

City of Cambridge

PETITION OF *Geneva Malenfant*
to rezone land in the Brookline, Henny, Chestnut, Sidney, Erie, Allston,
Hamilton, Peter, Pearl, Devon, Chadite, etc area.
 Petition filed with the City Clerk *May 5, 1986*

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

19 days May
30 days June
16 days July

65 days July 16, 1986 = all hearings

In City Council

May 12, 1986

Referred to the Planning Board for report

May 12, 1986

Planning Board Hearing

June 3, 1986

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *September 1, 1986* .)

27 days June
31 days July
31 days Aug
1 day Sept

90 days

City Council hearing published - *Chronicle* - *May 29, 1986* +
June 5, 1986

Hearing before the City Council *June 18, 1986 at 5:30 p.m.*
Remained in committee after hearing

Report to the City Council

Passed to a second reading published

Ready for Ordination . published

COMPLETION DATE: *September 1, 1986 -*

Placed on file due to expiration of time limit



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

August 4, 1986

To the Honorable, the City Council:

Enclosed please find copy of the recommendations of the Cambridge Planning Board relative to the Gadd and Malenfant rezoning petitions in Cambridgeport.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Robert W. Healy".

Robert W. Healy
City Manager

RWH/mbf
Enc.



OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 15, 1986

To the Honorable, the City Council

Subject: Gadd and Malenfant Petitions, Cambridgeport

Recommendation

The Planning Board does not recommend adoption of the Residence B district designation for Cambridgeport as proposed in the Gadd and Malenfant rezoning petitions as review of the existing development pattern in Cambridgeport suggests that the Residence B district is inappropriate. Rather the Board recommends a re-zoning to an intermediate district not now provided for in the Zoning Ordinance. To that end the Board is submitting for City Council consideration a zoning petition which would create such a zoning category and rezone most of the Cambridgeport residential area to that new district, excluding those limited areas which are clearly already developed substantially to a Residence C-1 or higher density.

The Petitions

The Gadd and Malenfant petitions propose to rezone all areas in Cambridgeport currently zoned Residence C-1 to a Residence B District. The principal changes would be reduction in FAR allowed from .75/.90 to .5/.6 and an increase in lot area per dwelling unit from 1200 sq. ft./unit to 2500 sq. ft./unit. The principal use change would be elimination of multi-family dwellings (3 or more units in a building) as a permitted use.

Findings

1. Proponents of the rezoning in Cambridgeport indicated the following as their principal objectives:

*The establishment of density limits on development that more closely approximate the density of development now existing in the residential neighborhood.

*The prevention of the loss of important private open space that characterizes much of the neighborhood which occurs through infill development under the current Residence C-1 zoning designation.

*The relief of pressures on the limited supply of on-street parking that results when new development does not provide the off-street parking that the new development generates.

The opponents of the rezoning objected for the following reasons:

*The Residence C-1 density is reasonable and workable within the Cambridgeport neighborhood and reflects the existing pattern of development.

*The proposal would reduce the number of units constructed in the neighborhood resulting in an increase in the cost of housing and therefore result in the unreasonable exclusion of low and moderate income persons from the neighborhood.

*Any parking problems are best dealt with by requiring additional parking for new development, not a reduction in the density of development allowed.

2. Analysis of Cambridgeport statistics compiled by the Community Development Department and generally updated from building permit information through 1984 indicates that the Cambridgeport residential neighborhood is very variable in its development pattern. Nineteen Eighty-One figures indicate that more than 57% of the structures in the neighborhood are single or

two family dwellings. However, those same figures indicate that about 75% of the residents of the district live in dwellings having three or more units in them.

The density of development is equally variable and it is, of course, the principal element effected by the proposed zone change. Not suprisingly the density of development decreases as one moves toward the River and away from Central Square. The average density of development (measured, as in the zoning ordinance, as lot area per dwelling unit but in the variable circumstances of Cambridgeport a sometimes misleading figure) increases from about 1550 square feet per unit in the Gadd petition area to about 1800 square feet per unit in the Malenfant petition area. Only three blocks in the neighborhood (out of the 60 analysed) conform on average to the density requirement of the Residence B district. On the other hand only 16 blocks are, on average close to or more dense than Residence C-1 density requirements. Most blocks fall somewhere in the middle.

However, when individual lots in each block are examined most blocks have a wide range of densities that range from that of a Residence C-2 district to those of a Residence A-1 or 2 district.

3. Most blocks have a significant number of lots, frequently a majority, with densities less than 1600 to 1800 square feet per dwelling unit. Such a density implies that significant additional development is possible under the existing zoning, and given the fact that there are only a modest number of vacant lots in the neighborhood, much of that additional development would occur as infill on lots already occupied.

4. At the public hearings on these petitions and on numerous other occasions when the Planning Board has reviewed townhouse or multi-family development proposals much objection has been expressed to the density of development permitted under Residence C-1 district limitations, particularly when such development occurs as infill housing and at the increased FAR allowed for townhouses.

It has generally been the Planning Board's experience that development to the full extent permitted in the Residence C-1 density frequently does not produce development with the openness and uncrowded appearance intended when the townhouse regulations in particular were adopted. An alternate zone, at a density less than permitted in a Residence C-1 district, has been thought desirable by the Planning Board as a result of those experiences. Such a new district would provide an important

extra degree of planning flexibility in matching a zoning district to the development conditions prevailing and/or desired in a particular location.

5. Given the development patterns prevailing in Cambridgeport within the proposed rezoning areas and given the Planning Board's experience in reviewing developments constructed under the Residence C-1 density limitations it would appear that a new district midway in density between the existing Residence C-1 and the proposed Residence B districts would be appropriate to meet both the objectives of the petitioners and answer some of the objections of those supporting the existing district designation.

6. It is suggested that the new district be a Residence C district in terms of uses (so as to permit multi-family uses). It is proposed to have a FAR and dwelling unit density that would ensure reasonable standards of openness while permitting reasonable density of development.

7. Issues of equity and the need for additional housing to serve low and moderate income households were frequently raised in the context of discussion of the proposed rezoning to Residence B. While any rezoning to a lower density will reduce the number of permitted units in the district (by half if Residence B is adopted, by one third if the proposed new district is created) it is not clear that such a change would affect the availability of housing to low and moderate income households; in addition there are a number of other issues that must be addressed when attempting to define in public policy the kinds of residential environments considered appropriate by the Cambridge and Cambridgeport communities.

Preservation of the existing scale and fabric of the City's low density residential neighborhoods has been a policy goal of the City for many years, as reflected in the numerous zoning changes made in residential areas in the past two decades. A legitimate goal of such a preservation policy is the retention of a reasonable level of openness in a neighborhood and a limitation on the bulk of development so as to ensure a pleasant uncrowded environment. Such characteristics of openness if they prevail in a neighborhood not characterized by triple decker and large multi-family homes are vulnerable to erosion as a result of new development in a Residence C-1 zoned neighborhood. The desirability and opportunity of living in such a moderate density neighborhood is not limited to and should not be limited to any income group.

New development likely to occur in most of Cambridgeport already residentially developed, whether under the current C-1 zone, the proposed B district or the new compromise district, will be small scale infill development on the few vacant lots or the many more underdeveloped lots available. Economies of scale, which might permit a willing developer to moderate the cost of some of the new units, are not likely to prevail for the vast majority of new developments in the neighborhood. In addition, it has not been the experience in Cambridge that small scale private developments unaided by public subsidies are unable to reduce the sale price of homes to within the range affordable to the truly low and moderate income household.

Finally, in any given year, the number of new units produced is likely to be sufficiently modest as not to appreciably affect the market price of new units or existing housing stock for sale.

8. Should low and moderate income housing be the principal objective of a public, non-profit, or limited profit developer the Comprehensive Permit process is available through the Board of Zoning Appeal to relax any zoning requirement which might limit the economic feasibility of a project. Such a permit has already been used in Cambridgeport to assist the Church Corner apartment development at Magazine and Green Streets.

9. The creation of a new intermediate district is a valuable addition to the range of zoning districts available to regulate development in Cambridge neighborhoods; such a district would appear to be well suited to many parts of Cambridgeport.

However, the new district does not deal directly with two issues raised at the Cambridgeport hearings: (1) the appropriateness of the bonus provisions of the Townhouse Ordinance (in FAR, Setback relaxation) in the Residence C-1 and other districts and (2) the wisdom of altering the requirements for parking in new residential development to require more than one space per unit of housing.

The Planning Board is committed to reviewing these two sets of regulations and will make recommendations for changes if appropriate, later in the year. However, these issues are City wide in importance and impact and it is important to understand the implications of any change that might be proposed; therefore the Board does not recommend any changes affecting these issues as part of this recommendation or the companion rezoning petition.

0. In summary, in use and density standards, the Residence B district is not well suited to the existing pattern of development in Cambridgeport (many multi-family structures and a higher density). However in large parts of the neighborhood the density of the development is significantly less than allowed in the Residence C-1 district. Over time the neighborhood could become more dense both in terms of numbers of units and volume of building.

