow-Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Soden Street, east side, 280'N of Western Avenue to 302'N of Western Avenue.

This regulation shall take effect 27 June 1988.

Promulgated
Date
May 24, 1988

George Teso
Traffic Director

(C)June 2,9,16

Cambridge Historical Commission

Notice is hereby given that a public hearing will be held on Thursday, June 2, at 4:00 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following applications under M.G.L. Ch. 40C and the Cambridge Historical Commission Ordinance:

For Certificate of Appropriateness in the Old Cambridge Historic District:

Case 274: 3 Garden Street. Alterations and change of color, by Harvard University.

Case 283: 92 Brattle Street. Alterations and addition, by Douwe Yntema.

William B. King
Chairman

(C)May26,June2

BINDING OF RECORD BOOKS

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 3:00 P.M. Tuesday, June 14, 1988. Proposals will be opened for Binding of Record Books for Middlesex County Southern Registry of Deeds, Cambridge, MA at 3:00 P.M. Tuesday, June 14, 1988 at the Leonard J. Russell Hearing Room, 40 Thorndike St., Level 3, Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County
Commissioners Office
Carole Kelley, Purchasing Agent

(C)June2

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given pursuant to General Laws, Chapter 148, that **A Connoisseur Transportation Corporation,** has applied for a parking garage for 10 cars and the keeping and storage of 100 gals. of gasoline in tanks of cars only at 247 Third Street.

This applicant has also applied for a Limousine license for 10 cars at said address.

A hearing on these applications will be held on Tuesday evening, June 14, 1988, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)June2

Description of Parcel: A parcel of land with buildings thereon, containing about 12,424 square feet being described as Lot 37 on block plan 175 in the office of the assessor of the City of Cambridge.
Location of Property: 45 Orchard Street
Assessed Owners: **Guinane, John J. and Paula Guinane, Trs. of 45 Orchard Street Rlty. Trust and City of**
Tax Account: 254365 35 87
1987 Taxes Remaining Unpaid:

Sewer Interest	3.06
Sewer Lien	23.54
Water Interest	2.25
Water Lien	17.38
1st Half Tax	957.64
2nd Half Tax	1,407.28
	2,411.15

Description of Parcel: A parcel of land with buildings thereon, containing about 7,988 square feet being described as Lot 44 on block plan 180 in the office of the assessor of the City of Cambridge.
Location of Property: 30 Howard Street
Assessed Owners: **Jones, Howard R., Jr.**
Tax Account: 262165 14 87
1987 Taxes Remaining Unpaid:

Water Interest	52.80
Water Lien	557.97
2nd Half Tax	902.62
	1,513.39

Description of Parcel: A parcel of land with buildings thereon, containing about 1,678 square feet being described as Lot 41 on block plan 123 in the office of the assessor of the City of Cambridge.
Location of Property: 2 Ivy Street
Assessed Owners: **Roger H. Hauck & Ilene S. Hauck**
Tax Account: 269090 19 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	52.72
	52.72

Description of Parcel: A parcel of land with buildings thereon, containing about 4,662 square feet being described as Lot 38 on block plan 262 in the office of the assessor of the City of Cambridge.
Location of Property: 136 Brattle St.
Assessed Owners: **Higonnet, Bernard Trevor**
Tax Account: 277810 24 87
1987 Taxes Remaining Unpaid:

1st Half Tax	8.17
2nd Half Tax	2,763.43
	2,771.60

Description of Parcel: A parcel of land with buildings thereon, containing about 6,672 square feet being described as Lot 143 on block plan 220 in the office of the assessor of the City of Cambridge.
Location of Property: 155 Fifth Street
Assessed Owners: **Walter E. Hinds & Charles T. Hinds**
Tax Account: 279400 28 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	885.10
	885.10

Description of Parcel: A parcel of land with buildings thereon, containing about 2,174 square feet being described as Lot 141 on block plan 26 in the office of the assessor of the City of Cambridge.
Location of Property: 108 A-112 Kinnaird Street
Assessed Owners: **McLaughlin, James H., Jr.**
Tax Account: 281150 17 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	87.80
	87.80

Description of Parcel: A parcel of land with buildings thereon, containing about 4,300 square feet being described as Lot 71 on block plan 121 in the office of the assessor of the City of Cambridge.
Location of Property: 106 Harvey Street
Assessed Owners: **Thomas M. Igoe and Carol A. Igoe**
Tax Account: 292325 29 87
1987 Taxes Remaining Unpaid:

Sewer Interest	60.20
Sewer Lien	306.82
Water Interest	52.32
Water Lien	258.24
2nd Half Tax	1,112.47
	1,790.05

Description of Parcel: A parcel of land with buildings thereon, containing about 8,468 square feet being described as Lot 83 on block plan 190 in the office of the assessor of the City of Cambridge.
Location of Property: 74 Sherman Street
Assessed Owners: **John A. Kernochan, c/o Shelter Innovation, Inc. Att: John A. Kernochan, 133 Mt. Auburn Street**
Tax Account: 315959 31 87
1987 Taxes Remaining Unpaid:

Sewer Interest	30.20
Sewer Lien	254.42
Water Interest	157.15
Water Lien	837.92
2nd Half Tax	24,402.47
	25,682.25

Description of Parcel: A parcel of land with buildings thereon, containing about 83,968 square feet being described as Lot 52 on block plan 203B in the office of the assessor of the City of Cambridge.
Location of Property: 20 Reed Street
Assessed Owners: **Stephen A. Kozlowski**
Tax Account: 324050 31 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	71.43
	71.43

Description of Parcel: A parcel of land with buildings thereon, containing about 3,200 square feet being described as Lot 174 on block plan 193 in the office of the assessor of the City of Cambridge.
Location of Property: 260 Concord Avenue
Assessed Owners: **Lawrence M. Langner**
Tax Account: 330590 07 87
1987 Taxes Remaining Unpaid:

Sewer Interest	2.35
Sewer Lien	17.84
Water Interest	3.13
Water Lien	20.00
1st Half Tax	126.40
2nd Half Tax	70.82
	240.54

Description of Parcel: A parcel of land with buildings thereon, containing about 308 square feet being described as Lot 41 on block plan 230 in the office of the assessor of the City of Cambridge.
Location of Property: 285 Harvard Street
Assessed Owners: **Dickinson, Sarah, Tr. of 412 Trust, P.O. Box 34, M.I.T. Station**
Tax Account: 342756 05 87
1987 Taxes Remaining Unpaid:

1st Half Tax	265.92
2nd Half Tax	340.68
	606.60

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 25 on block plan 108 in the office of the assessor of the City of Cambridge.
Location of Property: 40 Fairmont Street
Assessed Owners: **Lowe, Charlotte E.**
Tax Account: 350250 20 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	690.61
	690.61

Description of Parcel: A parcel of land with buildings thereon, containing about 2,010 square feet being described as Lot 65 on block plan 127 in the office of the assessor of the City of Cambridge.
Location of Property: 280 Harvard Street
Assessed Owners: **Narayan, Perinchery**
Tax Account: 351255 31 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	730.37
	730.37

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 51 on block plan 118 in the office of the assessor of the City of Cambridge.
Location of Property: 289 Harvard Street
Assessed Owners: **Brandt, Vincent S. R. & Hi-Kyung Brandt**
Tax Account: 359390 00 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	400.09
	400.09

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 23 on block plan 108 in the office of the assessor of the City of Cambridge.
Location of Property: 50 Sacramento St.
Assessed Owners: **Richardson, Gillian D. C.**
Tax Account: 364000 34 87
1987 Taxes Remaining Unpaid:

1st Half Tax	46.36
2nd Half Tax	1,627.81
	1,674.17

Description of Parcel: A parcel of land with buildings thereon, containing about 3,958 square feet being described as Lot 49 on block plan 150 in the office of the assessor of the City of Cambridge.
Location of Property: 351 Norfolk Street
Assessed Owners: **Martin Brothers Inc. of Cambridge**
Tax Account: 370950 11 87
1987 Taxes Remaining Unpaid:

Sewer Interest	14.95
Sewer Lien	59.26
Water Interest	12.81
Water Lien	49.32
1st Half Tax	488.72
2nd Half Tax	573.70
	1,198.76

Description of Parcel: A parcel of land with buildings thereon, containing about 1,500 square feet being described as Lot 9 on block plan 85 in the office of the assessor of the City of Cambridge.
Location of Property: 124 Jackson Street
Assessed Owners: **Martorano, Michael C. & Peter Anthony Marto, Trs. of Jackson Street Trust**
Tax Account: 372650 03 87
1987 Taxes Remaining Unpaid:

1st Half Tax	11.41
2nd Half Tax	3,377.69
	3,389.10

Description of Parcel: A parcel of land with buildings thereon, containing about 12,000 square feet being described as Lot 33 on block plan 190 in the office of the assessor of the City of Cambridge.
Location of Property: 53 Bishop Allen Drive
Assessed Owners: **Massasoit Elks Club Inc.**
Tax Account: 375400 28 87
1987 Taxes Remaining Unpaid:

1st Half Tax	172.31
2nd Half Tax	701.37
	873.68

Description of Parcel: A parcel of land with buildings thereon, containing about 5,325 square feet being described as Lot 81 on block plan 91 in the office of the assessor of the City of Cambridge.
Location of Property: 5 Malcolm Road
Assessed Owners: **Mastromatteo, James W.**
Tax Account: 376200 28 87
1987 Taxes Remaining Unpaid:

Sewer Interest	6.34
Sewer Lien	62.13
Water Interest	4.76
Water Lien	46.61
1st Half Tax	1,112.35
2nd Half Tax	1,086.78
	2,318.97

Description of Parcel: A parcel of land with buildings thereon, containing about 3,600 square feet being described as Lot 101 on block plan 234 in the office of the assessor of the City of Cambridge.
Location of Property: 45 D Museum Street
Assessed Owners: **Lucy S. McNeece**
Tax Account: 392340 04 87
1987 Taxes Remaining Unpaid:

1st Half Tax	229.53
2nd Half Tax	929.83
	1,158.36

Description of Parcel: A parcel of land with buildings thereon, containing about 1,038 square feet being described as Lot 130 on block plan 149 in the office of the assessor of the City of Cambridge.
Location of Property: 26 River Street
Assessed Owners: **Aiello, Joseph Tr of Freedom Bicentennial Trust**
Tax Account: 394160 17 87
1987 Taxes Remaining Unpaid:

1st Half Tax	760.43
2nd Half Tax	1,750.09
	2,510.52

Description of Parcel: A parcel of land with buildings thereon, containing about 2,236 square feet being described as Lot 119 on block plan 105 in the office of the assessor of the City of Cambridge.
Location of Property: 30 River Street
Assessed Owners: **Aiello, Joseph Tr. of Freedom Bicentennial Trust & City of**
Tax Account: 394170 13 87
1987 Taxes Remaining Unpaid:

1st Half Tax	618.04
2nd Half Tax	873.08
	1,491.12

Description of Parcel: A parcel of land with buildings thereon, containing about 2,038 square feet being described as Lot 121 on block plan 105 in the office of the assessor of the City of Cambridge.
Location of Property: 18 Worcester Street
Assessed Owners: **Samuel L. Merchant & Althea D. Merchant & City of Cambridge Tax Title**
Tax Account: 396500 14 87
1987 Taxes Remaining Unpaid:

Sewer Interest	51.38
Sewer Lien	250.14
Water Interest	41.52
Water Lien	198.48
1st Half Tax	519.44
2nd Half Tax	773.52
	1,834.48

Description of Parcel: A parcel of land with buildings thereon, containing about 2,260 square feet being described as Lot 83 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 67 Kirkland Street
Assessed Owners: **Frances E. Misho**
Tax Account: 403350 23 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	2,547.63
	2,547.63

Description of Parcel: A parcel of land with buildings thereon, containing about 23,396 square feet being described as Lot 37 on block plan 146A in the office of the assessor of the City of Cambridge.
Location of Property: 24 Upton Street
Assessed Owners: **Jeanne Monteiro Life Estate**
Tax Account: 406360 08 87
1987 Taxes Remaining Unpaid:

Sewer Interest	19.72
Sewer Lien	122.93
Water Interest	16.28
Water Lien	98.42
1st Half Tax	520.01
2nd Half Tax	697.35
	1,477.71

