



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 24, 1977

The Honorable, The City Council  
City Hall  
Cambridge, Massachusetts 02139

Dear Councillors:

**SUBJECT: Petition to Impose a One Year Moratorium on New  
Construction in the Alewife Area**

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, May 3, 1977 on a petition pursuant to a City Council resolution to establish a moratorium on the issuance of building permits for any new development, except for the renovation of an existing facility or for an addition to an existing facility not to exceed seventy-five thousand (75,000) square feet, in the Alewife area.

At the February 27, 1977 City Council meeting, an order by Councilor Duehay was passed calling for the preparation by the Planning Board of a rezoning petition covering the Grace Company property in Northern Cambridge. At the same meeting an order by Councillor Ackerman was passed calling for the preparation by the Planning Board of an appropriate zoning plan for the land adjacent to Route Two. The Assistant City Manager for Community Development, David Vickery, advised the Planning Board that the preparation of a zoning petition and a zoning plan would require time to determine the most appropriate land use and zoning controls for the area as well as to inform the North Cambridge neighborhood concerning the ongoing planning process. As a result, the Community Development staff drafted a substitute resolution calling for a one-year moratorium on the issuance of building permits except permits for the renovation of an existing facility or for the addition to an existing facility not to exceed 75,000 square feet, which was adopted by the City Council on March 14, 1977 by a 7 to 0 vote and incorporated into the subsequent moratorium petition.

RECOMMENDATION

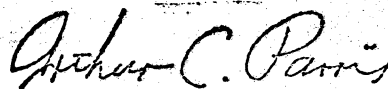
At the hearing the Planning Board received a letter from the Conservation Commission in support of the proposed moratorium which stated that the moratorium would allow time for planning necessary to determine the future growth of the Alewife area, much of which is wetlands or flood plain. Also Reverend

Lowry, President of the Neighborhood 10 Association spoke in favor of the proposed moratorium.

Mr. Boughton of the W. R. Grace Company and Mr. Beckstoeffer, an architectural consultant employed by Grace Company, presented their views on the moratorium. Both stated that certain events would take place regardless of the moratorium which would require decisions from Grace Company, based on the zoning for the area. The moratorium would place in doubt the future zoning designation for the area. Mr. Boughton and Mr. Backstoeffer suggested that the moratorium period be shortened, perhaps to six months, or that specific urban design and land use planning goals be set to be accomplished within the moratorium period.

Based on information presented by members of the Community Development Department staff as well as on testimony given at its public hearing, the Planning Board recommends that the moratorium petition be APPROVED provided that the petition is amended so that the moratorium will automatically terminate on April 14, 1978, one year from the date of the first legal advertisement of the petition. Upon termination of the moratorium the zoning would revert to the existing designations unless a new zoning designation, developed during the moratorium will have been passed.

Very truly yours,



Arthur C. Parris  
Chairman

ACP:jp



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# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 876-6800

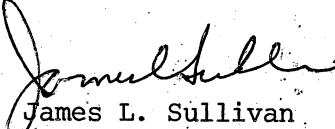
EXECUTIVE DEPARTMENT  
JAMES L. SULLIVAN  
City Manager

June 6, 1977

To the Honorable, the City Council:

I transmit herewith copy of Planning Board's recommendation  
on the Alewife Moratorium Petition for your information.

Very truly yours,

  
James L. Sullivan  
City Manager

JLS/b

Planning Board's recommendation on the Alewife Moratorium Petition.

In City Council,

June 6, 1977

*Placed on File -  
Shall with Planning  
Board for further  
action if required.*