The most appropriate course would be to devise a new district which would allow additional development in the neighborhood, in patterns which have been typical in Cambridgeport, but at a density and scale more appropriate to the neighborhood's long term stability. To that end the Planning Board has recommended the creation of a new zoning district which can be appropriately applied to residential Cambridgeport.

Respectfully submitted for
the Planning Board

Alfred B. Cohen

Alfred Cohen,
Vice Chairman

AMEND THE TEXT OF THE ZONING ORDINANCE BY CREATING A NEW RESIDENTIAL DISTRICT AS FOLLOWS

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C DistrictMulti-family dwellings. Renumber subsequent lines as appropriate.
2. In Section 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.
3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

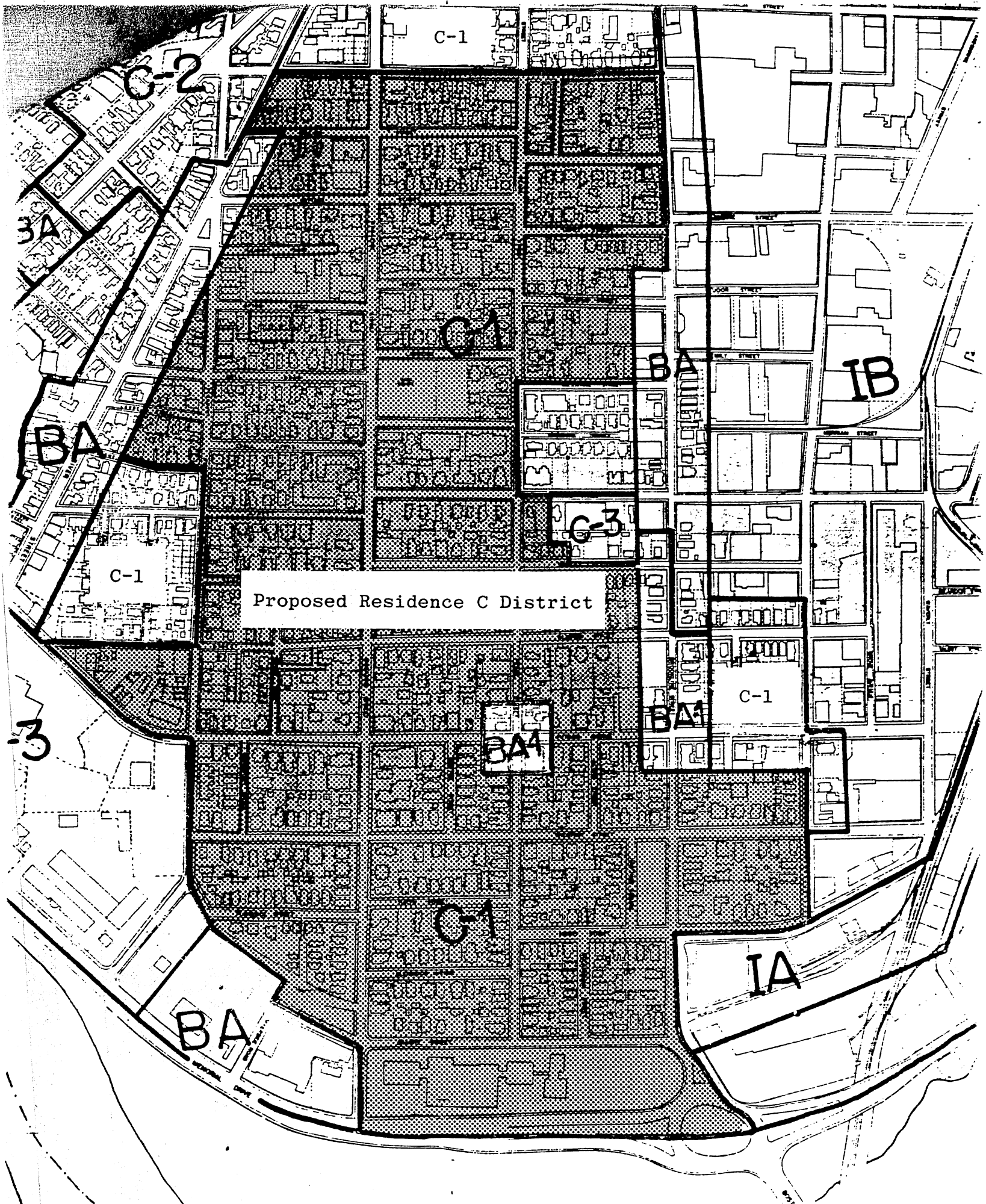
4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

Insert a new line "Res C" following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
					(a)		(c)		
Res C	0.6	5,000	1,800	50	$\frac{H \& L}{4}$	$\frac{H \& L}{5}$	$\frac{H \& L}{4}$	35'	18%
					(min. 7'6" sum of 20')				

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3 insert the new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.
6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.
7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C" before the phrase: "Residence C-1" wherever it appears.
8. In Section 11.10 - Townhouse Development, make the following changes.
 - (a) In Section 11.121 insert the new phrase "and Residence C district" following the existing phrase: "...in a Residence B district..."
 - (b) In Section 11.152 - Minimum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).
 - (c) In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence c-1..." wherever it appears.
- B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.



C-1

C-2

C-1

BA

IB

C-1

Proposed Residence C District

C-3

C-1

3

BA

BA

C-1

IA

BA

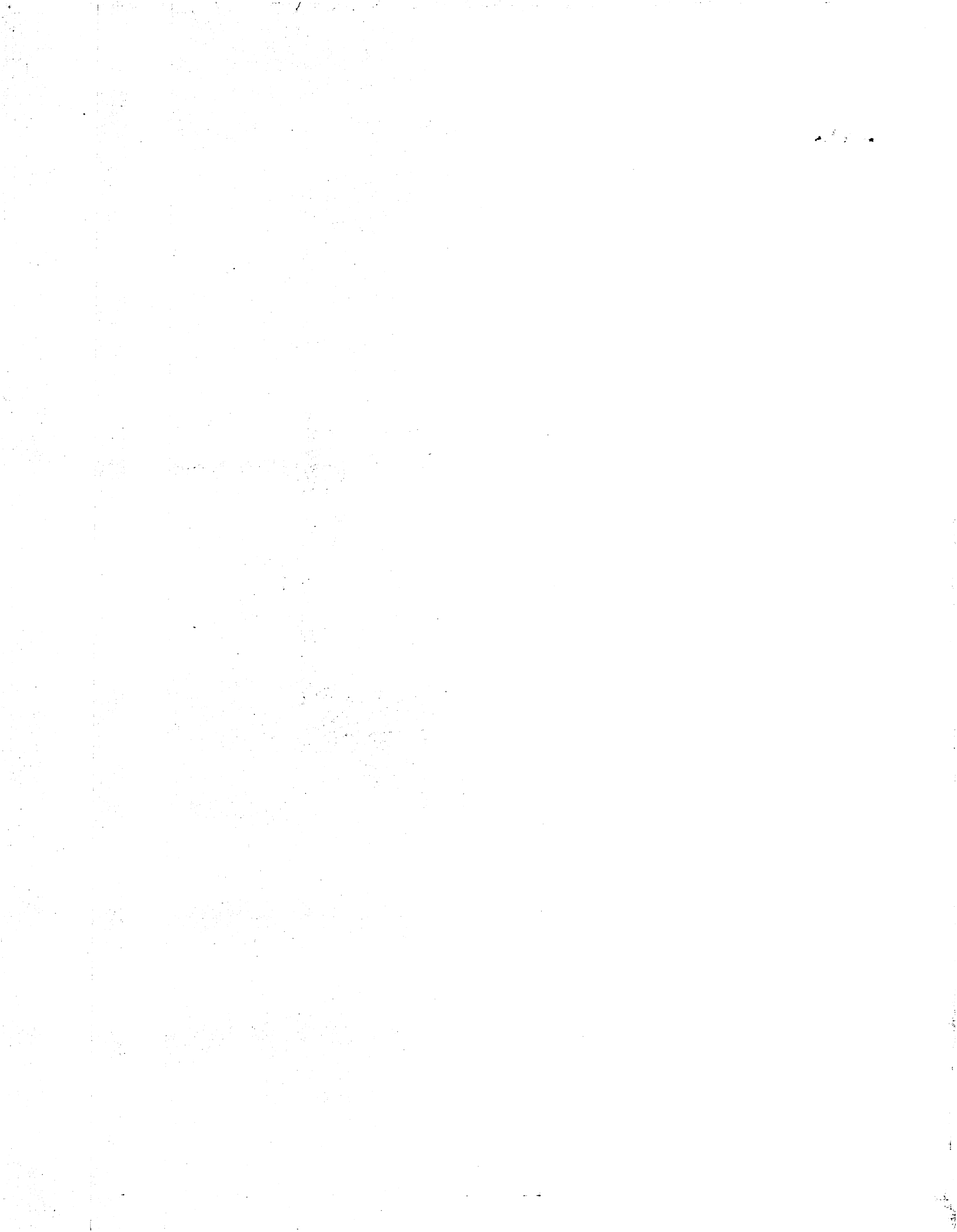
COMPARISON OF A POSSIBLE NEW RESIDENCE C DISTRICT WITH DISTRICTS
C-1 and B

<u>DISTRICT</u>	<u>LOT AREA/DU</u>	<u>UNIT/ACRE</u>	<u>FAR</u>	<u>AVERAGE DU SIZE</u>	<u>CURRENT AVERAGE TOWNHOUSE UNIT SIZE</u>
Residence B	2500 sq. ft.	17	.5	1250 sq. ft.	1500 sq. ft. (at .6 FAR)
Residence C	1800 sq. ft.	24	.6	1080 sq. ft.	***
Residence C-1	1200 sq. ft.	36	.75	900 sq. ft.	1080 sq. ft. (at .9 FAR)