Description of Parcel: A parcel of land with buildings thereon, containing about 1,636 square feet being described as Lot 52 on block plan 104 in the office of the assessor of the City of Cambridge.
Location of Property: 335 Washington Street
Assessed Owners: **McCarthy, Annesta V., Dorris F. Aubry & Athelston T. O. Moseley**
Tax Account: 412150 23 87
1987 Taxes Remaining Unpaid:

1st Half Tax	385.83
2nd Half Tax	469.60
	855.43

Description of Parcel: A parcel of land with buildings thereon, containing about 2,040 square feet being described as Lot 17 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 19 Arlington Street
Assessed Owners: **Harvey, Byron and Joy Harvey**
Tax Account: 416470 01 87
1987 Taxes Remaining Unpaid:

Sewer Interest	35.87
Sewer Lien	228.50
Water Interest	29.61
Water Lien	180.35
1st Half Tax	40.96
2nd Half Tax	3,125.43
	3,643.72

Description of Parcel: A parcel of land with buildings thereon, containing about 10,121 square feet being described as Lot 16 on block plan 177 in the office of the assessor of the City of Cambridge.
Location of Property: 159 Concord Avenue
Assessed Owners: **Pakizegi, Zarine Behravesh**
Tax Account: 431075 02 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	691.37
	691.37

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 22 on block plan 227 in the office of the assessor of the City of Cambridge.
Location of Property: 209 Broadway
Assessed Owners: **Olson, Carl S.**
Tax Account: 445525 34 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	76.22
	76.22

Description of Parcel: A parcel of land with buildings thereon, containing about 4,485 square feet being described as Lot 14 on block plan 42 in the office of the assessor of the City of Cambridge.
Location of Property: 165 Western Avenue
Assessed Owners: **Pearson, James C., Evelyn E. Pearson, Barbara S. Pearson, Bruce D. Pearson, Michael W. Pearson, Edward Dennis.**
Tax Account: 459100 25 87
1987 Taxes Remaining Unpaid:

1st Half Tax	370.93
2nd Half Tax	966.88
	1,337.81

Description of Parcel: A parcel of land with buildings thereon, containing about 5,000 square feet being described as Lot 78 on block plan 123 in the office of the assessor of the City of Cambridge.
Location of Property: 78 Elm Street
Assessed Owners: **Albert J. Pelletier & Genesta M. Pelletier**
Tax Account: 460000 34 87
1987 Taxes Remaining Unpaid:

Sewer Interest	4.02
Sewer Lien	15.00
Water Interest	8.04
Water Lien	30.00
1st Half Tax	341.20
2nd Half Tax	1,086.16
	1,484.42

Description of Parcel: A parcel of land with buildings thereon, containing about 3,703 square feet being described as Lot 37 on block plan 86 in the office of the assessor of the City of Cambridge.
Location of Property: 407 Washington Street
Assessed Owners: **Yu, Shu-Chun Tan, Tr. C.I. Trust**
Tax Account: 467900 35 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	736.51
	736.51

Description of Parcel: A parcel of land with buildings thereon, containing about 3,648 square feet being described as Lot 26 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 62 Clifton Street
Assessed Owners: **Webb, Dolores M.**
Tax Account: 477091 00 87
1987 Taxes Remaining Unpaid:

Sewer Lien	617.57
Water Interest	411.74
Water Lien	1,082.71
2nd Half Tax	1,095.19
	3,207.21

Description of Parcel: A parcel of land with buildings thereon, containing about 5,405 square feet being described as Lot 98 on block plan 269 in the office of the assessor of the City of Cambridge.
Location of Property: 180 Prospect Street
Assessed Owners: **Roseanne Rankin**
Tax Account: 493230 10 87
1987 Taxes Remaining Unpaid:

Sewer Interest	78.42
Sewer Lien	304.33
Water Interest	67.16
Water Lien	253.86
1st Half Tax	789.29
2nd Half Tax	1,164.86
	2,657.92

Description of Parcel: A parcel of land with buildings thereon, containing about 5,864 square feet being described as Lot 3 on block plan 87 in the office of the assessor of the City of Cambridge.
Location of Property: 20 Newell Street
Assessed Owners: **James F. Regan & Barbara A. Regan**
Tax Account: 497220 24 87
1987 Taxes Remaining Unpaid:

1st Half Tax	735.22
2nd Half Tax	1,206.18
	1,941.40

Description of Parcel: A parcel of land with buildings thereon, containing about 2,564 square feet being described as Lot 89 on block plan 205 in the office of the assessor of the City of Cambridge.
Location of Property: 21 Dunster Street
Assessed Owners: **Dana Chambers Alliance c/o The Seaman's Bank for Savings FSA Tricor Realty Tax Service, P.O. Box 23740**
Tax Account: 498750 30 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	1,052.01
	1,052.01

Description of Parcel: A parcel of land with buildings thereon, containing about 7,694 square feet being described as Lot 59 on block plan 160 in the office of the assessor of the City of Cambridge.
Location of Property: 43 Washburn Avenue
Assessed Owners: **Eleanor M. Rhodes**
Tax Account: 500292 32 87
1987 Taxes Remaining Unpaid:

Sewer Interest	53.85
Sewer Lien	260.96
Water Interest	46.38
Water Lien	217.86
1st Half Tax	867.44
2nd Half Tax	707.07
	2,153.58

Description of Parcel: A parcel of land with buildings thereon, containing about 3,050 square feet being described as Lot 40 on block plan 184 in the office of the assessor of the City of Cambridge.
Location of Property: 291 Broadway
Assessed Owners: **Mary I. Riley**
Tax Account: 503850 30 87
1987 Taxes Remaining Unpaid:

1st Half Tax	546.80
2nd Half Tax	665.44
	1,212.24

Description of Parcel: A parcel of land with buildings thereon, containing about 3,298 square feet being described as Lot 1 on block plan 86 in the office of the assessor of the City of Cambridge.
Location of Property: 7 Florence Street
Assessed Owners: **Owens, Herbert**
Tax Account: 504050 04 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	446.14
	446.14

Description of Parcel: A parcel of land with buildings thereon, containing about 5,631 square feet being described as Lot 40 on block plan 100 in the office of the assessor of the City of Cambridge.
Location of Property: 367 Walden Street
Assessed Owners: **Coburn, Norman & Peter C. Lavenson, Trs. of C & L Realty Trust**
Tax Account: 508265 21 87
1987 Taxes Remaining Unpaid:

1st Half Tax	1,438.22
2nd Half Tax	1,260.58
	2,698.80

Description of Parcel: A parcel of land with buildings thereon, containing about 5,643 square feet being described as Lot 116 on block plan 262 in the office of the assessor of the City of Cambridge.
Location of Property: 48 Norfolk Street
Assessed Owners: **George Rothman as Tr. of Stu-Lin Realty Trust.**
Tax Account: 515432 02 87
1987 Taxes Remaining Unpaid:

Sewer Interest	132.38
Sewer Lien	456.31
Water Interest	285.32
Water Lien	721.56
2nd Half Tax	2,279.91
	3,875.48

Description of Parcel: A parcel of land with buildings thereon, containing about 2,948 square feet being described as Lot 92 on block plan 91 in the office of the assessor of the City of Cambridge.
Location of Property: 49 Allston Street
Assessed Owners: **Wheaton, James W. et al, c/o J.J.J. Realty Trust, P.O. Box 442**
Tax Account: 516900 36 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	850.72
	850.72

Description of Parcel: A parcel of land with buildings thereon, containing about 3,500 square feet being described as Lot 43 on block plan 66 in the office of the assessor of the City of Cambridge.
Location of Property: 53 Hubbard Avenue
Assessed Owners: **Rozario, Jacqueline H., Tr. of the Jacqueline H. Rozario Trust**
Tax Account: 517800 28 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	1,105.18
	1,105.18

Description of Parcel: A parcel of land with buildings thereon, containing about 5,000 square feet being described as Lot 41 on block plan 202 in the office of the assessor of the City of Cambridge.
Location of Property: 375 Washington Street
Assessed Owners: **Scott, E. John & John D. Scott**
Tax Account: 532150 06 87
1987 Taxes Remaining Unpaid:

Water Interest	26.60
Water Lien	223.65
2nd Half Tax	1,786.62
	2,036.87

Description of Parcel: A parcel of land with buildings thereon, containing about 6,700 square feet being described as Lot 21 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 81 Highland Avenue
Assessed Owners: **Alice A. Shea**
Tax Account: 538650 18 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	1,660.50
	1,660.50

Description of Parcel: A parcel of land with buildings thereon, containing about 4,709 square feet being described as Lot 33 on block plan 112 in the office of the assessor of the City of Cambridge.
Location of Property: 149 Harvey Street
Assessed Owners: **John F. Smith Sr. & Mary A. Smith**
Tax Account: 554915 00 87
1987 Taxes Remaining Unpaid:

1st Half Tax	340.31
2nd Half Tax	463.84
	804.15

Description of Parcel: A parcel of land with buildings thereon, containing about 1,916 square feet being described as Lot 209 on block plan 190 in the office of the assessor of the City of Cambridge.
Location of Property: 64 Roseland Street
Assessed Owners: **Herb Snitzer & Kate Snitzer**
Tax Account: 556030 05 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	210.28
	210.28

Description of Parcel: A parcel of land with buildings thereon, containing about 741 square feet being described as Lot 22 on block plan 153 in the office of the assessor of the City of Cambridge.
Location of Property: 19 Vincent Street
Assessed Owners: **Inez Stanford Life Estate**
Tax Account: 567250 07 87
1987 Taxes Remaining Unpaid:

1st Half Tax	18.86
2nd Half Tax	1,696.09
	1,714.95

Description of Parcel: A parcel of land with buildings thereon, containing about 5,215 square feet being described as Lot 37 on block plan 201.5 in the office of the assessor of the City of Cambridge.
Location of Property: 334 Concord Avenue
Assessed Owners: **Helen Chandler Stephens**
Tax Account: 570010 08 87
1987 Taxes Remaining Unpaid:

Sewer Interest	52.47
Sewer Lien	261.63
Water Interest	46.03
Water Lien	223.06
1st Half Tax	449.12
2nd Half Tax	1,010.79
	2,043.10

Description of Parcel: A parcel of land with buildings thereon, containing about 4,500 square feet being described as Lot 45 on block plan 263 in the office of the assessor of the City of Cambridge.
Location of Property: 17 Chauncy Street
Assessed Owners: **Edward M. Strasser**
Tax Account: 574400 27 87
1987 Taxes Remaining Unpaid:

1st Half Tax	1,171.06
2nd Half Tax	1,225.52
	2,396.58

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 33 on block plan 214 in the office of the assessor of the City of Cambridge.
Location of Property: 9 Follen Street
Assessed Owners: **C. Todd Stuart**
Tax Account: 574930 12 87
1987 Taxes Remaining Unpaid:

Sewer Interest	35.23
Sewer Lien	249.26
Water Interest	52.05
Water Lien	272.24
1st Half Tax	3,651.30
2nd Half Tax	5,174.48
	9,434.56

Description of Parcel: A parcel of land with buildings thereon, containing about 19,652 square feet being described as Lot 21 on block plan 172 in the office of the assessor of the City of Cambridge.
Location of Property: 10 Dana Street
Assessed Owners: **Overseas Adventure Tours, Inc.**
Tax Account: 574982 25 87
1987 Taxes Remaining Unpaid:

1st Half Tax	442.27
2nd Half Tax	407.28
	849.55

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 83 on block plan 116 in the office of the assessor of the City of Cambridge.
Location of Property: 131 Pleasant Street
Assessed Owners: **Sutherland, Iasaiah T.**
Tax Account: 582415 13 87
1987 Taxes Remaining Unpaid:

1st Half Tax	226.22
2nd Half Tax	495.80
	722.02

Description of Parcel: A parcel of land with buildings thereon, containing about 3,611 square feet being described as Lot 13 on block plan 127 in the office of the assessor of the City of Cambridge.
Location of Property: 2450 Massachusetts Avenue
Assessed Owners: **T. J. Hartnett Beverage Company, Inc.**
Tax Account: 584350 20 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	7,145.95
	7,145.95

Description of Parcel: A parcel of land with buildings thereon, containing about 22,352 square feet being described as Lot 95 on block plan 189 in the office of the assessor of the City of Cambridge.
Location of Property: 40 Clarendon Avenue
Assessed Owners: **Thomas, Donlen M.**
Tax Account: 591057 09 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	798.60
	798.60

Description of Parcel: A parcel of land with buildings thereon, containing about 2,681 square feet being described as Lot 19 on block plan 184 in the office of the assessor of the City of Cambridge.
Location of Property: 51 Trowbridge Street
Assessed Owners: **Halpert, David H. & Catherine Hayden**
Tax Account: 597750 19 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	132.72
	132.72

Description of Parcel: A parcel of land with buildings thereon, containing about 4,000 square feet being described as Lot 8 on block plan 135 in the office of the assessor of the City of Cambridge.
Location of Property: 456 Putnam Ave.
Assessed Owners: **Peter Tumarkin**
Tax Account: 601500 05 87
1987 Taxes Remaining Unpaid:

1st Half Tax	1,003.87
2nd Half Tax	1,330.91
	2,334.78

Description of Parcel: A parcel of land with buildings thereon, containing about 4,390 square feet being described as Lot 116 on block plan 102 in the office of the assessor of the City of Cambridge.
Location of Property: 11 Mt. Auburn Avenue
Assessed Owners: **Manuel C. Uribe**
Tax Account: 604520 23 87

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 243106

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Lizzie May Whipple Pierce** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st through 6th accounts of **Frederick D. Ballou** and **Nicholas U. Sommerfeld** as Trustees (the fiduciaries) under the will of said deceased for the benefit of **Frances Whipple Pierce** and others have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 9th day of June, 1988, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries or to the attorney for the fiduciaries obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciaries pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 10th day of May, 1988.

