



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 12, 1981

The Honorable, the City Council:

SUBJECT: Planning Board recommendation on the Petition to rezone an area of land along the eastern side of Portland Street and west of the Boston & Albany Railroad tracks.

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, May 5, 1981, on a petition by the Planning Board to amend the Zoning Ordinance of Cambridge by rezoning the aforementioned area from Industry B to Residence C-1.

The Petition

The petition would downzone an area presently consisting of vacant land and principally owned by the Cambridge Redevelopment Authority. A small area located to the rear of St. Anthony's Church is owned by the Roman Catholic Arch Diocese of Boston. The existing zoning would allow any use, except residential uses, at a floor area ratio (FAR) of 4.0 with unlimited height. The proposed rezoning would limit the allowed uses to residential uses at an FAR of .75 and maximum height of 35 feet.

The Hearing

Chairman Parris turned the hearing over to David Vickery, Assistant City Manager for Community Development, who outlined the petition area and explained the purpose of the rezoning. Mr. Vickery stated that the rezoning would be necessary for the implementation of the modified Wellington-Harrington Urban Renewal Plan which designates this area for housing. Ms. Susan Lanza, CRA, stated that the modified Urban Renewal Plan is recommended by the Wellington-Harrington neighborhood and includes a proposal for 75 townhouse units for this site. Mr. Vickery pointed out that for consistency, the church property is being included even though the rezoning would have no effect on any religious use of the land. Mr. James Bentubo, President,

Wellington-Harrington Citizens Committee, stated that he hoped the Board would act favorably on the petition.

No one spoke in opposition to the petition.

Findings

1. The proposed amendment is necessary to implement the modified Urban Renewal Plan as recommended by the Wellington-Harrington Citizens Committee.
2. The proposed Residence C-1 designation is compatible with adjacent landuses and zoning districts.
3. An industrial designation of Industry B with few restrictions on use except residence and with few dimensional controls, threatens the stability of the adjacent residential neighborhoods.
4. The housing demand in Cambridge is severe, especially the demand for affordable housing. This rezoning is a necessary step in alleviating a portion of that need.

Recommendation

The Planning Board, by an unanimous vote, recommends that the petition to rezone from Industry-B to Residence C-1 that area shown on the attached map be APPROVED.

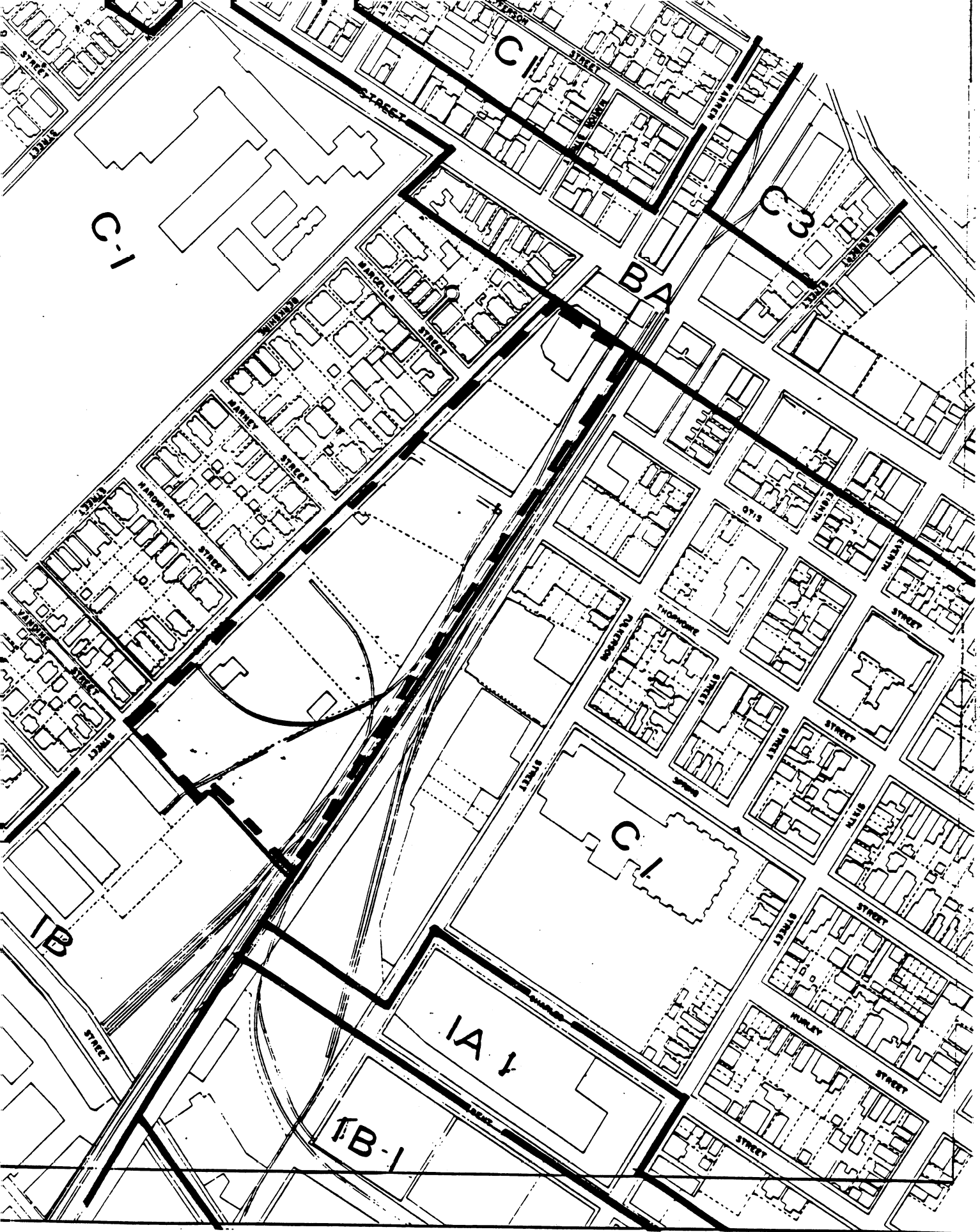
Respectfully submitted,

for the Planning Board



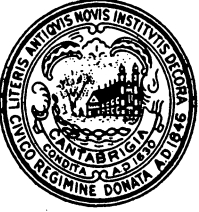
Arthur C. Parris
Chairman

ACP:lf



Proposed Rezoning **==**
IB to Residence C-1

Portland Street
April 1981



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

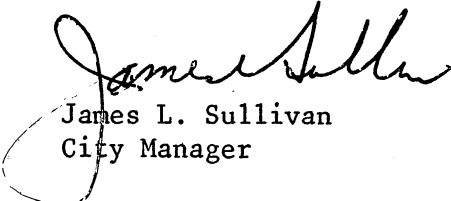
EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

May 18, 1981

To the Honorable, the City Council:

Enclosed please find copy of the Planning Board's recommendation on the Petition to rezone an area of land along the eastern side of Portland Street and west of the Boaton and Albany Railroad tracks.

Very truly yours,


James L. Sullivan
City Manager

JLS/mbf
Enc.

Agenda # 9 0-14

Planning Board Recommendation on the
petition to rezone the Portland St. area.

In City Council,

May 18, 1981

5-18-81

Referred to the
Hearing on the
Petition 5-19-81