Units Permitted on the Following Lot Sizes

	5,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
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*** No FAR Bonus given for Townhouse
Developments



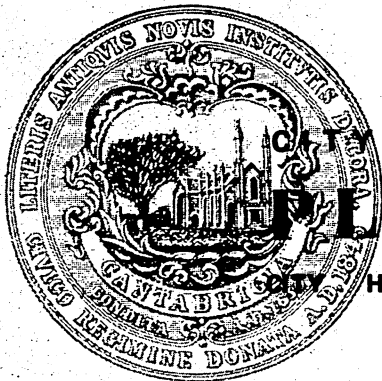
Agenda Item No. 17

Re: Planning Board recommendations on the
Melvin Gadd & Geneva Malenfant rezoning
petitions in Cambridgeport.

In City Council,

August 4, 1986

~~VMU~~
~~MS~~
~~W~~ Referred to the Petitioners



OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 15, 1986

To the Honorable, the City Council

Subject: Gadd and Malenfant Petitions, Cambridgeport

Recommendation

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Findings

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*The relief of pressures on the limited supply of on-street parking that results when new development does not provide the off-street parking that the new development generates.

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2. Analysis of Cambridgeport statistics compiled by the Community Development Department and generally updated from building permit information through 1984 indicates that the Cambridgeport residential neighborhood is very variable in its development pattern. Nineteen Eighty-One figures indicate that more than 57% of the structures in the neighborhood are single or

two family dwellings. However, those same figures indicate that about 75% of the residents of the district live in dwellings having three or more units in them.

The density of development is equally variable and it is, of course, the principal element effected by the proposed zone change. Not suprisingly the density of development decreases as one moves toward the River and away from Central Square. The average density of development (measured, as in the zoning ordinance, as lot area per dwelling unit but in the variable circumstances of Cambridgeport a sometimes misleading figure) increases from about 1550 square feet per unit in the Gadd petition area to about 1800 square feet per unit in the Malenfant petition area. Only three blocks in the neighborhood (out of the 60 analysed) conform on average to the density requirement of the Residence B district. On the other hand only 16 blocks are, on average close to or more dense than Residence C-1 density requirements. Most blocks fall somewhere in the middle.

However, when individual lots in each block are examined most blocks have a wide range of densities that range from that of a Residence C-2 district to those of a Residence A-1 or 2 district.

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It has generally been the Planning Board's experience that development to the full extent permitted in the Residence C-1 density frequently does not produce development with the openness and uncrowded appearance intended when the townhouse regulations in particular were adopted. An alternate zone, at a density less than permitted in a Residence C-1 district, has been thought desirable by the Planning Board as a result of those experiences. Such a new district would provide an important

extra degree of planning flexibility in matching a zoning district to the development conditions prevailing and/or desired in a particular location.

5. Given the development patterns prevailing in Cambridgeport within the proposed rezoning areas and given the Planning Board's experience in reviewing developments constructed under the Residence C-1 density limitations it would appear that a new district midway in density between the existing Residence C-1 and the proposed Residence B districts would be appropriate to meet both the objectives of the petitioners and answer some of the objections of those supporting the existing district designation.

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5. In Section 5.31 Residential Districts

Paragraphs 2 and 3 insert the new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

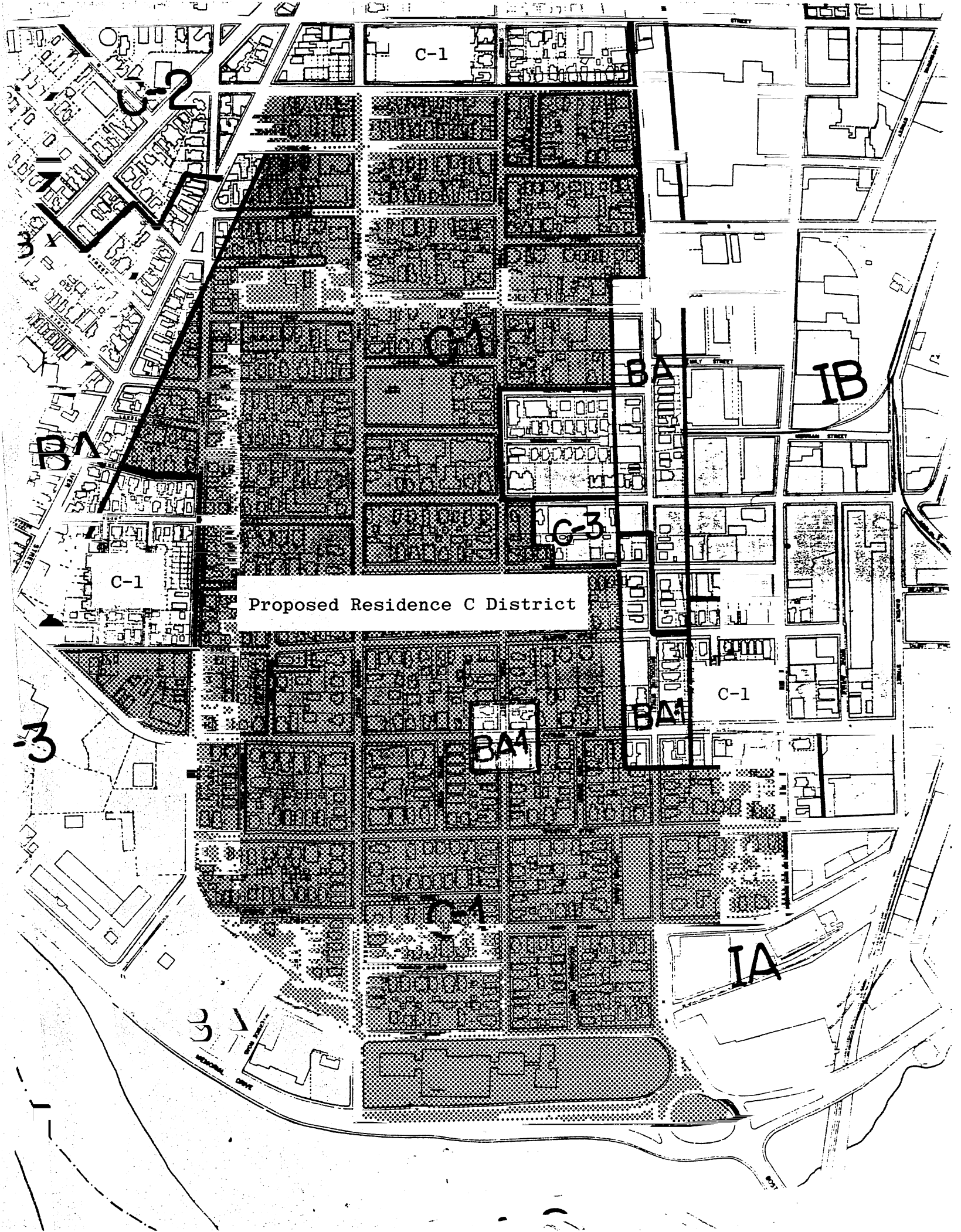
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C-1

C-2

C-1

BA

IB

BA

C-3

C-1

Proposed Residence C District

C-1

BA

3

BA4

C-1

IA

37

38

COMPARISON OF A POSSIBLE NEW RESIDENCE C DISTRICT WITH DISTRICTS
C-1 and B

<u>DISTRICT</u>	<u>LOT AREA/DU</u>	<u>UNIT/ACRE</u>	<u>FAR</u>	<u>AVERAGE DU SIZE</u>	<u>CURRENT AVERAGE TOWNHOUSE UNIT SIZE</u>
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Developments

7



OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

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two family dwellings. However, those same figures indicate that about 75% of the residents of the district live in dwellings having three or more units in them.

The density of development is equally variable and it is, of course, the principal element effected by the proposed zone change. Not suprisingly the density of development decreases as one moves toward the River and away from Central Square. The average density of development (measured, as in the zoning ordinance, as lot area per dwelling unit but in the variable circumstances of Cambridgeport a sometimes misleading figure) increases from about 1550 square feet per unit in the Gadd petition area to about 1800 square feet per unit in the Malenfant petition area. Only three blocks in the neighborhood (out of the 60 analysed) conform on average to the density requirement of the Residence B district. On the other hand only 16 blocks are, on average close to or more dense than Residence C-1 density requirements. Most blocks fall somewhere in the middle.