Paul J. Cavanaugh
Register

(C)May26

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Gregory A. Beit** d/b/a **Shake, Rattle & Roll,** has applied for an Antique Store license at 987 Massachusetts Avenue.

A hearing on this application will be held on Tuesday evening, June 14, 1988, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)May26

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, June 9, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a **petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200** to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust Fund of $2.00 per square foot of office or retail use authorized by the special permit. The creation of affordable housing units, as defined in the proposed amendment, may be substituted for payment of money to the fund. The Trust Fund would be administered by a Board of Trustees; both the Fund and the Board of Trustees are created in the proposed amendment.

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

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

For the Committee,
Councillor William H. Walsh,
Chairman

(C)May26,June2

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE
OFFICE OF THE COLLECTOR OF TAXES

To the owners of the hereinafter described parcels of land situated in Cambridge in the County of Middlesex and the Commonwealth of Massachusetts and to all others concerned.

We are hereby notified that on June 9, 1988 at 10:00 AM pursuant to the General Laws (Ter. Ed.) Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the City of Cambridge, the following parcels of land, for non-payment after demand of taxes thereon, with interest and all intervening charges or any unpaid balance, of said taxes, unless the same shall have been paid before that date.

Location of Property: 28 River Street
Assessed Owners: **Joseph Aiello Trustee**
Tax Account: 006550 30 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,138.20
2nd Half Tax 539.31
1,677.51

Description of Parcel: A parcel of land with buildings thereon, containing about 1,795 square feet being described as Lot 120 on block plan 105 in the office of the assessor of the City of Cambridge.
Location of Property: 56 Dana Street
Assessed Owners: **James M. Aitken & Mida N. Aitken**
Tax Account: 006850 06 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 529.31
529.31

Description of Parcel: A parcel of land with buildings thereon, containing about 1,763 square feet being described as Lot 45 on block plan 139 in the office of the assessor of the City of Cambridge.
Location of Property: 564 Cambridge Street
Assessed Owners: **Ponte, Albano & Irene Ponte, Trs. of P. & K. Realty Trust**
Tax Account: 013050 12 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,133.67
2nd Half Tax 1,347.78
2,481.45

Description of Parcel: A parcel of land with buildings thereon, containing about 2,640 square feet being described as Lot 27 on block plan 34 in the office of the assessor of the City of Cambridge.
Location of Property: 170 Fawcett Street
Assessed Owners: **John J. Anderson & John T. McQuaid Trs of the Anderson & McQuaid Realty Trust**
Tax Account: 014700 34 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 89.86
89.86

Description of Parcel: A parcel of land with buildings thereon, containing about 23,106 square feet being described as Lot 218 on block plan 267.4 in the office of the assessor of the City of Cambridge.
Location of Property: 182 Sherman Street
Assessed Owners: **Andreason, William G.**
Tax Account: 015650 06 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 463.87
463.87

Description of Parcel: A parcel of land with buildings thereon, containing about 5,080 square feet being described as Lot 73 on block plan 194 in the office of the assessor of the City of Cambridge.
Location of Property: 210 River Street
Assessed Owners: **Herbawi, Sami**
Tax Account: 020010 07 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,044.50
1,044.50

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 115 on block plan 125 in the office of the assessor of the City of Cambridge.
Location of Property: 76 Fairmont Street
Assessed Owners: **Roseman, Daniel E. & L. M. Brown**
Tax Account: 020785 24 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,985.05
2nd Half Tax -512.57
1,472.48

Description of Parcel: A parcel of land with buildings thereon, containing about 5,750 square feet being described as Lot 144 on block plan 127 in the office of the assessor of the City of Cambridge.
Location of Property: 4 A Centre Street
Assessed Owners: **Sullivan, Robert & City of Cambridge Tax Title c/o Richard Williams**
Tax Account: 032300 34 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 938.64
938.64

Description of Parcel: A parcel of land with buildings thereon, containing about 2,478 square feet being described as Lot 105 on block plan 116 in the office of the assessor of the City of Cambridge.
Location of Property: 11 Cleveland Street
Assessed Owners: **Beesley, Florence Perry Wilson**
Tax Account: 035512 36 87
1987 Taxes Remaining Unpaid:
1st Half Tax 912.41
2nd Half Tax 762.16
1,674.57

Description of Parcel: A parcel of land with buildings thereon, containing about 2,100 square feet being described as Lot 55 on block plan 135 in the office of the assessor of the City of Cambridge.
Location of Property: 13 Cleveland Street
Assessed Owners: **Beesley, Florence Perry Wilson**
Tax Account: 035513 34 87
1987 Taxes Remaining Unpaid:
1st Half Tax 904.05
2nd Half Tax 583.85
1,487.90

Description of Parcel: A parcel of land with buildings thereon, containing about 2,100 square feet being described as Lot 54 on block plan 135 in the office of the assessor of the City of Cambridge.
Location of Property: 60 Norris Street
Assessed Owners: **Rose Benoit**
Tax Account: 038650 05 87
1987 Taxes Remaining Unpaid:
Sewer Interest 5.44
Sewer Lien 36.63
Water Interest 4.74
Water Lien 30.23
2nd Half Tax 286.19
363.23

Description of Parcel: A parcel of land with buildings thereon, containing about 2,648 square feet being described as Lot 57 on block plan 192 in the office of the assessor of the City of Cambridge.
Location of Property: 31 Sherman Street
Assessed Owners: **Margaret A. Brancucci**
Tax Account: 057900 27 87
1987 Taxes Remaining Unpaid:
Sewer Interest 27.82
Sewer Lien 141.24
Water Interest 23.74
Water Lien 117.23
1st Half Tax 959.52
2nd Half Tax 1,547.64
2,816.99

Description of Parcel: A parcel of land with buildings thereon, containing about 3,200 square feet being described as Lot 22 on block plan 228 in the office of the assessor of the City of Cambridge.
Location of Property: 9 Boardman St.
Assessed Owners: **Calvin Brandford & Virginia Brandford**
Tax Account: 057950 07 87
1987 Taxes Remaining Unpaid:
1st Half Tax 622.44
2nd Half Tax 1,894.81
2,517.25

Description of Parcel: A parcel of land with buildings thereon, containing about 2,670 square feet being described as Lot 103 on block plan 76 in the office of the assessor of the City of Cambridge.
Location of Property: 105 Second Street
Assessed Owners: **Manuel F. Bray & Gertrude T. Bray**
Tax Account: 058475 13 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,096.43
1,096.43

Description of Parcel: A parcel of land with buildings thereon, containing about 1,373 square feet being described as Lot 36 on block plan 17 in the office of the assessor of the City of Cambridge.
Location of Property: 616 Green Street
Assessed Owners: **Welsh, Charles W. & Rika Olson Welsh**
Tax Account: 060010 27 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 197.70
197.70

Description of Parcel: A parcel of land with buildings thereon, containing about 4,270 square feet being described as Lot 21 on block plan 121 in the office of the assessor of the City of Cambridge.
Location of Property: 5 Centre Street
Assessed Owners: **Glenn Brewster & Susan Nelson Brewster Trs.**
Tax Account: 060904 25 87
1987 Taxes Remaining Unpaid:
Water Interest 20.07
Water Lien 121.94
2nd Half Tax 4,231.70
4,373.71

Description of Parcel: A parcel of land with buildings thereon, containing about 8,208 square feet being described as Lot 34 on block plan 116 in the office of the assessor of the City of Cambridge.
Location of Property: 117 Columbia Street
Assessed Owners: **Lombard, Judith Clark**
Tax Account: 064901 04 87
1987 Taxes Remaining Unpaid:
Sewer Interest 20.78
Sewer Lien 87.28
Water Interest 17.49
Water Lien 71.46
1st Half Tax 226.64
2nd Half Tax 724.93
1,148.58

Description of Parcel: A parcel of land with buildings thereon, containing about 1,920 square feet being described as Lot 94 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 14 Oak Street
Assessed Owners: **Robert P. Brown & Eva M. Brown**
Tax Account: 065700 06 87
1987 Taxes Remaining Unpaid:
Sewer Interest 25.65
Sewer Lien 113.85
Water Interest 22.15
Water Lien 94.95
1st Half Tax 57.47
2nd Half Tax 826.80
1,140.87

Description of Parcel: A parcel of land with buildings thereon, containing about 2,880 square feet being described as Lot 64 on block plan 83 in the office of the assessor of the City of Cambridge.
Location of Property: 12 Harding Street
Assessed Owners: **Ribeiro, Jose**
Tax Account: 069700 16 87
1987 Taxes Remaining Unpaid:
1st Half Tax 19.27
2nd Half Tax 1,339.68
1,358.95

Description of Parcel: A parcel of land with buildings thereon, containing about 2,287 square feet being described as Lot 127 on block plan 36 in the office of the assessor of the City of Cambridge.
Location of Property: 202 Green Street
Assessed Owners: **Onagi, Eiko & Satoru Toga**
Tax Account: 075185 17 87
1987 Taxes Remaining Unpaid:
1st Half Tax 246.50
2nd Half Tax 930.70
1,177.20

Description of Parcel: A parcel of land with buildings thereon, containing about 5,079 square feet being described as Lot 58 on block plan 93 in the office of the assessor of the City of Cambridge.
Location of Property: 1369 Cambridge Street
Assessed Owners: **Burns, Mary J.**
Tax Account: 092900 16 87
1987 Taxes Remaining Unpaid:
Water Interest 3.16
Water Lien 26.41
1st Half Tax 2,826.68
2nd Half Tax 4,743.54
7,599.79

Description of Parcel: A parcel of land with buildings thereon, containing about 6,728 square feet being described as Lot 18 on block plan 83 in the office of the assessor of the City of Cambridge.
Location of Property: 495 Green Street
Assessed Owners: **Wong, Kevin & Linda E. Shinomoto**
Tax Account: 108150 03 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 930.63
49930.63

Description of Parcel: A parcel of land with buildings thereon, containing about 3,644 square feet being described as Lot 14 on block plan 119 in the office of the assessor of the City of Cambridge.
Location of Property: 69 Howard Street
Assessed Owners: **Toffoli, Tommaso**
Tax Account: 109470 29 87
1987 Taxes Remaining Unpaid:
1st Half Tax 442.27
2nd Half Tax 1,645.30
2,087.57

Description of Parcel: A parcel of land with buildings thereon, containing about 3,200 square feet being described as Lot 102 on block plan 122 in the office of the assessor of the City of Cambridge.
Location of Property: 29 Concord Avenue
Assessed Owners: **Wheeler, Gordon & City of Cambridge Tax Title**
Tax Account:
1987 Taxes Remaining Unpaid:
1st Half Tax 310.81
2nd Half Tax 286.62
597.43

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 19 on block plan 215 in the office of the assessor of the City of Cambridge.
Location of Property: 96 Hampshire Street
Assessed Owners: **Close Building Associates**
Tax Account: 112025 03 87
1987 Taxes Remaining Unpaid:
1st Half Tax 30.29
2nd Half Tax 557.52
587.81

Description of Parcel: A parcel of land with buildings thereon, containing about 7,340 square feet being described as Lot 66 on block plan 77 in the office of the assessor of the City of Cambridge.
Location of Property: 16 Locke Street
Assessed Owners: **Martin, Maurice and Susan Miller**
Tax Account: 114280 15 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 484.86
484.86

Description of Parcel: A parcel of land with buildings thereon, containing about 1,572 square feet being described as Lot 37 on block plan 183 in the office of the assessor of the City of Cambridge.
Location of Property: 146 Oxford Street
Assessed Owners: **Mar R. Cohen Trustee of Marco Realty Trust**
Tax Account: 114600 15 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 375.86
375.86

Description of Parcel: A parcel of land with buildings thereon, containing about 240 square feet being described as Lot 66 on block plan 151 in the office of the assessor of the City of Cambridge.
Location of Property: 2525 Massachusetts Ave.
Assessed Owners: **Conte, William A.**
Tax Account: 121410 06 87
1987 Taxes Remaining Unpaid:
1st Half Tax 3,671.85
2nd Half Tax 2,867.55
6,539.40

Description of Parcel: A parcel of land with buildings thereon, containing about 14,975 square feet being described as Lot 9 on block plan 184 in the office of the assessor of the City of Cambridge.
Location of Property: 305 Elm Street
Assessed Owners: **Manuel Carreia**
Tax Account: 125700 33 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 725.08
725.08

Description of Parcel: A parcel of land with buildings thereon, containing about 3,618 square feet being described as Lot 78 on block plan 82 in the office of the assessor of the City of Cambridge.
Location of Property: 20 Hingham Street
Assessed Owners: **Richard J. Cox & Samuel M. Cox**
Tax Account: 131000 10 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 955.36
955.36

Description of Parcel: A parcel of land with buildings thereon, containing about 2,347 square feet being described as Lot 17 on block plan 130 in the office of the assessor of the City of Cambridge.
Location of Property: 172 Prospect St.
Assessed Owners: **Arthur J. Crapulli & Janet E. Crapulli**
Tax Account: 132020 23 87
1987 Taxes Remaining Unpaid:
Water Interest 60.62
Water Lien 383.40
2nd Half Tax 800.42
1,244.44

Description of Parcel: A parcel of land with buildings thereon, containing about 3,909 square feet being described as Lot 1 on block plan 87 in the office of the assessor of the City of Cambridge.
Location of Property: 45 Dunster Street
Assessed Owners: **D U Corporation**
Tax Account: 140000 31 87
1987 Taxes Remaining Unpaid:
Sewer Interest 119.57
Sewer Lien 575.02
Water Interest 102.13
Water Lien 474.29
1st Half Tax 16,458.62
2nd Half Tax 4,093.78
21,823.41

Description of Parcel: A parcel of land with buildings thereon, containing about 7,528 square feet being described as Lot 67 on block plan 162 in the office of the assessor of the City of Cambridge.
Location of Property: 187 Harvard St.
Assessed Owners: **Clark, Victor F. & Tor Clark, Trs. of The 187 Harvard Street Realty Trust**
Tax Account: 140185 16 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,448.90
1,448.90

Description of Parcel: A parcel of land with buildings thereon, containing about 2,705 square feet being described as Lot 118 on block plan 76 in the office of the assessor of the City of Cambridge.
Location of Property: 92 Washington Avenue
Assessed Owners: **Rodney G. Dennis, Christie P. Dennis c/o Mrs. Richard Adams**
Tax Account: 153250 26 87
1987 Taxes Remaining Unpaid:
1st Half Tax 2,575.26
2nd Half Tax 3,677.36
6,252.62

Description of Parcel: A parcel of land with buildings thereon, containing about 10,892 square feet being described as Lot 34 on block plan 210 in the office of the assessor of the City of Cambridge.
Location of Property: 66 Spring Street
Assessed Owners: **Dinan, Julia c/o Peter T. Dinan**
Tax Account: 163150 02 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 717.42
717.42

Description of Parcel: A parcel of land with buildings thereon, containing about 2,500 square feet being described as Lot 12 on block plan 24 in the office of the assessor of the City of Cambridge.
Location of Property: 323 Western Avenue
Assessed Owners: **Roysman, Harry**
Tax Account: 171580 32 87
1987 Taxes Remaining Unpaid:
Sewer Interest 3.30
Sewer Lien 15.00
Water Interest 6.59
Water Lien 30.00
1st Half Tax 43.76
2nd Half Tax 639.73
738.38

Description of Parcel: A parcel of land with buildings thereon, containing about 3,135 square feet being described as Lot 12 on block plan 122 in the office of the assessor of the City of Cambridge.
Location of Property: 14 Newell Street
Assessed Owners: **Exum, Charlotte June**
Tax Account: 190940 05 87
1987 Taxes Remaining Unpaid:
Sewer Interest 40.53
Sewer Lien 199.87
Water Interest 35.01
Water Lien 166.69
1st Half Tax 1,128.61
2nd Half Tax 1,328.62
2,899.23

Description of Parcel: A parcel of land with buildings thereon, containing about 4,821 square feet being described as Lot 68 on block plan 205 in the office of the assessor of the City of Cambridge.
Location of Property: 97 Second Street
Assessed Owners: **Farea, Jacintho J.**
Tax Account: 193850 35 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,068.51
1,068.51

Description of Parcel: A parcel of land with buildings thereon, containing about 1,686 square feet being described as Lot 44 on block plan 19 in the office of the assessor of the City of Cambridge.
Location of Property: 16 Chester Street
Assessed Owners: **Lenza, Richard E., Tr of C.H.E. Trust**
Tax Account: 196403 33 87
1987 Taxes Remaining Unpaid:
1st Half Tax 185.24
2nd Half Tax 7.04
192.28

Description of Parcel: A parcel of land with buildings thereon, containing about 1,810 square feet being described as Lot 41 on block plan 182 in the office of the assessor of the City of Cambridge.
Location of Property: 51 Pine Street
Assessed Owners: **Anne Ferri Tr of Faversham Trust**
Tax Account: 200630 35 87
1987 Taxes Remaining Unpaid:
1st Half Tax 385.32
2nd Half Tax 652.30
1,037.62

Description of Parcel: A parcel of land with buildings thereon, containing about 3,167 square feet being described as Lot 10 on block plan 75 in the office of the assessor of the City of Cambridge.
Location of Property: 6 Riedsel Avenue
Assessed Owners: **Jesse R. Fillman, Mary Stevens**
Tax Account: 202370 11 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 421.58
421.58

Description of Parcel: A parcel of land with buildings thereon, containing about 5,847 square feet being described as Lot 40 on block plan 223 in the office of the assessor of the City of Cambridge.
Location of Property: 26 Bigelow Street
Assessed Owners: **Martin T. Fosburg**
Tax Account: 211200 31 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 800.65
800.65

Description of Parcel: A parcel of land with buildings thereon, containing about 1,015 square feet being described as Lot 72 on block plan 118 in the office of the assessor of the City of Cambridge.
Location of Property: 1137 Massachusetts Avenue
Assessed Owners: **Frankina, Jan Frances**
Tax Account: 215050 00 87
1987 Taxes Remaining Unpaid:
1st Half Tax 338.67
2nd Half Tax 508.91
847.58

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 8 on block plan 134 in the office of the assessor of the City of Cambridge.
Location of Property: 48 Chestnut Street
Assessed Owners: **Arthur Fraser & Minnie Fraser**
Tax Account: 215200 04 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,078.18
2nd Half Tax 1,194.80
2,272.98

Description of Parcel: A parcel of land with buildings thereon, containing about 3,500 square feet being described as Lot 7 on block plan 65 in the office of the assessor of the City of Cambridge.
Location of Property: 891 Massachusetts Avenue
Assessed Owners: **Stephen M. Frohn, P.O. Box 123, Harvard Square**
Tax Account: 218710 23 87
1987 Taxes Remaining Unpaid:
Water Interest 6.97
Water Lien 51.41
1st Half Tax 33.54
2nd Half Tax 2,472.97
2,564.89

Description of Parcel: A parcel of land with buildings thereon, containing about 5,017 square feet being described as Lot 23 on block plan 117 in the office of the assessor of the City of Cambridge.
Location of Property: 17 Hubbard Avenue
Assessed Owners: **Gerratt, Judith Ann**
Tax Account: 229720 06 87
1987 Taxes Remaining Unpaid:
1st Half Tax 69.38
2nd Half Tax 1,028.50
1,097.88

Description of Parcel: A parcel of land with buildings thereon, containing about 5,000 square feet being described as Lot 31 on block plan 202 in the office of the assessor of the City of Cambridge.
Location of Property: 24 Walden Street
Assessed Owners: **Carrillo, J. Emilio & Mariette Murphy De Carrillo**
Tax Account: 231750 18 87
1987 Taxes Remaining Unpaid:
Water Lien 156.29
1st Half Tax 1,059.95
2nd Half Tax 760.51
1,976.75

Description of Parcel: A parcel of land with buildings thereon, containing about 3,372 square feet being described as Lot 16 on block plan 200 in the office of the assessor of the City of Cambridge.
Location of Property: 67 Dana Street
Assessed Owners: **Filmore, Sanford L., Jeffrey L. Gilmore and Stefan Gilmore**
Tax Account: 234355 29 87
1987 Taxes Remaining Unpaid:
1st Half Tax 13.84
2nd Half Tax 1,011.93
1,025.77

Description of Parcel: A parcel of land with buildings thereon, containing about 3,900 square feet being described as Lot 96 on block plan 139 in the office of the assessor of the City of Cambridge.
Location of Property: 81 Martin St.
Assessed Owners: **Mary M. Gormley**
Tax Account: 241950 07 87
1987 Taxes Remaining Unpaid:
1st Half Tax 614.92
2nd Half Tax 929.18
1,544.10

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 51 on block plan 212 in the office of the assessor of the City of Cambridge.
Location of Property: 10 Eustis Street
Assessed Owners: **Brodie, Sidney, Tr. of Oxford Garage Realty Trust.**
Tax Account: 244850 04 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 94.59
94.59

Description of Parcel: A parcel of land with buildings thereon, containing about 9,192 square feet being described as Lot 121 on block plan 150 in the office of the assessor of the City of Cambridge.
Location of Property: 99 Rindge Avenue
Assessed Owners: **Kevin A. Griffin and Julia A. Griffin**
Tax Account: 250075 08 87
1987 Taxes Remaining Unpaid:
Sewer Interest 27.50
Sewer Lien 136.28
Water Interest 23.73
Water Lien 113.81
1st Half Tax 869.29
2nd Half Tax 1,025.78
2,196.39

Description of Parcel: A parcel of land with buildings thereon, containing about 5,202 square feet being described as Lot 71 on block plan 196 in the office of the assessor of the City of Cambridge.
Location of Property: 81 Tremont Street
Assessed Owners: **Carrette, George & John Cox**
Tax Account: 252100 06 87
1987 Taxes Remaining Unpaid:
1st Half Tax 471.57
2nd Half Tax 998.95
1,470.52

Description of Parcel: A parcel of land with buildings thereon, containing about 1,540 square feet being described as Lot 60 on block plan 84 in the office of the assessor of the City of Cambridge.
Location of Property: 1740 Massachusetts Avenue
Assessed Owners: **Richard L. Grossman & Ellen D. Grossman Trs.**
Tax Account: 252700 32 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 88.13
88.13

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 243106

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Lizzie May Whipple Pierce** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st through 6th accounts of **Frederick D. Ballou** and **Nicholas U. Somerfeld** as Trustees (the fiduciaries) under the will of said deceased for the benefit of **Frances Whipple Pierce** and others have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 9th day of June, 1988, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries or to the attorney for the fiduciaries obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciaries pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 10th day of May, 1988.