However, when individual lots in each block are examined most blocks have a wide range of densities that range from that of a Residence C-2 district to those of a Residence A-1 or 2 district.

3. Most blocks have a significant number of lots, frequently a majority, with densities less than 1600 to 1800 square feet per dwelling unit. Such a density implies that significant additional development is possible under the existing zoning, and given the fact that there are only a modest number of vacant lots in the neighborhood, much of that additional development would occur as infill on lots already occupied.

4. At the public hearings on these petitions and on numerous other occasions when the Planning Board has reviewed townhouse or multi-family development proposals much objection has been expressed to the density of development permitted under Residence C-1 district limitations, particularly when such development occurs as infill housing and at the increased FAR allowed for townhouses.

It has generally been the Planning Board's experience that development to the full extent permitted in the Residence C-1 density frequently does not produce development with the openness and uncrowded appearance intended when the townhouse regulations in particular were adopted. An alternate zone, at a density less than permitted in a Residence C-1 district, has been thought desirable by the Planning Board as a result of those experiences. Such a new district would provide an important

extra degree of planning flexibility in matching a zoning district to the development conditions prevailing and/or desired in a particular location.

5. Given the development patterns prevailing in Cambridgeport within the proposed rezoning areas and given the Planning Board's experience in reviewing developments constructed under the Residence C-1 density limitations it would appear that a new district midway in density between the existing Residence C-1 and the proposed Residence B districts would be appropriate to meet both the objectives of the petitioners and answer some of the objections of those supporting the existing district designation.

6. It is suggested that the new district be a Residence C district in terms of uses (so as to permit multi-family uses). It is proposed to have a FAR and dwelling unit density that would ensure reasonable standards of openness while permitting reasonable density of development.

7. Issues of equity and the need for additional housing to serve low and moderate income households were frequently raised in the context of discussion of the proposed rezoning to Residence B. While any rezoning to a lower density will reduce the number of permitted units in the district (by half if Residence B is adopted, by one third if the proposed new district is created) it is not clear that such a change would affect the availability of housing to low and moderate income households; in addition there are a number of other issues that must be addressed when attempting to define in public policy the kinds of residential environments considered appropriate by the Cambridge and Cambridgeport communities.

Preservation of the existing scale and fabric of the City's low density residential neighborhoods has been a policy goal of the City for many years, as reflected in the numerous zoning changes made in residential areas in the past two decades. A legitimate goal of such a preservation policy is the retention of a reasonable level of openness in a neighborhood and a limitation on the bulk of development so as to ensure a pleasant uncrowded environment. Such characteristics of openness if they prevail in a neighborhood not characterized by triple decker and large multi-family homes are vulnerable to erosion as a result of new development in a Residence C-1 zoned neighborhood. The desirability and opportunity of living in such a moderate density neighborhood is not limited to and should not be limited to any income group.

New development likely to occur in most of Cambridgeport already residentially developed, whether under the current C-1 zone, the proposed B district or the new compromise district, will be small scale infill development on the few vacant lots or the many more underdeveloped lots available. Economies of scale, which might permit a willing developer to moderate the cost of some of the new units, are not likely to prevail for the vast majority of new developments in the neighborhood. In addition, it has not been the experience in Cambridge that small scale private developments unaided by public subsidies are unable to reduce the sale price of homes to within the range affordable to the truly low and moderate income household.

Finally, in any given year, the number of new units produced is likely to be sufficiently modest as not to appreciably affect the market price of new units or existing housing stock for sale.

8. Should low and moderate income housing be the principal objective of a public, non-profit, or limited profit developer the Comprehensive Permit process is available through the Board of Zoning Appeal to relax any zoning requirement which might limit the economic feasibility of a project. Such a permit has already been used in Cambridgeport to assist the Church Corner apartment development at Magazine and Green Streets.

9. The creation of a new intermediate district is a valuable addition to the range of zoning districts available to regulate development in Cambridge neighborhoods; such a district would appear to be well suited to many parts of Cambridgeport.

However, the new district does not deal directly with two issues raised at the Cambridgeport hearings: (1) the appropriateness of the bonus provisions of the Townhouse Ordinance (in FAR, Setback relaxation) in the Residence C-1 and other districts and (2) the wisdom of altering the requirements for parking in new residential development to require more than one space per unit of housing.

The Planning Board is committed to reviewing these two sets of regulations and will make recommendations for changes if appropriate, later in the year. However, these issues are City wide in importance and impact and it is important to understand the implications of any change that might be proposed; therefore the Board does not recommend any changes affecting these issues as part of this recommendation or the companion rezoning petition.

10. In summary, in use and density standards, the Residence B district is not well suited to the existing pattern of development in Cambridgeport (many multi-family structures and a higher density). However in large parts of the neighborhood the density of the development is significantly less than allowed in the Residence C-1 district. Over time the neighborhood could become more dense both in terms of numbers of units and volume of building.

The most appropriate course would be to devise a new district which would allow additional development in the neighborhood, in patterns which have been typical in Cambridgeport, but at a density and scale more appropriate to the neighborhood's long term stability. To that end the Planning Board has recommended the creation of a new zoning district which can be appropriately applied to residential Cambridgeport.

Respectfully submitted for
the Planning Board

Alfred B. Cohen

Alfred Cohen,
Vice Chairman

A. AMEND THE TEXT OF THE ZONING ORDINANCE BY CREATING A NEW RESIDENTIAL DISTRICT AS FOLLOWS

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C DistrictMulti-family dwellings. Renumber subsequent lines as appropriate.
2. In Section 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.
3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

Insert a new line "Res C" following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
					(a)		(c)		
Res C	0.6	5,000	1,800	50	$\frac{H \& L}{4}$	$\frac{H \& L}{5}$	$\frac{H \& L}{4}$	35'	18%
					(min. 7'6" sum of 20')				

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3 insert the new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.

7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C" before the phrase: "Residence C-1" wherever it appears.

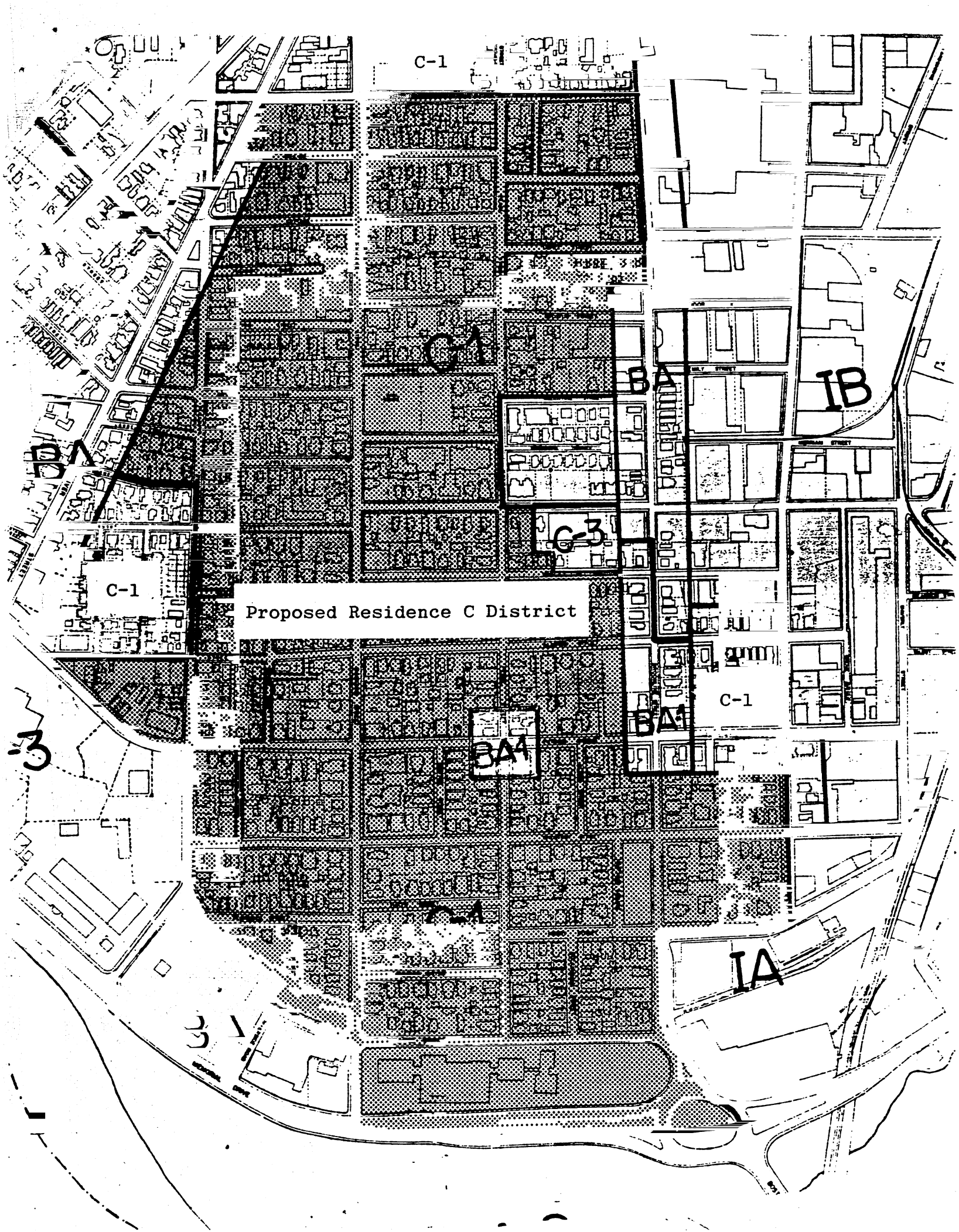
8. In Section 11.10 - Townhouse Development, make the following changes.

(a) In Section 11.121 insert the new phrase "and Residence C district" following the existing phrase: "...in a Residence B district..."

(b) In Section 11.152 - Minimum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).

c. In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence C-1..." wherever it appears.

B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.



C-1

C-1

Proposed Residence C District

C-1

C-3

BA

IB

BA

BA

C-1

C-1

IA

3

COMPARISON OF A POSSIBLE NEW RESIDENCE C DISTRICT WITH DISTRICTS
C-1 and B

<u>DISTRICT</u>	<u>LOT AREA/DU</u>	<u>UNIT/ACRE</u>	<u>FAR</u>	<u>AVERAGE DU SIZE</u>	<u>CURRENT AVERAGE TOWNHOUSE UNIT SIZE</u>
Residence B	2500 sq. ft.	17	.5	1250 sq. ft.	1500 sq. ft. (at .6 FAR)
Residence C	1800 sq. ft.	24	.6	1080 sq. ft.	***
Residence C-1	1200 sq. ft.	36	.75	900 sq. ft.	1080 sq. ft. (at .9 FAR)

Units Permitted on the Following Lot Sizes

	5,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
Res. B	2	3	4
Res. C	2 (2.7)	4 (4.16)	5 (5.5)
Res. C-1	4 (4.16)	6 (6.25)	8 (8.3)

*** No FAR Bonus given for Townhouse
Developments



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**

Office of the City Clerk

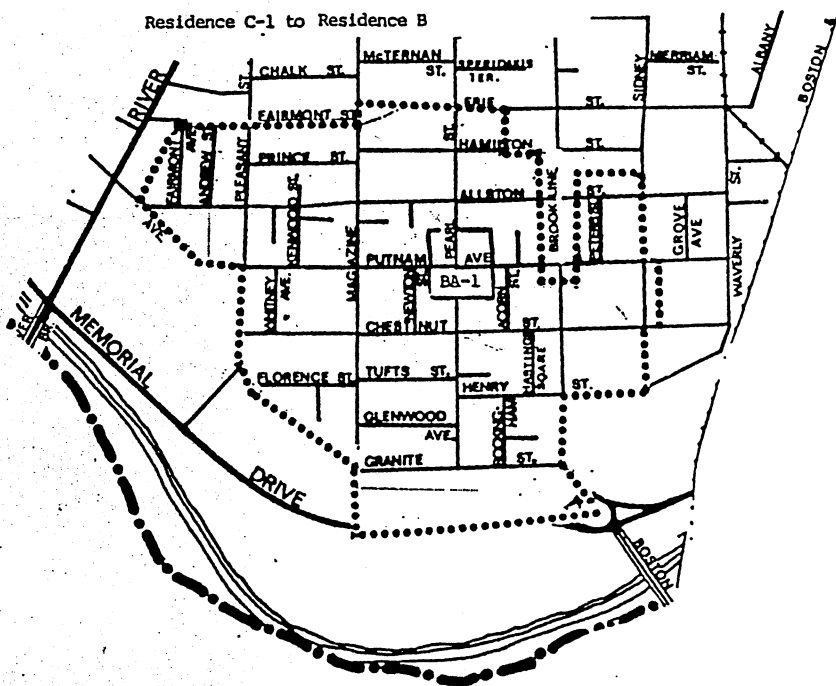
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, June 18, 1986 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Geneva T. Malenfant** for amending the Zoning Map of the City of Cambridge from Residence C-1 to Residence B in the area of Fairmont Street, Erie Street, Hamilton Street, Brookline Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street, Pleasant Street and Putnam Avenue as shown on the accompanying map.

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

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

For the Committee,
Councillor William H. Walsh
Chairman.

(C)May 29, June 5



26



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**

Office of the City Clerk

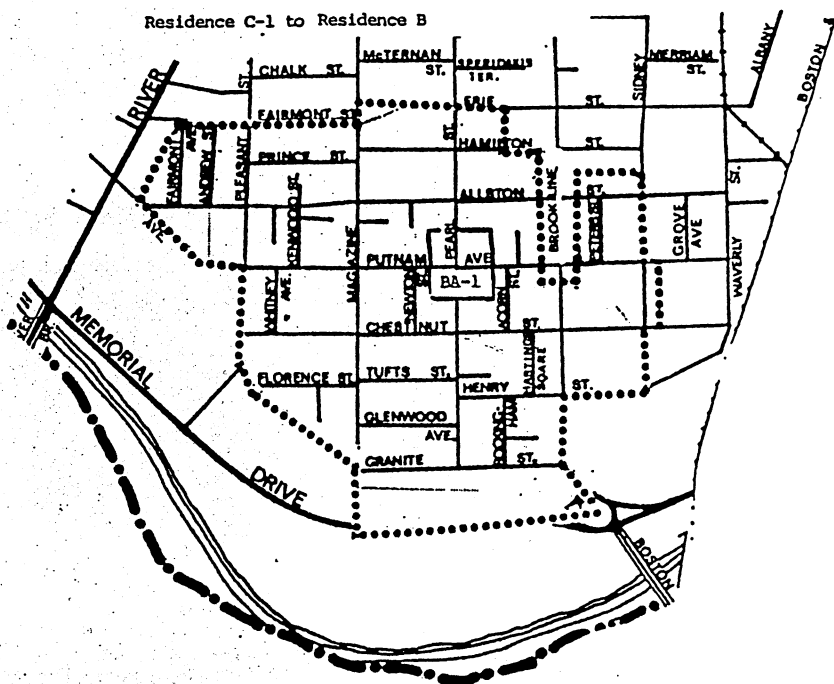
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RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS**
Office of the City Clerk