Paul J. Cavanaugh
Register

(C)May26

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Gregory A. Belt** d/b/a **Shake, Rattle & Roll,** has applied for an Antique Store license at 987 Massachusetts Avenue.

A hearing on this application will be held on Tuesday evening, June 14, 1988, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Pacillo
Thomas V. Scott
License Commission

(C)May26

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, June 9, 1988 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a **petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200** to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust Fund of $2.00 per square foot of office or retail use authorized by the special permit. The creation of affordable housing units, as defined in the proposed amendment, may be substituted for payment of money to the fund. The Trust Fund would be administered by a Board of Trustees; both the Fund and the Board of Trustees are created in the proposed amendment.

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

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

For the Committee,
Councillor William H. Walsh,
Chairman

(C)May26,June2

THE COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE
OFFICE OF THE COLLECTOR OF TAXES

To the owners of the hereinafter described parcels of land situated in Cambridge in the County of Middlesex and the Commonwealth of Massachusetts and to all others concerned.

We are hereby notified that on June 9, 1988 at 10:00 AM pursuant to the General Laws (Ter. Ed.) Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the City of Cambridge, the following parcels of land, for non-payment after demand of taxes thereon, with interest and all intervening charges or any unpaid balance, of said taxes, unless the same shall have been paid before that date.

Location of Property: 28 River Street
Assessed Owners: **Joseph Aiello Trustee**
Tax Account: 006550 30 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,138.20
2nd Half Tax 539.31
1,677.51

Description of Parcel: A parcel of land with buildings thereon, containing about 1,795 square feet being described as Lot 120 on block plan 105 in the office of the assessor of the City of Cambridge.
Location of Property: 56 Dana Street
Assessed Owners: **James M. Aitken & Mida N. Aitken**
Tax Account: 006850 06 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 529.31
529.31

Description of Parcel: A parcel of land with buildings thereon, containing about 1,763 square feet being described as Lot 45 on block plan 139 in the office of the assessor of the City of Cambridge.
Location of Property: 564 Cambridge Street
Assessed Owners: **Ponte, Albano & Irene Ponte, Trs. of P. & K. Realty Trust**
Tax Account: 013050 12 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,133.67
2nd Half Tax 1,347.78
2,481.45

Description of Parcel: A parcel of land with buildings thereon, containing about 2,640 square feet being described as Lot 27 on block plan 34 in the office of the assessor of the City of Cambridge.
Location of Property: 170 Fawcett Street
Assessed Owners: **John J. Anderson & John T. McQuaid Trs of the Anderson & McQuaid Realty Trust**
Tax Account: 014700 34 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 89.86
89.86

Description of Parcel: A parcel of land with buildings thereon, containing about 23,106 square feet being described as Lot 218 on block plan 267.4 in the office of the assessor of the City of Cambridge.
Location of Property: 182 Sherman Street
Assessed Owners: **Andreason, William G.**
Tax Account: 015650 06 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 463.87
463.87

Description of Parcel: A parcel of land with buildings thereon, containing about 5,080 square feet being described as Lot 73 on block plan 194 in the office of the assessor of the City of Cambridge.
Location of Property: 210 River Street
Assessed Owners: **Herbawi, Sami**
Tax Account: 020010 07 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,044.50
1,044.50

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 115 on block plan 125 in the office of the assessor of the City of Cambridge.
Location of Property: 76 Fairmont Street
Assessed Owners: **Roseman, Daniel E. & L. M. Brown**
Tax Account: 020785 24 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,985.05
2nd Half Tax -512.57
1,472.48

Description of Parcel: A parcel of land with buildings thereon, containing about 5,750 square feet being described as Lot 144 on block plan 127 in the office of the assessor of the City of Cambridge.
Location of Property: 4 A Centre Street
Assessed Owners: **Sullivan, Robert & City of Cambridge Tax Title c/o Richard Williams**
Tax Account: 032300 34 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 938.64
938.64

Description of Parcel: A parcel of land with buildings thereon, containing about 2,478 square feet being described as Lot 105 on block plan 116 in the office of the assessor of the City of Cambridge.
Location of Property: 11 Cleveland Street
Assessed Owners: **Beesley, Florence Perry Wilson**
Tax Account: 035512 36 87
1987 Taxes Remaining Unpaid:
1st Half Tax 912.41
2nd Half Tax 762.16
1,674.57

Description of Parcel: A parcel of land with buildings thereon, containing about 2,100 square feet being described as Lot 55 on block plan 135 in the office of the assessor of the City of Cambridge.
Location of Property: 13 Cleveland Street
Assessed Owners: **Beesley, Florence Perry Wilson**
Tax Account: 035513 34 87
1987 Taxes Remaining Unpaid:
1st Half Tax 904.05
2nd Half Tax 583.85
1,487.90

Description of Parcel: A parcel of land with buildings thereon, containing about 2,100 square feet being described as Lot 54 on block plan 135 in the office of the assessor of the City of Cambridge.
Location of Property: 60 Norris Street
Assessed Owners: **Rose Benoit**
Tax Account: 038650 05 87
1987 Taxes Remaining Unpaid:
Sewer Interest 5.44
Sewer Lien 36.63
Water Interest 4.74
Water Lien 30.23
2nd Half Tax 286.19
363.23

Description of Parcel: A parcel of land with buildings thereon, containing about 2,648 square feet being described as Lot 57 on block plan 192 in the office of the assessor of the City of Cambridge.
Location of Property: 31 Sherman Street
Assessed Owners: **Margaret A. Brancucci**
Tax Account: 057900 27 87
1987 Taxes Remaining Unpaid:
Sewer Interest 27.62
Sewer Lien 141.24
Water Interest 23.74
Water Lien 117.23
1st Half Tax 959.52
2nd Half Tax 1,547.64
2,816.99

Description of Parcel: A parcel of land with buildings thereon, containing about 3,200 square feet being described as Lot 22 on block plan 228 in the office of the assessor of the City of Cambridge.
Location of Property: 9 Boardman St.
Assessed Owners: **Calvin Brandford & Virginia Brandford**
Tax Account: 057950 07 87
1987 Taxes Remaining Unpaid:
1st Half Tax 622.44
2nd Half Tax 1,894.81
2,517.25

Description of Parcel: A parcel of land with buildings thereon, containing about 2,670 square feet being described as Lot 103 on block plan 76 in the office of the assessor of the City of Cambridge.
Location of Property: 105 Second Street
Assessed Owners: **Manuel P. Bray & Gertrude T. Bray**
Tax Account: 058475 13 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,096.43
1,096.43

Description of Parcel: A parcel of land with buildings thereon, containing about 1,373 square feet being described as Lot 36 on block plan 17 in the office of the assessor of the City of Cambridge.
Location of Property: 616 Green Street
Assessed Owners: **Welsh, Charles W. & Rika Olson Welsh**
Tax Account: 060010 27 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 197.70
197.70

Description of Parcel: A parcel of land with buildings thereon, containing about 4,270 square feet being described as Lot 27 on block plan 121 in the office of the assessor of the City of Cambridge.
Location of Property: 5 Centre Street
Assessed Owners: **Glenn Brewster & Susan Nelson Brewster Trs.**
Tax Account: 060904 25 87
1987 Taxes Remaining Unpaid:
Water Interest 20.07
Water Lien 121.94
2nd Half Tax 4,231.70
4,373.71

Description of Parcel: A parcel of land with buildings thereon, containing about 8,208 square feet being described as Lot 34 on block plan 116 in the office of the assessor of the City of Cambridge.
Location of Property: 117 Columbia Street
Assessed Owners: **Lombard, Judith Clark**
Tax Account: 064901 04 87
1987 Taxes Remaining Unpaid:
Sewer Interest 20.78
Sewer Lien 87.28
Water Interest 17.49
Water Lien 71.46
1st Half Tax 226.64
2nd Half Tax 724.93
1,148.58

Description of Parcel: A parcel of land with buildings thereon, containing about 1,920 square feet being described as Lot 94 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 14 Oak Street
Assessed Owners: **Robert P. Brown & Eva M. Brown**
Tax Account: 065700 06 87
1987 Taxes Remaining Unpaid:
Sewer Interest 25.65
Sewer Lien 113.85
Water Interest 22.15
Water Lien 94.95
1st Half Tax 57.47
2nd Half Tax 826.80
1,140.87

Description of Parcel: A parcel of land with buildings thereon, containing about 2,880 square feet being described as Lot 64 on block plan 83 in the office of the assessor of the City of Cambridge.
Location of Property: 12 Harding Street
Assessed Owners: **Ribeiro, Jose**
Tax Account: 069700 16 87
1987 Taxes Remaining Unpaid:
1st Half Tax 19.27
2nd Half Tax 1,339.68
1,358.95

Description of Parcel: A parcel of land with buildings thereon, containing about 2,287 square feet being described as Lot 127 on block plan 36 in the office of the assessor of the City of Cambridge.
Location of Property: 202 Green Street
Assessed Owners: **Onagi, Eiko & Satoru Toga**
Tax Account: 075185 17 87
1987 Taxes Remaining Unpaid:
1st Half Tax 246.50
2nd Half Tax 930.70
1,177.20

Description of Parcel: A parcel of land with buildings thereon, containing about 5,079 square feet being described as Lot 58 on block plan 93 in the office of the assessor of the City of Cambridge.
Location of Property: 1369 Cambridge Street
Assessed Owners: **Burns, Mary J.**
Tax Account: 092900 16 87
1987 Taxes Remaining Unpaid:
Water Interest 3.16
Water Lien 26.41
1st Half Tax 2,826.68
2nd Half Tax 4,743.54
7,599.79

Description of Parcel: A parcel of land with buildings thereon, containing about 6,728 square feet being described as Lot 18 on block plan 83 in the office of the assessor of the City of Cambridge.
Location of Property: 495 Green Street
Assessed Owners: **Wong, Kevin & Linda E. Shinomoto**
Tax Account: 108150 03 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 930.63
49930.63

Description of Parcel: A parcel of land with buildings thereon, containing about 3,644 square feet being described as Lot 14 on block plan 119 in the office of the assessor of the City of Cambridge.
Location of Property: 69 Howard Street
Assessed Owners: **Toffoli, Tommaso**
Tax Account: 109470 29 87
1987 Taxes Remaining Unpaid:
1st Half Tax 442.27
2nd Half Tax 1,645.30
2,087.57

Description of Parcel: A parcel of land with buildings thereon, containing about 3,200 square feet being described as Lot 102 on block plan 122 in the office of the assessor of the City of Cambridge.
Location of Property: 29 Concord Avenue
Assessed Owners: **Wheeler, Gordon & City of Cambridge Tax Title**
Tax Account:
1987 Taxes Remaining Unpaid:
1st Half Tax 310.81
2nd Half Tax 286.62
597.43

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 19 on block plan 215 in the office of the assessor of the City of Cambridge.
Location of Property: 96 Hampshire Street
Assessed Owners: **Close Building Associates**
Tax Account: 112025 03 87
1987 Taxes Remaining Unpaid:
1st Half Tax 30.29
2nd Half Tax 557.52
587.81

Description of Parcel: A parcel of land with buildings thereon, containing about 7,340 square feet being described as Lot 66 on block plan 77 in the office of the assessor of the City of Cambridge.
Location of Property: 16 Locke Street
Assessed Owners: **Martin, Maurice and Susan Miller**
Tax Account: 114280 15 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 484.86
484.86

Description of Parcel: A parcel of land with buildings thereon, containing about 1,572 square feet being described as Lot 27 on block plan 183 in the office of the assessor of the City of Cambridge.
Location of Property: 146 Oxford Street
Assessed Owners: **Max R. Cohen Trustee of Marco Realty Trust**
Tax Account: 114600 15 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 375.86
375.86

Description of Parcel: A parcel of land with buildings thereon, containing about 240 square feet being described as Lot 26 on block plan 151 in the office of the assessor of the City of Cambridge.
Location of Property: 2525 Massachusetts Ave.
Assessed Owners: **Conte, William A.**
Tax Account: 121410 06 87
1987 Taxes Remaining Unpaid:
1st Half Tax 3,671.85
2nd Half Tax 2,867.55
6,539.40