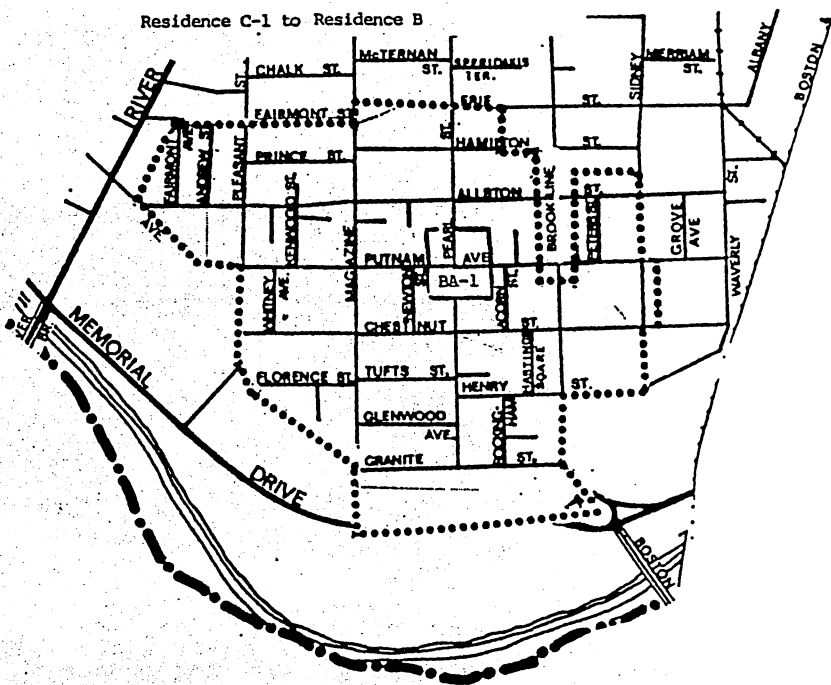
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Councillor William H. Walsh
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PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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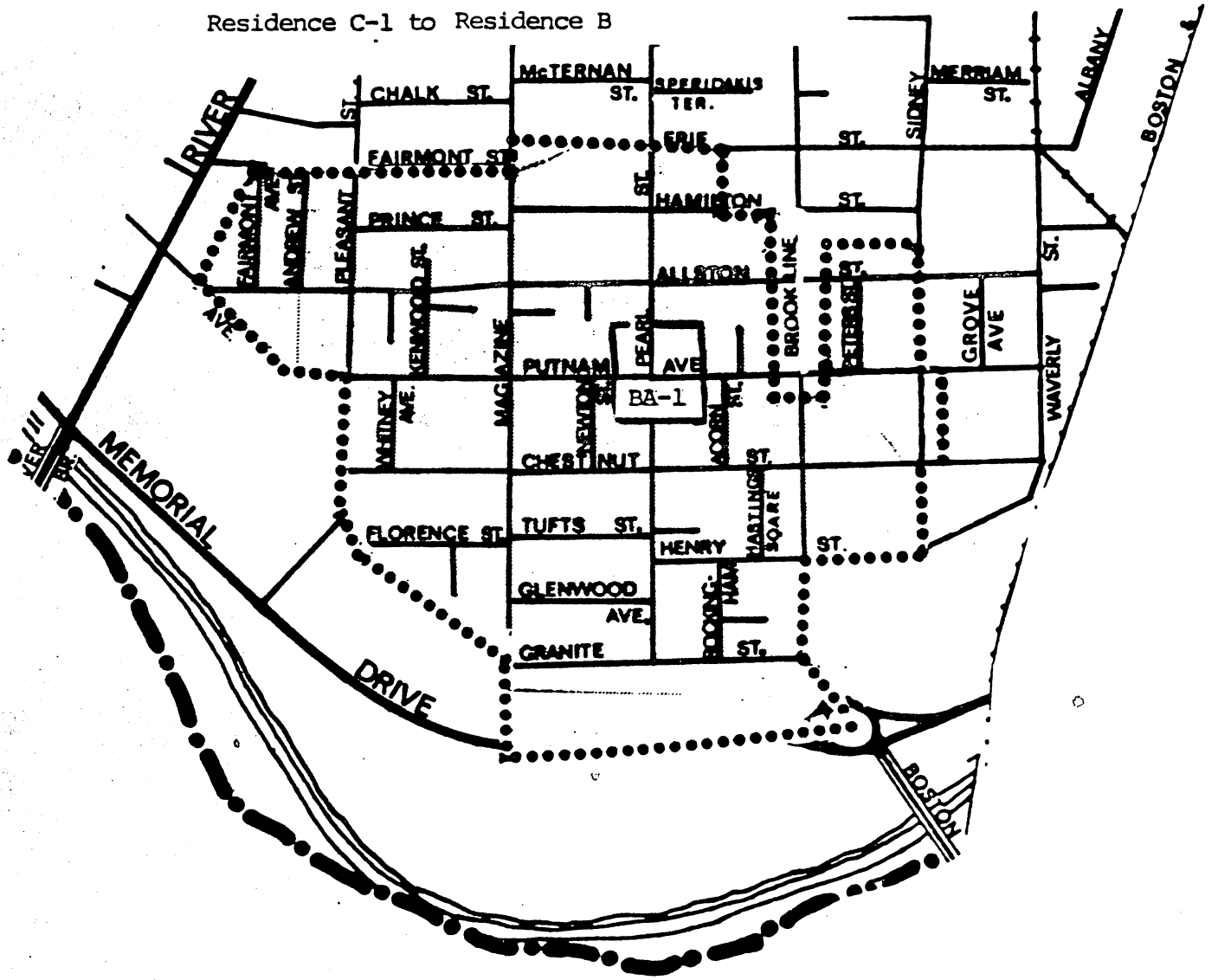
(Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh
Chairman.

Residence C-1 to Residence B



PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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For the Committee,

Councillor William H. Walsh
Chairman.

Teacher talks

Continued from page 1
promise hadn't been reached, she said.

School committee member Alfred Fantini said the committee "came out as a team" at the end of the evening.

He called the decision "a positive step forward. It gives true parent representation from each of the schools." He said having a parent on the negotiating team picked by just two members "doesn't make sense" because it would give someone supported by only two committee members "equal power on the negotiating team."

School committee members and Noonan-Foster didn't mince their words in discussion of the issue that often pitted the city's two political camps against each other, with Noonan-Foster and independents Fantini and Timothy Toomey, Jr. exchanging jabs with the Cambridge Civic Association-backed Weinstein, in particular, and Cooper.

The meeting opened with Noonan-Foster explaining the CTA's objections to having a parent representative on the negotiating team.

Foster said that negotiations had begun May 12 with no parent present and substantial progress was made. But on May 15, "we were greeted with an individual not known to us."

Michael Dudgeon, the alternate parent representative appointed by Weinstein and Cooper.

She said the appointments were "bad faith actions of two of the school committees." The appointments showed "an arrogance and an attitude which indicates that they are the Cambridge School Committee."

In addition, Noonan-Foster questioned whether appointed parents could be truly representative and said contract negotiations were a matter between employer and employee.

Weinstein and Cooper, in turn, said that a policy approved by the school committee in 1982 entitled any two school committee members together to appoint a parent and an alternate to the committee's negotiating team.

Weinstein said the CTA's position on the issue was sending a message

to parents that they do not count in the process.

"In a democracy, when the issue is rent control, tenants don't stay at home. And landlords come out and speak too," Weinstein said. However, he said the teachers are saying, "We teachers demand that too, but you parents stay at home."

"I hope that tonight marks the beginning of the end of the shameful neglect of parents in the city," he said.

Weinstein and Cooper were supported by parents who turned out for the meeting. Among them was attorney Harry Silverglate, chairperson of the recently-formed Cambridge Public Schools City-wide Parents and Citizens Coalition, which had asked school committee members to appoint parent representatives to the negotiations.

Silverglate said, "In a democracy, it is critical to have citizen participation at every available opportunity."

In a letter to the school committee, Silverglate had written, "There can be no respectable and legitimate reason for insisting that the contract negotiations be held in secret, without any opportunity for participation and input from those who are most vitally interested in the outcome."

Richard Griffin, a parent, spoke as a representative of the CCA education committee, asking, "Why is the presence of parents seen as a threat?" He said parents could "greatly enhance the bargaining process...Who has a more important stake in the process than parents?"

Elen McBride, a parent who is a member of the high school parents advisory council, said the PAC unanimously supports the idea of a parent representative in the negotiations.

Fantini said, "I don't have any problem with parent input. If any parent wants to get involved and improve the school system, then I'm for it...but I don't see how one or two parents can be appointed to reflect all parents."

Fantini said his own opinions on contract issues are molded by input he receives from all sorts of parents

— parents he sees at numerous schools functions.

"I've been to more functions than the two CCA people sitting next to me combined," Fantini said, referring to Cooper and Weinstein. He later apologized for the remark.

Toomey called the appointments by Cooper and Weinstein "an eleventh hour thing." Toomey said the school committee has been talking about the upcoming contract negotiations since January. "I've never heard any school committee member discuss the process of bringing parents in."

"This committee was looking forward to having a signed contract by the end of June," Toomey said. Cooper and Weinstein both acknowledged that there had been flaws in the way they had appointed the representatives.

After hearing the opposition of Toomey and Fantini, Weinstein said, "The parents should note that they are being betrayed. Important decisions will be made without their presences. We'll go another round of negotiations without you."

Toomey responded: "I don't want any parent to feel betrayed. If anything, I feel betrayed" by Cooper and Weinstein.

The committee went into executive session to hear comments from its attorney in the bargaining process. When the committee returned, school committee member Jane Sullivan introduced the compromise motion that, upon passage, replaced the committee's previous policy.

The school improvement councils, from which the parent representatives will be culled for the executive session meeting next week, were created as a result of the passage last year of Chapter 138, the school improvement act. The high school and each of the elementary schools have school improvement councils made up of two elected parents, two teachers, the school principal, and one representative appointed by the school committee.

Russia trip

Continued from page 1

representative on the trip, "we feel very pleased with the progress that was made."

Duehay said that once the delegation arrived in Yerevan, via Moscow, the group was escorted by top Yerevan officials on a whirlwind city tour and treated to six days of unbroken Russian hospitality. Duehay characterized the people he met as "sincere and open," and he feels that he made several personal friends there. He said that the visit allowed the Russians to see a side of America that was friendly, non-judgmental, and eager for peace.

Job Brugmann, who, as director of the Cambridge Peace Commission, put in countless hours of work to make the trip a reality, says the Sister city program is now "on the fast track." He summarized the whole experience in a word: "inspiring."

Brugmann says he found the people of Yerevan "the friendliest people I ever met in my life." He was also moved by the many Yerevan residents who stopped members of the delegations to make personal pleas for peace.

Brugmann said the Cambridge group was often complimented on how much they knew about Yerevan and many times were told theirs was the best prepared group ever to visit the city. He said the Soviets researched the city of Cambridge as thoroughly. "Some of them knew more history than I did," said Brugmann.

Some mention of political issues was raised in passing, mostly by the Soviets, but neither side pursued in-depth discussions.

Brugmann admits the Cambridge delegation was on their best behavior, saying "We made a conscious attempt not to be critical." Mass summed up the group's attitude by adding, "It was our choice to find the common threads rather than the differences."

The delegation now plans to complete a video of their trip and do extensive outreach to the Cambridge-Boston community about their experience.