Description of Parcel: A parcel of land with buildings thereon, containing about 14,975 square feet being described as Lot 9 on block plan 184 in the office of the assessor of the City of Cambridge.
Location of Property: 305 Elm Street
Assessed Owners: **Manuel Correia**
Tax Account: 125700 33 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 725.08
725.08

Description of Parcel: A parcel of land with buildings thereon, containing about 3,618 square feet being described as Lot 78 on block plan 82 in the office of the assessor of the City of Cambridge.
Location of Property: 20 Hingham Street
Assessed Owners: **Richard J. Cox & Samuel M. Cox**
Tax Account: 131000 10 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 955.36
955.36

Description of Parcel: A parcel of land with buildings thereon, containing about 2,347 square feet being described as Lot 17 on block plan 130 in the office of the assessor of the City of Cambridge.
Location of Property: 172 Prospect St.
Assessed Owners: **Arthur J. Crapulli & Janet E. Crapulli**
Tax Account: 132020 23 87
1987 Taxes Remaining Unpaid:
Water Interest 60.62
Water Lien 383.40
2nd Half Tax 800.42
1,244.44

Description of Parcel: A parcel of land with buildings thereon, containing about 3,909 square feet being described as Lot 1 on block plan 87 in the office of the assessor of the City of Cambridge.
Location of Property: 45 Dunster Street
Assessed Owners: **D U Corporation**
Tax Account: 140000 31 87
1987 Taxes Remaining Unpaid:
Sewer Interest 119.57
Sewer Lien 575.02
Water Interest 102.13
Water Lien 474.29
1st Half Tax 16,458.62
2nd Half Tax 4,093.78
21,823.41

Description of Parcel: A parcel of land with buildings thereon, containing about 7,528 square feet being described as Lot 67 on block plan 182 in the office of the assessor of the City of Cambridge.
Location of Property: 187 Harvard St.
Assessed Owners: **Clark, Victor F. & Tor Clark, Trs. of The 187 Harvard Street Realty Trust**
Tax Account: 140185 18 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,448.90
1,448.90

Description of Parcel: A parcel of land with buildings thereon, containing about 2,705 square feet being described as Lot 118 on block plan 76 in the office of the assessor of the City of Cambridge.
Location of Property: 92 Washington Avenue
Assessed Owners: **Rodney G. Dennis, Christie P. Dennis c/o Mrs. Richard Adams**
Tax Account: 153250 26 87
1987 Taxes Remaining Unpaid:
1st Half Tax 2,575.26
2nd Half Tax 3,677.36
6,252.62

Description of Parcel: A parcel of land with buildings thereon, containing about 10,892 square feet being described as Lot 34 on block plan 210 in the office of the assessor of the City of Cambridge.
Location of Property: 66 Spring Street
Assessed Owners: **Dinan, Julia c/o Peter T. Dinan**
Tax Account: 163150 02 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 717.42
717.42

Description of Parcel: A parcel of land with buildings thereon, containing about 2,500 square feet being described as Lot 12 on block plan 24 in the office of the assessor of the City of Cambridge.
Location of Property: 323 Western Avenue
Assessed Owners: **Roysman, Harry**
Tax Account: 171580 32 87
1987 Taxes Remaining Unpaid:
Sewer Interest 3.30
Sewer Lien 15.00
Water Interest 6.59
Water Lien 30.00
1st Half Tax 43.76
2nd Half Tax 639.73
738.38

Description of Parcel: A parcel of land with buildings thereon, containing about 3,135 square feet being described as Lot 12 on block plan 122 in the office of the assessor of the City of Cambridge.
Location of Property: 14 Newell Street
Assessed Owners: **Enum, Charlotte June**
Tax Account: 190940 05 87
1987 Taxes Remaining Unpaid:
Sewer Interest 40.53
Sewer Lien 199.87
Water Interest 35.01
Water Lien 166.69
1st Half Tax 1,128.51
2nd Half Tax 1,328.62
2,899.23

Description of Parcel: A parcel of land with buildings thereon, containing about 4,821 square feet being described as Lot 68 on block plan 205 in the office of the assessor of the City of Cambridge.
Location of Property: 97 Second Street
Assessed Owners: **Farea, Jacintho J.**
Tax Account: 193850 35 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 1,068.51
1,068.51

Description of Parcel: A parcel of land with buildings thereon, containing about 1,686 square feet being described as Lot 44 on block plan 19 in the office of the assessor of the City of Cambridge.
Location of Property: 16 Chester Street
Assessed Owners: **Lenza, Richard E., Tr of C.H.E. Trust**
Tax Account: 196403 33 87
1987 Taxes Remaining Unpaid:
1st Half Tax 185.24
2nd Half Tax 7.04
192.28

Description of Parcel: A parcel of land with buildings thereon, containing about 1,810 square feet being described as Lot 41 on block plan 182 in the office of the assessor of the City of Cambridge.
Location of Property: 51 Pine Street
Assessed Owners: **Anne Ferri Tr of Faversham Trust**
Tax Account: 200630 35 87
1987 Taxes Remaining Unpaid:
1st Half Tax 385.32
2nd Half Tax 652.30
1,037.62

Description of Parcel: A parcel of land with buildings thereon, containing about 3,167 square feet being described as Lot 10 on block plan 75 in the office of the assessor of the City of Cambridge.
Location of Property: 6 Riedel Avenue
Assessed Owners: **Jesse R. Fillman, Mary Stevens**
Tax Account: 202370 11 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 421.58
421.58

Description of Parcel: A parcel of land with buildings thereon, containing about 5,847 square feet being described as Lot 40 on block plan 223 in the office of the assessor of the City of Cambridge.
Location of Property: 26 Bigelow Street
Assessed Owners: **Martin T. Fosburg**
Tax Account: 211200 31 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 800.65
800.65

Description of Parcel: A parcel of land with buildings thereon, containing about 1,015 square feet being described as Lot 72 on block plan 118 in the office of the assessor of the City of Cambridge.
Location of Property: 1137 Massachusetts Avenue
Assessed Owners: **Frankina, Jan Frances**
Tax Account: 215050 00 87
1987 Taxes Remaining Unpaid:
1st Half Tax 338.67
2nd Half Tax 508.91
847.58

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 8 on block plan 134 in the office of the assessor of the City of Cambridge.
Location of Property: 48 Chestnut Street
Assessed Owners: **Arthur Fraser & Minnie Fraser**
Tax Account: 215200 04 87
1987 Taxes Remaining Unpaid:
1st Half Tax 1,078.18
2nd Half Tax 1,194.80
2,272.98

Description of Parcel: A parcel of land with buildings thereon, containing about 3,500 square feet being described as Lot 7 on block plan 65 in the office of the assessor of the City of Cambridge.
Location of Property: 891 Massachusetts Avenue
Assessed Owners: **Stephen M. Frohn, P.O. Box 123, Harvard Square**
Tax Account: 218710 23 87
1987 Taxes Remaining Unpaid:
Water Interest 6.97
Water Lien 51.41
1st Half Tax 33.54
2nd Half Tax 2,472.97
2,564.89

Description of Parcel: A parcel of land with buildings thereon, containing about 5,017 square feet being described as Lot 23 on block plan 117 in the office of the assessor of the City of Cambridge.
Location of Property: 17 Hubbard Avenue
Assessed Owners: **Gerratt, Judith Ann**
Tax Account: 229720 08 87
1987 Taxes Remaining Unpaid:
1st Half Tax 69.38
2nd Half Tax 1,028.50
1,097.88

Description of Parcel: A parcel of land with buildings thereon, containing about 5,000 square feet being described as Lot 31 on block plan 202 in the office of the assessor of the City of Cambridge.
Location of Property: 24 Walden Street
Assessed Owners: **Carrillo, J. Emilio & Mariette Murphy De Carrillo**
Tax Account: 231750 18 87
1987 Taxes Remaining Unpaid:
Water Lien 156.29
1st Half Tax 1,059.95
2nd Half Tax 760.51
1,976.75

Description of Parcel: A parcel of land with buildings thereon, containing about 3,372 square feet being described as Lot 16 on block plan 200 in the office of the assessor of the City of Cambridge.
Location of Property: 67 Dana Street
Assessed Owners: **Gilmore, Sanford L., Jeffrey L. Gilmore and Stefan Gilmore**
Tax Account: 234355 29 87
1987 Taxes Remaining Unpaid:
1st Half Tax 13.64
2nd Half Tax 1,011.93
1,025.77

Description of Parcel: A parcel of land with buildings thereon, containing about 3,900 square feet being described as Lot 96 on block plan 139 in the office of the assessor of the City of Cambridge.
Location of Property: 81 Martin St.
Assessed Owners: **Mary M. Gormley**
Tax Account: 241950 07 87
1987 Taxes Remaining Unpaid:
1st Half Tax 614.92
2nd Half Tax 929.18
1,544.10

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 51 on block plan 212 in the office of the assessor of the City of Cambridge.
Location of Property: 10 Eustis Street
Assessed Owners: **Brodie, Sidney, Tr. of Oxford Garage Realty Trust.**
Tax Account: 244850 04 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 94.59
94.59

Description of Parcel: A parcel of land with buildings thereon, containing about 9,192 square feet being described as Lot 121 on block plan 150 in the office of the assessor of the City of Cambridge.
Location of Property: 99 Rindge Avenue
Assessed Owners: **Kevin A. Griffin and Julia A. Griffin**
Tax Account: 250075 08 87
1987 Taxes Remaining Unpaid:
Sewer Interest 27.50
Sewer Lien 136.28
Water Interest 23.73
Water Lien 113.81
1st Half Tax 869.29
2nd Half Tax 1,025.78
2,196.39

Description of Parcel: A parcel of land with buildings thereon, containing about 5,202 square feet being described as Lot 71 on block plan 196 in the office of the assessor of the City of Cambridge.
Location of Property: 81 Tremont Street
Assessed Owners: **Carrette, George & John Cox**
Tax Account: 252100 06 87
1987 Taxes Remaining Unpaid:
1st Half Tax 471.57
2nd Half Tax 998.95
1,470.52

Description of Parcel: A parcel of land with buildings thereon, containing about 1,540 square feet being described as Lot 60 on block plan 84 in the office of the assessor of the City of Cambridge.
Location of Property: 1740 Massachusetts Avenue
Assessed Owners: **Richard L. Grossman & Ellen D. Grossman Trs.**
Tax Account: 252700 32 87
1987 Taxes Remaining Unpaid:
2nd Half Tax 88.13
88.13

Description of Parcel: A parcel of land with buildings thereon, containing about 12,424 square feet being described as Lot 37 on block plan 175 in the office of the assessor of the City of Cambridge.
Location of Property: 45 Orchard Street
Assessed Owners: **Guinane, John J. and Paula Guinane, Trs. of 45 Orchard Street Rlty. Trust and City of**
Tax Account: 254365 35 87
1987 Taxes Remaining Unpaid:

Sewer Interest	3.06
Sewer Lien	23.54
Water Interest	2.25
Water Lien	17.38
1st Half Tax	957.64
2nd Half Tax	1,407.28
	2,411.15

Description of Parcel: A parcel of land with buildings thereon, containing about 7,988 square feet being described as Lot 44 on block plan 180 in the office of the assessor of the City of Cambridge.
Location of Property: 30 Howard Street
Assessed Owners: **Jones, Howard R., Jr.**
Tax Account: 262165 14 87
1987 Taxes Remaining Unpaid:

Water Interest	52.80
Water Lien	557.97
2nd Half Tax	902.62
	1,513.39

Description of Parcel: A parcel of land with buildings thereon, containing about 1,678 square feet being described as Lot 41 on block plan 123 in the office of the assessor of the City of Cambridge.
Location of Property: 2 Ivy Street
Assessed Owners: **Roger H. Hauck & Ilene S. Hauck**
Tax Account: 269090 19 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	52.72
	52.72

Description of Parcel: A parcel of land with buildings thereon, containing about 4,662 square feet being described as Lot 38 on block plan 262 in the office of the assessor of the City of Cambridge.
Location of Property: 136 Brattle St.
Assessed Owners: **Higonnet, Bernard Trevor**
Tax Account: 277810 24 87
1987 Taxes Remaining Unpaid:

1st Half Tax	8.17
2nd Half Tax	2,763.43
	2,771.60

Description of Parcel: A parcel of land with buildings thereon, containing about 6,672 square feet being described as Lot 143 on block plan 220 in the office of the assessor of the City of Cambridge.
Location of Property: 155 Fifth Street
Assessed Owners: **Walter E. Hinds & Charles T. Hinds**
Tax Account: 279400 28 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	885.10
	885.10

Description of Parcel: A parcel of land with buildings thereon, containing about 2,174 square feet being described as Lot 141 on block plan 26 in the office of the assessor of the City of Cambridge.
Location of Property: 108 A-112 Kinnaird Street
Assessed Owners: **McLaughlin, James H., Jr.**
Tax Account: 281150 17 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	87.80
	87.80

Description of Parcel: A parcel of land with buildings thereon, containing about 4,300 square feet being described as Lot 71 on block plan 121 in the office of the assessor of the City of Cambridge.
Location of Property: 106 Harvey Street
Assessed Owners: **Thomas M. Igoe and Carol A. Igoe**
Tax Account: 292325 29 87
1987 Taxes Remaining Unpaid:

Sewer Interest	60.20
Sewer Lien	306.82
Water Interest	52.32
Water Lien	258.24
2nd Half Tax	1,112.47
	1,790.05

Description of Parcel: A parcel of land with buildings thereon, containing about 8,468 square feet being described as Lot 83 on block plan 190 in the office of the assessor of the City of Cambridge.
Location of Property: 74 Sherman Street
Assessed Owners: **John A. Kernochan, c/o Shelter Innovation, Inc. Att: John A. Kernochan, 133 Mt. Auburn Street**
Tax Account: 315959 31 87
1987 Taxes Remaining Unpaid:

Sewer Interest	30.20
Sewer Lien	254.42
Water Interest	157.15
Water Lien	837.92
2nd Half Tax	24,402.47
	25,682.25

Description of Parcel: A parcel of land with buildings thereon, containing about 83,968 square feet being described as Lot 52 on block plan 203B in the office of the assessor of the City of Cambridge.
Location of Property: 20 Reed Street
Assessed Owners: **Stephen A. Kozlowski**
Tax Account: 324050 31 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	71.43
	71.43

Description of Parcel: A parcel of land with buildings thereon, containing about 3,200 square feet being described as Lot 174 on block plan 193 in the office of the assessor of the City of Cambridge.
Location of Property: 260 Concord Avenue
Assessed Owners: **Lawrence M. Langner**
Tax Account: 330590 07 87
1987 Taxes Remaining Unpaid:

Sewer Interest	2.35
Sewer Lien	17.84
Water Interest	3.13
Water Lien	20.00
1st Half Tax	126.40
2nd Half Tax	70.82
	240.54

Description of Parcel: A parcel of land with buildings thereon, containing about 308 square feet being described as Lot 41 on block plan 230 in the office of the assessor of the City of Cambridge.
Location of Property: 285 Harvard Street
Assessed Owners: **Dickinson, Sarah, Tr. of 412 Trust, P.O. Box 34, M.I.T. Station**
Tax Account: 342756 05 87
1987 Taxes Remaining Unpaid:

1st Half Tax	265.92
2nd Half Tax	340.68
	606.60

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 25 on block plan 108 in the office of the assessor of the City of Cambridge.
Location of Property: 40 Fairmont Street
Assessed Owners: **Lowe, Charlotte E.**
Tax Account: 350250 20 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	690.61
	690.61

Description of Parcel: A parcel of land with buildings thereon, containing about 2,010 square feet being described as Lot 65 on block plan 127 in the office of the assessor of the City of Cambridge.
Location of Property: 280 Harvard Street
Assessed Owners: **Narayan, Perinchery**
Tax Account: 351255 31 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	730.37
	730.37

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 51 on block plan 118 in the office of the assessor of the City of Cambridge.
Location of Property: 289 Harvard Street
Assessed Owners: **Brandt, Vincent S. R. & Hi-Kyung Brandt**
Tax Account: 359390 00 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	400.09
	400.09

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 23 on block plan 108 in the office of the assessor of the City of Cambridge.
Location of Property: 50 Sacrimento St.
Assessed Owners: **Richardson, Gillian D. C.**
Tax Account: 364000 34 87
1987 Taxes Remaining Unpaid:

1st Half Tax	46.36
2nd Half Tax	1,627.81
	1,674.17

Description of Parcel: A parcel of land with buildings thereon, containing about 3,956 square feet being described as Lot 49 on block plan 150 in the office of the assessor of the City of Cambridge.
Location of Property: 351 Norfolk Street
Assessed Owners: **Martin Brothers Inc. of Cambridge**
Tax Account: 370950 11 87
1987 Taxes Remaining Unpaid:

Sewer Interest	14.95
Sewer Lien	59.26
Water Interest	12.81
Water Lien	49.32
1st Half Tax	488.72
2nd Half Tax	573.70
	1,198.76

Description of Parcel: A parcel of land with buildings thereon, containing about 1,500 square feet being described as Lot 9 on block plan 85 in the office of the assessor of the City of Cambridge.
Location of Property: 124 Jackson Street
Assessed Owners: **Martorano, Michael C. & Peter Anthony Marto, Trs. of Jackson Street Trust**
Tax Account: 372650 03 87
1987 Taxes Remaining Unpaid:

1st Half Tax	11.41
2nd Half Tax	3,377.69
	3,389.10

Description of Parcel: A parcel of land with buildings thereon, containing about 12,000 square feet being described as Lot 33 on block plan 190 in the office of the assessor of the City of Cambridge.
Location of Property: 53 Bishop Allen Drive
Assessed Owners: **Massasoit Elks Club Inc.**
Tax Account: 375400 28 87
1987 Taxes Remaining Unpaid:

1st Half Tax	172.31
2nd Half Tax	701.37
	873.68

Description of Parcel: A parcel of land with buildings thereon, containing about 5,325 square feet being described as Lot 81 on block plan 91 in the office of the assessor of the City of Cambridge.
Location of Property: 5 Malcolm Road
Assessed Owners: **Mastromatteo, James W.**
Tax Account: 376200 28 87
1987 Taxes Remaining Unpaid:

Sewer Interest	6.34
Sewer Lien	62.13
Water Interest	4.76
Water Lien	46.61
1st Half Tax	1,112.35
2nd Half Tax	1,086.78
	2,318.97

Description of Parcel: A parcel of land with buildings thereon, containing about 3,600 square feet being described as Lot 101 on block plan 234 in the office of the assessor of the City of Cambridge.
Location of Property: 45 D Museum Street
Assessed Owners: **Lucy S. McNeece**
Tax Account: 392340 04 87
1987 Taxes Remaining Unpaid:

1st Half Tax	229.53
2nd Half Tax	928.83
	1,158.36

Description of Parcel: A parcel of land with buildings thereon, containing about 1,038 square feet being described as Lot 130 on block plan 149 in the office of the assessor of the City of Cambridge.
Location of Property: 26 River Street
Assessed Owners: **Aiello, Joseph Tr of Freedom Bicentennial Trust**
Tax Account: 394150 17 87
1987 Taxes Remaining Unpaid:

1st Half Tax	760.43
2nd Half Tax	1,750.09
	2,510.52

Description of Parcel: A parcel of land with buildings thereon, containing about 2,236 square feet being described as Lot 119 on block plan 105 in the office of the assessor of the City of Cambridge.
Location of Property: 30 River Street
Assessed Owners: **Aiello, Joseph Tr. of Freedom Bicentennial Trust & City of**
Tax Account: 394170 13 87
1987 Taxes Remaining Unpaid:

1st Half Tax	618.04
2nd Half Tax	873.08
	1,491.12

Description of Parcel: A parcel of land with buildings thereon, containing about 2,038 square feet being described as Lot 121 on block plan 105 in the office of the assessor of the City of Cambridge.
Location of Property: 18 Worcester Street
Assessed Owners: **Samuel L. Merchant & Althea D. Merchant & City of Cambridge Tax Title**
Tax Account: 396500 14 87
1987 Taxes Remaining Unpaid:

Sewer Interest	51.38
Sewer Lien	250.14
Water Interest	41.52
Water Lien	198.48
1st Half Tax	519.44
2nd Half Tax	773.52
	1,834.48

Description of Parcel: A parcel of land with buildings thereon, containing about 2,260 square feet being described as Lot 83 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 67 Kirkland Street
Assessed Owners: **Frances E. Misho**
Tax Account: 403350 23 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	2,547.63
	2,547.63

Description of Parcel: A parcel of land with buildings thereon, containing about 23,396 square feet being described as Lot 37 on block plan 146A in the office of the assessor of the City of Cambridge.
Location of Property: 24 Upton Street
Assessed Owners: **Jeanne Monteiro Life Estate**
Tax Account: 406360 08 87
1987 Taxes Remaining Unpaid:

Sewer Interest	19.72
Sewer Lien	122.93
Water Interest	16.28
Water Lien	98.42
1st Half Tax	523.01
2nd Half Tax	697.35
	1,477.71

Description of Parcel: A parcel of land with buildings thereon, containing about 1,636 square feet being described as Lot 52 on block plan 104 in the office of the assessor of the City of Cambridge.
Location of Property: 335 Washington Street
Assessed Owners: **McCarthy, Annesta V., Dorris F. Aubry & Athelston T. O. Moseley**
Tax Account: 412150 23 87
1987 Taxes Remaining Unpaid:

1st Half Tax	385.83
2nd Half Tax	469.60
	855.43

Description of Parcel: A parcel of land with buildings thereon, containing about 2,040 square feet being described as Lot 17 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 19 Arlington Street
Assessed Owners: **Harvey, Byron and Joy Harvey**
Tax Account: 416470 01 87
1987 Taxes Remaining Unpaid:

Sewer Interest	35.87
Sewer Lien	228.50
Water Interest	29.61
Water Lien	183.35
1st Half Tax	40.96
2nd Half Tax	3,125.43
	3,643.72

Description of Parcel: A parcel of land with buildings thereon, containing about 10,121 square feet being described as Lot 16 on block plan 177 in the office of the assessor of the City of Cambridge.
Location of Property: 159 Concord Avenue
Assessed Owners: **Pakizegi, Zarine Behravesh**
Tax Account: 431075 02 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	691.37
	691.37

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 22 on block plan 227 in the office of the assessor of the City of Cambridge.
Location of Property: 209 Broadway
Assessed Owners: **Olson, Carl S.**
Tax Account: 445525 34 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	76.22
	76.22

Description of Parcel: A parcel of land with buildings thereon, containing about 4,485 square feet being described as Lot 14 on block plan 42 in the office of the assessor of the City of Cambridge.
Location of Property: 165 Western Avenue
Assessed Owners: **Pearson, James C., Evelyn E. Pearson, Barbara S. Pearson, Bruce D. Pearson, Michael W. Pearson, Edward Dennis.**
Tax Account: 459100 25 87
1987 Taxes Remaining Unpaid:

1st Half Tax	370.93
2nd Half Tax	966.88
	1,337.81

Description of Parcel: A parcel of land with buildings thereon, containing about 5,000 square feet being described as Lot 78 on block plan 123 in the office of the assessor of the City of Cambridge.
Location of Property: 78 Elm Street
Assessed Owners: **Albert J. Pelletier & Genesta M. Pelletier**
Tax Account: 460000 34 87
1987 Taxes Remaining Unpaid:

Sewer Interest	4.02
Sewer Lien	15.00
Water Interest	8.04
Water Lien	30.00
1st Half Tax	341.20
2nd Half Tax	1,086.16
	1,484.42

Description of Parcel: A parcel of land with buildings thereon, containing about 3,703 square feet being described as Lot 37 on block plan 86 in the office of the assessor of the City of Cambridge.
Location of Property: 407 Washington Street
Assessed Owners: **Yu, Shu-Chun Tan, Tr. C.I. Trust**
Tax Account: 467900 35 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	736.51
	736.51

Description of Parcel: A parcel of land with buildings thereon, containing about 3,648 square feet being described as Lot 26 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 62 Clifton Street
Assessed Owners: **Webb, Dolores M.**
Tax Account: 477091 35 87
1987 Taxes Remaining Unpaid:

Sewer Lien	617.57
Water Interest	411.74
Water Lien	1,082.71
2nd Half Tax	1,095.19
	3,207.21