The eleven-member delegation included: Jackie Abramian, Job Brugmann, Ned Casey, Francis Duehay, Ellen Mass, Suzanne Pearce, School Committee Member Jane Sullivan, Joseph Tichanuk, Deborah Walsh, David Wiley and Rev. Wesley Williams.

St. John's to mark 61st anniversary

All graduates of St. John's High School and North Cambridge Catholic High Schools are invited to celebrate the 61st anniversary of St. John's on Sunday, June 8, from 1 to 5 pm.

The event will begin with a Mass followed by a buffet luncheon. Donation is \$10. Call Mary Canavan at NCC, 876-0068, for information and tickets.



St. Mary's Class of '62 sets reunion

St. Mary's Academy class of 1962 is planning their 25th reunion.

For information, class members are asked to call 369-9087 or 794-0715 in the evening.

WINNERS—One of the dazzling events being planned for Harvard University's 350th anniversary celebration is a "floating birthday cake" on the Charles River. Harvard held a poster contest among Cambridge school students to come up with a design to promote the event. First prize winner was Timothy Steyn of the Peabody School (left), second prize went to Lindsay Deaver of the Tobin School (center) and third went to Isaac Silverglate of the King School. (Staff photo by Carolyn Hine)

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Carolyn Hine photo.

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31 LOCATIONS THROUGHOUT NEW ENGLAND

Obituaries

Stanley Lawton

Stanley Herbert Lawton, 96, a retired industrialist and resident of Cambridge for most of his life, died May 19.

A graduate of MIT in 1911 and a World War II Army veteran, he was former chairman of the Cambridge Foundation and was active in many Cambridge charities.

Funeral services were private.

Mary Baker

Mary Baker, 99, a homemaker, died May 19 in Harvard Manor Nursing Home after a long illness. Born in Ireland, she was a resident of Cambridge for many years.

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

Irene Gardner

Irene (Spencer) Gardner, 65, a homemaker and lifelong resident of Cambridge, died May 24 in Boston after a long illness.

She was the friend of Mr. Joseph E. Brown, the mother of Mrs. Carol Kozachuk, Judy McRay, Lois Gardner and Mr. Craig Roies, all of Boston, and the sister of Winston Spencer and Agnes Clark. She also leaves 13 grandchildren, one great grandson, five nieces, three nephews and many other relatives and friends.

A funeral Mass was said in St. Kevin's Church in Dorchester followed by interment in Cambridge Cemetery. Arrangements were made by the Williams Funeral Home.

Robert Vrotsos

Robert J. Vrotsos, 38, a real estate salesman and resident of Cambridge for three years, died May 16 in Jewish Memorial Hospital after a brief illness.

He was the son of Melvin and Jean (MacDonald) Vrotsos of Arlington and was also the son of the late Catherine C. Judge. He also leaves his sister, Janet, and his brothers, Gary and James.

A funeral Mass was celebrated in St. James Church, Arlington, followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Daniel F. O'Brien Funeral Home.

Lillian McPhelim

Lillian M. (Greene) McPelim, 57, a homemaker and lifelong resident of Cambridge, died May 25 in Sancta Maria Hospital after a brief illness.

She was the wife of Robert P., the mother of Margaret M. Vickers of Hampton, N.H. and Jeanne M. McPhelim of Cambridge and the sister of Marguerite Benoit, Loretta Benoit, Marie Benoit and Francis M. Greene.

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

Joseph Poto

Joseph N. Poto, 70, a meat cutter for the Stop and Shop Company, died suddenly May 19 in Mt. Auburn Hospital. Born in Boston, he was a resident of Cambridge for many years.

He was the husband of Josephine M. (Capobianco), the father of Capt. Joseph S. Poto of the Florida Air National Guard and the brother of Edward of Winthrop, Victor of New York and Alfred, Remo and Marie Giardano, all of Italy. He also leaves many cousins, nieces and nephews.

A funeral Mass was said in Sacred Heart Church followed by interment in Cambridge Cemetery. Donations can be made to the Sacred Heart Church in Joe's memory. Arrangements were made by the Hickey Funeral Home.

Clara Hogan

Clara J. (Reid) Hogan, 95, a retired cook in local university, died May 23 in Cambridge Nursing Home after a long illness. She was a lifelong resident of Cambridge.

She was the wife of the late Francis J., the mother of the late Francis J. Murray, the aunt of Eleanor Canty and the grandmother of Francis and Paul Murray.

A funeral Mass was said in Sacred Heart Church followed by interment in Oak Grove Cemetery, Medford. Arrangements were made by the Rogers Funeral Home.

Ethel Bocon

Ethel M. Bocon, 76, a lifelong resident of Cambridge and a retired waitress in area restaurants, died May 19 in Cambridge Nursing Home after a long illness.

She leaves her son, Robert S. Bocon of Plymouth and three grandchildren.

A funeral service was said in the Richard Davis Funeral Home in Plymouth followed by interment in Vine Hills Cemetery, Plymouth.

Ella Macomber

Ella Sewell (Slingshuff) Macomber, 87, homemaker and retired resident of Cambridge for many years, died May 23 in Pine Knoll Manor Nursing Home after a long illness. She was a member of the Mt. Auburn Hospital Auxiliary and the Cambridge Visiting Nurse Association.

She was the wife of the late George A. Macomber and the mother of John R. Macomber and Mrs. Louis Tiberi. She also leaves two grandsons, Jonathan and William Macomber and a niece, Mrs. Roger Nelson.

A funeral Mass was celebrated in St. Peter's Church followed by interment in Forest Hills Cemetery, Jamaica Plain. Arrangements were made by the Hickey Funeral Home.



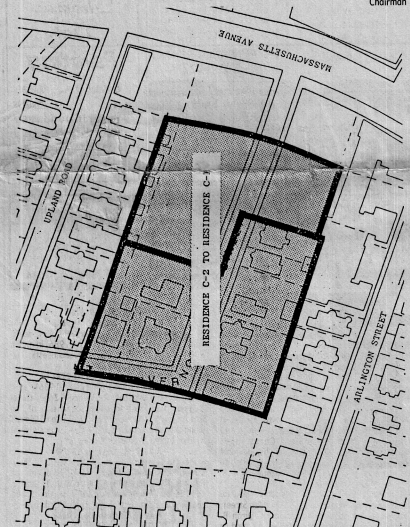
PUBLIC NOTICE
RELATIVE TO ZONING CITY OF CAMBRIDGE MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, June 18, 1986 at 7:00 p.m., in the Sullivan Convener, City Hall, Cambridge, Massachusetts on a petition of the City Council to rezone from a Residence C-2 District to a Residence C-1 District two areas abutting Mt. Vernon Street as outlined on the accompanying map. While the uses permitted within the area similar, with townhouses and multi-family residences permitted in both districts, the following changes in the dimensional standards would be made:

height from 8'5" to 35' (40' for townhouses);
FAR from 1.75 to .75 (.90 for townhouses);
and lot area per dwelling unit from 1/600 square feet to 1/1200 square feet.
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) May 29, June 5

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in the execution of a power of sale contained in a certain mortgage given by Frances Sandra Appleby of Cambridge, Middlesex County, Massachusetts to James Charles Watson, Middlesex County, Massachusetts, dated May 3, 1985 and recorded in the Middlesex County South District Registry of Deeds in Book 16153, Page 351, of which mortgage the undersigned is the present holder. For breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at public auction on June 20, 1986 at 2:00 P.M. on the said mortgage premises, all and singular the premises described in said mortgage.

A certain parcel of land with the buildings thereon being now No. 39 and 41 on Amos Street in said Cambridge, and bounded and described as follows:

Northeasterly by land now or formerly of Mary E. Buckley, seventy (70) feet and 53 (53) inches;

Southwesterly by Lot No. 16 on a Plan of Building Lots in Cambridge, including the Estate of the late Samuel P. Allen, recorded with the Middlesex County South District Registry of Deeds in Book of Plans 15, Plan 21, seventy-one and one-fifth (71 1/5) feet;

Southwesterly by Lot No. 38 on said Plan, seventy-six and 56/100 (76.56) feet; and **Southwesterly** by so much Street, seventy and 45/100 (75.45) feet.

Subject to restrictions of record, if any, in or on the same may now be in force and effect. Being the same premises conveyed to me by deed of Richard Hogstrom and Maria Stover, Trustees of Spring Realty Trust, dated March 2, 1977 and recorded with Middlesex South District Registry of Deeds in Book 1330, Page 470.

Subject to a first mortgage held by Atlantic Mortgage Co., Inc.

Terms of Sale: The purchaser shall pay five thousand dollars in cash as a deposit at the time and place of sale, and the balance will be paid in cash within 20 days from the date of sale. The said premises to be sold with any and all unpaid taxes, tax liens, assessments and municipal liens so far as the same may legally exist. Other terms, if any, to be announced at the sale.

Hyman Cohen, Mortgagee and present holder of said mortgage.
By his attorney,
Joseph Mayer Cahoon,
18 Tremont Street
Boston, MA 02108

(C) May 22, 29, June 5

Manuel Lawrence

Manuel Lawrence, 82, a retired employee of Middlesex County, died May 23 in Mattapan Hospital after a long illness.