Description of Parcel: A parcel of land with buildings thereon, containing about 5,405 square feet being described as Lot 98 on block plan 269 in the office of the assessor of the City of Cambridge.
Location of Property: 180 Prospect Street
Assessed Owners: **Roseanne Rankin**
Tax Account: 493230 10 87
1987 Taxes Remaining Unpaid:

Sewer Interest	78.42
Sewer Lien	304.33
Water Interest	67.16
Water Lien	253.86
1st Half Tax	789.29
2nd Half Tax	1,164.86
	2,657.92

Description of Parcel: A parcel of land with buildings thereon, containing about 5,864 square feet being described as Lot 3 on block plan 87 in the office of the assessor of the City of Cambridge.
Location of Property: 20 Newell Street
Assessed Owners: **James F. Regan & Barbara A. Regan**
Tax Account: 497220 24 87
1987 Taxes Remaining Unpaid:

1st Half Tax	735.22
2nd Half Tax	1,206.18
	1,941.40

Description of Parcel: A parcel of land with buildings thereon, containing about 2,564 square feet being described as Lot 89 on block plan 205 in the office of the assessor of the City of Cambridge.
Location of Property: 21 Dunster Street
Assessed Owners: **Dana Chambers Alliance c/o The Seaman's Bank for Savings FSA Tricor Realty Tax Service, P.O. Box 23740**
Tax Account: 498750 30 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	1,052.01
	1,052.01

Description of Parcel: A parcel of land with buildings thereon, containing about 7,694 square feet being described as Lot 59 on block plan 160 in the office of the assessor of the City of Cambridge.
Location of Property: 43 Washburn Avenue
Assessed Owners: **Eleanor M. Rhodes**
Tax Account: 500292 32 87
1987 Taxes Remaining Unpaid:

Sewer Interest	53.85
Sewer Lien	260.98
Water Interest	46.38
Water Lien	217.86
1st Half Tax	867.44
2nd Half Tax	707.07
	2,153.58

Description of Parcel: A parcel of land with buildings thereon, containing about 3,050 square feet being described as Lot 40 on block plan 184 in the office of the assessor of the City of Cambridge.
Location of Property: 291 Broadway
Assessed Owners: **Mary I. Riley**
Tax Account: 503850 30 87
1987 Taxes Remaining Unpaid:

1st Half Tax	546.80
2nd Half Tax	665.44
	1,212.24

Description of Parcel: A parcel of land with buildings thereon, containing about 3,298 square feet being described as Lot 1 on block plan 86 in the office of the assessor of the City of Cambridge.
Location of Property: 7 Florence Street
Assessed Owners: **Owens, Herbert**
Tax Account: 504050 04 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	446.14
	446.14

Description of Parcel: A parcel of land with buildings thereon, containing about 5,631 square feet being described as Lot 40 on block plan 100 in the office of the assessor of the City of Cambridge.
Location of Property: 367 Walden Street
Assessed Owners: **Coburn, Norman & Peter C. Lavenson, Trs. of C & L Realty Trust**
Tax Account: 508265 21 87
1987 Taxes Remaining Unpaid:

1st Half Tax	1,438.22
2nd Half Tax	1,260.58
	2,698.80

Description of Parcel: A parcel of land with buildings thereon, containing about 5,643 square feet being described as Lot 116 on block plan 262 in the office of the assessor of the City of Cambridge.
Location of Property: 48 Norfolk Street
Assessed Owners: **George Rothman as Tr. of Stu-Lin Realty Trust.**
Tax Account: 515432 02 87
1987 Taxes Remaining Unpaid:

Sewer Interest	132.38
Sewer Lien	456.31
Water Interest	285.32
Water Lien	721.56
2nd Half Tax	2,279.91
	3,875.48

Description of Parcel: A parcel of land with buildings thereon, containing about 2,948 square feet being described as Lot 92 on block plan 91 in the office of the assessor of the City of Cambridge.
Location of Property: 49 Allston Street
Assessed Owners: **Wheaton, James W. et al, c/o J.J.J. Realty Trust, P.O. Box 442**
Tax Account: 516900 36 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	850.72
	850.72

Description of Parcel: A parcel of land with buildings thereon, containing about 3,500 square feet being described as Lot 43 on block plan 66 in the office of the assessor of the City of Cambridge.
Location of Property: 53 Hubbard Avenue
Assessed Owners: **Rozario, Jacqueline H., Tr. of the Jacqueline H. Rozario Trust**
Tax Account: 517800 28 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	1,105.18
	1,105.18

Description of Parcel: A parcel of land with buildings thereon, containing about 5,000 square feet being described as Lot 41 on block plan 202 in the office of the assessor of the City of Cambridge.
Location of Property: 375 Washington Street
Assessed Owners: **Scott, E. John & John D. Scott**
Tax Account: 532150 06 87
1987 Taxes Remaining Unpaid:

Water Interest	26.60
Water Lien	223.65
2nd Half Tax	1,786.62
	2,036.87

Description of Parcel: A parcel of land with buildings thereon, containing about 6,700 square feet being described as Lot 21 on block plan 89 in the office of the assessor of the City of Cambridge.
Location of Property: 81 Highland Avenue
Assessed Owners: **Alice A. Shea**
Tax Account: 538650 18 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	1,660.50
	1,660.50

Description of Parcel: A parcel of land with buildings thereon, containing about 4,709 square feet being described as Lot 33 on block plan 112 in the office of the assessor of the City of Cambridge.
Location of Property: 149 Harvey Street
Assessed Owners: **John F. Smith Sr. & Mary A. Smith**
Tax Account: 554915 00 87
1987 Taxes Remaining Unpaid:

1st Half Tax	340.31
2nd Half Tax	463.84
	804.15

Description of Parcel: A parcel of land with buildings thereon, containing about 1,916 square feet being described as Lot 209 on block plan 190 in the office of the assessor of the City of Cambridge.
Location of Property: 64 Roseland Street
Assessed Owners: **Herb Snitzer & Kate Snitzer**
Tax Account: 556030 05 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	210.28
	210.28

Description of Parcel: A parcel of land with buildings thereon, containing about 741 square feet being described as Lot 22 on block plan 153 in the office of the assessor of the City of Cambridge.
Location of Property: 19 Vincent Street
Assessed Owners: **Inez Stanford Life Estate**
Tax Account: 567250 07 87
1987 Taxes Remaining Unpaid:

1st Half Tax	18.86
2nd Half Tax	1,696.09
	1,714.95

Description of Parcel: A parcel of land with buildings thereon, containing about 5,215 square feet being described as Lot 37 on block plan 201.5 in the office of the assessor of the City of Cambridge.
Location of Property: 334 Concord Avenue
Assessed Owners: **Helen Chandler Stephens**
Tax Account: 570010 08 87
1987 Taxes Remaining Unpaid:

Sewer Interest	52.47
Sewer Lien	261.63
Water Interest	46.03
Water Lien	223.06
1st Half Tax	449.12
2nd Half Tax	1,010.79
	2,043.10

Description of Parcel: A parcel of land with buildings thereon, containing about 4,500 square feet being described as Lot 45 on block plan 263 in the office of the assessor of the City of Cambridge.
Location of Property: 17 Chauncy Street
Assessed Owners: **Edward M. Strasser**
Tax Account: 574400 27 87
1987 Taxes Remaining Unpaid:

1st Half Tax	1,171.06
2nd Half Tax	1,225.52
	2,396.58

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 33 on block plan 214 in the office of the assessor of the City of Cambridge.
Location of Property: 9 Follen Street
Assessed Owners: **C. Todd Stuart**
Tax Account: 574930 12 87
1987 Taxes Remaining Unpaid:

Sewer Interest	35.23
Sewer Lien	249.26
Water Interest	52.05
Water Lien	272.24
1st Half Tax	3,651.30
2nd Half Tax	5,174.48
	9,434.56

Description of Parcel: A parcel of land with buildings thereon, containing about 19,652 square feet being described as Lot 21 on block plan 172 in the office of the assessor of the City of Cambridge.
Location of Property: 10 Dana Street
Assessed Owners: **Overseas Adventure Tours, Inc.**
Tax Account: 574982 25 87
1987 Taxes Remaining Unpaid:

1st Half Tax	442.27
2nd Half Tax	407.28
	849.55

Description of Parcel: A parcel of land with buildings thereon, containing about 0 square feet being described as Lot 83 on block plan 116 in the office of the assessor of the City of Cambridge.
Location of Property: 131 Pleasant Street
Assessed Owners: **Sutherland, Iasaiah T.**
Tax Account: 582415 13 87
1987 Taxes Remaining Unpaid:

1st Half Tax	226.22
2nd Half Tax	495.80
	722.02

Description of Parcel: A parcel of land with buildings thereon, containing about 3,611 square feet being described as Lot 13 on block plan 127 in the office of the assessor of the City of Cambridge.
Location of Property: 2450 Massachusetts Avenue
Assessed Owners: **T. J. Hartnett Beverage Company, Inc.**
Tax Account: 584350 20 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	7,145.95
	7,145.95

Description of Parcel: A parcel of land with buildings thereon, containing about 22,352 square feet being described as Lot 95 on block plan 189 in the office of the assessor of the City of Cambridge.
Location of Property: 40 Clarendon Avenue
Assessed Owners: **Thomas, Donlen M.**
Tax Account: 591057 09 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	798.60
	798.60

Description of Parcel: A parcel of land with buildings thereon, containing about 2,681 square feet being described as Lot 19 on block plan 184 in the office of the assessor of the City of Cambridge.
Location of Property: 51 Trowbridge Street,
Assessed Owners: **Halpert, David H. & Catherine Hayden**
Tax Account: 597750 19 87
1987 Taxes Remaining Unpaid:

2nd Half Tax	132.72
	132.72

Description of Parcel: A parcel of land with buildings thereon, containing about 4,000 square feet being described as Lot 8 on block plan 135 in the office of the assessor of the City of Cambridge.
Location of Property: 456 Putnam Ave.
Assessed Owners: **Peter Tumarkin**
Tax Account: 601500 05 87
1987 Taxes Remaining Unpaid:

1st Half Tax	1,003.87
2nd Half Tax	1,330.91
	2,334.78

Description of Parcel: A parcel of land with buildings thereon, containing about 4,390 square feet being described as Lot 116 on block plan 102 in the office of the assessor of the City of Cambridge.
Location of Property: 11 Mt. Auburn Avenue
Assessed Owners: **Manuel C. Uribe**
Tax Account: 604520 23 87

City of Cambridge

In City Council June 20, 1988

The Ordinance *Committee*

The Committee on Ordinances conducted a public hearing on June 9, 1988 beginning at 6:44 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review a petition of the City Council to amend the text of the Zoning Ordinance in Sections 10.40 and 11.200 to create linkage payment requirements for developments containing office and retail uses authorized by specified existing special permits that grant an increase in intensity or density of use. This proposed zoning amendment would require the payment of an Affordable Housing Trust of $2.00 per square foot of office or retail use authorized by the special permit. Councillor William H. Walsh, Chairman of the Committee requested Mr. Michael Rosenberg, Assistant City Manager for Community Development to outline the petition for the Committee.

Mr. Rosenberg presented to the Committee the approach taken by the Commumity Development Department in conjunction with the consultants in developing this proposal. He stated that a major consideration was to avoid legal pitfalls and to establish a mechanism for the collection and disbursement of funds associated with this linkage plan.

At this time the Committee heard from Mr. Jerold Kayden, Attorney/ Consultant who explained the survey process used by Community Development and rationale employed to determine the $2.00 per square foot payment and the exemption of the first 30,000 square feet of the development.

Councillor Francis H. Duehay questioned the projected dollar amount to be realized from this $2.00 per square foot payment. Mr. Rosenberg estimated that he expected between $500,000 to $1,000,000 to be realized based on past exerience.

8. O-44

REPORT

Committee on Ordinances

Re: petition of the Planning Board to amend the Zoning Ordinances regarding Incentive Zoning; said amendment would require developers of commercial projects of more than 30,000 sq. ft. seeking a Special Permit to make a contribution to the creation & preservation of housing particularly affordable housing.

7/25/88
Passed to be ordained
as Amended
8-0-1

In City Council,

June 20, 1988

6-20-88
Passed to a Second
Reading on a motion by
C. D. Sullivan.