He was the husband of the late Julia (Gibbs) and the father of Edward Lawrence and the late Janet Kelley, Jr. of Framingham and Gertrude Mullemster. She also leaves eight grandchildren and four great grandchildren.

A funeral Mass was said in St. Anthony's Church followed by interment in Cambridge Cemetery. Donations may be made to the Alzheimer's Disease Association of Eastern Mass., 20 Park Plaza, Boston. Arrangements were made by the Rogers Funeral Home.

Employment Resources, Inc.

Sealed bids will be received at the Employment Resources, Inc., Attention: Director of Finance and Administration, 50 Essex Street, Cambridge, MA 02139, until June 8, 1986, at which time and place the same will be publicly opened and read for installation of:

1. Womens Locker Shower Room - Construct 2 x 4 and 1/2 inch dry wall removals in existing ladies room. Build platform for two (2) showers to be installed. Remove four (4) existing sinks and replace with counter tops and four (4) sinks. Install mirrors and lights above vanities. Two (2) ground/fault outlets two (2) switches, and install six (6) fluorescent lights, install four (4) exit panels.

2. Mens Shower Locker Room - Install one (1) shower, one (1) vanity with sink, one (1) mirror over sink, one (1) ground/fault panel, one (1) fluorescent light over sink, and two (2) fluorescent lights, 2 x 4 x 8.

3. Exercise Room - Install six (6) fluorescent lights.

Install 1300 square feet of suspended ceiling (three room total).

Note: Prices for all of the above should include all Carpenter, Plumbing, Electrical, Stock and Labor.

Bid specifications are available upon request. Bids will be open for inspection Monday, Friday 9 to 3 o'clock. Contact: Robert Abbott at 492-0591 for an appointment.

The right is reserved to reject any and all bids.
Henry J. Swinarski
Director of Finance and Administration

(C) May 29

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Pursuant to General Laws, Chapter 140 section 177A, notice is hereby given that the License Commission has received an application for a one video parking amusement machine to be maintained at **Marsh Post, No. 442, American Legion, Inc., Gerry's Landing, James D. Maher, Manager.**

A hearing on said application will be held on Tuesday, June 10, 1986, at 7:00 p.m. on the evening, in the Barbara Ackermann Room, Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or a written application may be filed with the hearing officer prior to the hearing said written statement to James Theodore McDovitt, Chairman of the License Commission, Room 205, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Theodore McDovitt
Anthony G. Popolito
Thomas V. Scott
License Commission

(C) May 29

COMMONWEALTH OF MASSACHUSETTS

Probate Court
Middlesex ss. **NOTICE OF FIDUCIARY ACCOUNT**
Persons interested in the estate of **Donnon W. Paine** (late) of Cambridge in said County:

are hereby notified pursuant to Mass. R.C.V.P. Rule 72 that the First & Final account of **Richard H. Steinglass** as (fiduciary) of said estate has been prepared to said Court for allowance.

If you desire to preserve your right to file an objection to said account you or your attorney must file a written appearance in said Court on written notice on or before the 20th day of June, 1986, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary or to the attorney for the fiduciary obtain without cost a copy of said account(s). If you desire to file any item of said account(s), you must, in addition to filing a written appearance as aforesaid, file with the clerk of said Court on or before the 20th day of June, 1986, a copy of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.C.V.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 20th day of May, 1986.
Paul J. Cavanaugh
Register

(C) May 29

William Reid

William P. Reid, 62, a lifelong resident of Cambridge, died May 22 in Beth Israel Hospital in Boston after a long illness.

He was the brother of Helen Linowitz, of Thomas Reid, Rose Marie Jordan, Hugh G. Reid, Edna DiPrata and Lorraine Reid. He also leaves many nieces and nephews.

A funeral Mass was said in St. Francis of Assisi Church on May 20 in Chelsea Soldier's Home after a brief illness.

Arrangements were made by the Rogers Funeral Home.

Charles L. Niles Sr., 91, a designer of restaurants and retail stores and the founder of the Charles L. Niles restaurant, died May 20 in Chelsea Soldier's Home after a brief illness.

During the 25 years that he ran the company, he designed more than 200 restaurants, hotels and bakeries in the U.S.

He was very active in elderly affairs and was a volunteer with Vista, working with other elderly citizens. He was also a member of the Mass. Association of Older Americans, and the American Legion, and the World War Tank Corps Association.

A graduate of Holden Free School and Suffolk University, he was an Army veteran of World War I, and held leadership positions in area veterans associations, including National Commanders of the World War Tank Corps Association.

He was the husband of Margaret (Flanagan), the father of Charles L. of Pennsylvania, Gerald D. of Sweden, and Patricia A. of New York. He also leaves Eleanor Hagan of Maryland and the sister of Mary Niles of Arlington. He also leaves 12 grandchildren and 15 great grandchildren.

A funeral Mass was celebrated in St. Peter's Church followed by interment in Belmont Cemetery.

(C) May 29

FLOOR MACHINES

Sealed proposals will be received by the Middlesex County Commissioners through the Central Purchasing office, Superior Court House, E. Cambridge, MA, until 10:00 p.m. Tuesday, June 10, 1986. Proposals will be opened for Floor Machines for the Middlesex County Maintenance Dept., Superior Court House, Cambridge MA, at 3:00 P.M. Tuesday, June 10, 1986. The Commissioners Hearing Room, level 3, Superior Court House, E. 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, Northside St., E. Cambridge, MA. (494-4106).

(C) May 29

EMPLOYMENT RESOURCES, INC.

Sealed bids will be received at the Employment Resources, Inc., office, Attention: Director of Finance and Administration, 50 Essex Street, Cambridge, MA 02139, until May 30, 1986, at which time and place the same will be publicly opened and read for installation of:

1. Associated electrical work and broken down air conditioning units will be installed into the following BTU categories: (18) 6,000 BTU units, (8) 7,600 BTU units, (8) 9,100 BTU units and (1) 11,000 BTU units. All air conditioners will be installed and any 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, Northside St., E. Cambridge, MA. (494-4106).

(C) May 29

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 135 as amended, that **Charles Edward Hotel Corporation, University Road and Bennett St.** has applied for a change of manager from **Richard H. Steinglass** to **Brian E. Fitzgerald.**

The hearing on this application will be held on Tuesday evening, June 10, 1986, at six-thirty (6:30) p.m. in the Barbara Ackermann Room, Room 200, City Hall.

James Theodore McDovitt
Anthony G. Popolito
Thomas V. Scott
License Commission

(C) May 29

COMMONWEALTH OF MASSACHUSETTS

Probate Court
Middlesex ss. **Summons by Public Administrator**
Bakery Publicity Plaintiff

Yolanda Cecilia Defendant
To the above-named Defendant:
A complaint has been presented to this Court by Bakery Publicity Plaintiff, seeking a divorce.
You are required to serve upon Daniel Kaufman, plaintiff's attorney, whose address is 763 Massachusetts Ave., Cambridge MA 02139, your answer to an affidavit dated May 1986. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Registrar of this Court at Cambridge.
Witness, Sheila E. McGovern, Esq., First Judge of said Court of Cambridge.
Paul J. Cavanaugh
Register of Probate

(C) May 29, June 12

Emblem Club has year of success

Cambridge Emblem Club are getting ready for the state convention to be held June 5 through 8 in North Falmouth.

This year, the club donated to a variety of organizations, including the Elks, Little Sisters of the Poor, Prescription Parents, cancer research programs, the Home for Little Wanderers, Morgan Memorial Goodwill industries, the Foundation for the Blind, among others.

The group also sent many pairs of glasses to Eyes for the Need and many personal visits to Neville Manor Nursing Home to a chronic disease hospital during the Christmas holidays.

The group, in all, donated 693 hours, covered 222 miles and made 22 charitable agencies totaling more than \$6,000.

Lifesaving course set

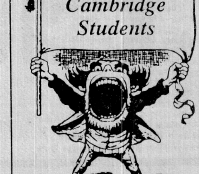
The Cambridge Recreation Division will offer American Red Cross Advanced Lifesaving beginning Monday, June 2.

The course will meet June 2 - 6 from 5:30 p.m. to 9 p.m., and Saturday, June 7, from 9 a.m. to 5 p.m. The cost is \$15.

Participants must be 15 or older and at least intermediate level swimmers.

Call 498-9028 for further information.

ATTENTION Cambridge Students



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

Not only do you have a steady income each week, you also gain the chance to win cash bonuses and over 150 prizes in the 1986 carriers' contest. For more information, call 625-6300 or stop by the circulation office of the Chronicle, 149 Elm Street, Somerville, Tuesday-Friday 9 am to 5 pm or Saturday morning 9 am to 12:30 pm.

(C) May 29, June 12

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, June 18, 1986 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Geneva T. Malenfant for amending the Zoning Map of the City of Cambridge from Residence C-1 to Residence B in the area of Fairmont Street, Erie Street, Hamilton Street, Brookline Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street, Pleasant Street and Putnam Avenue as shown on the accompanying map.

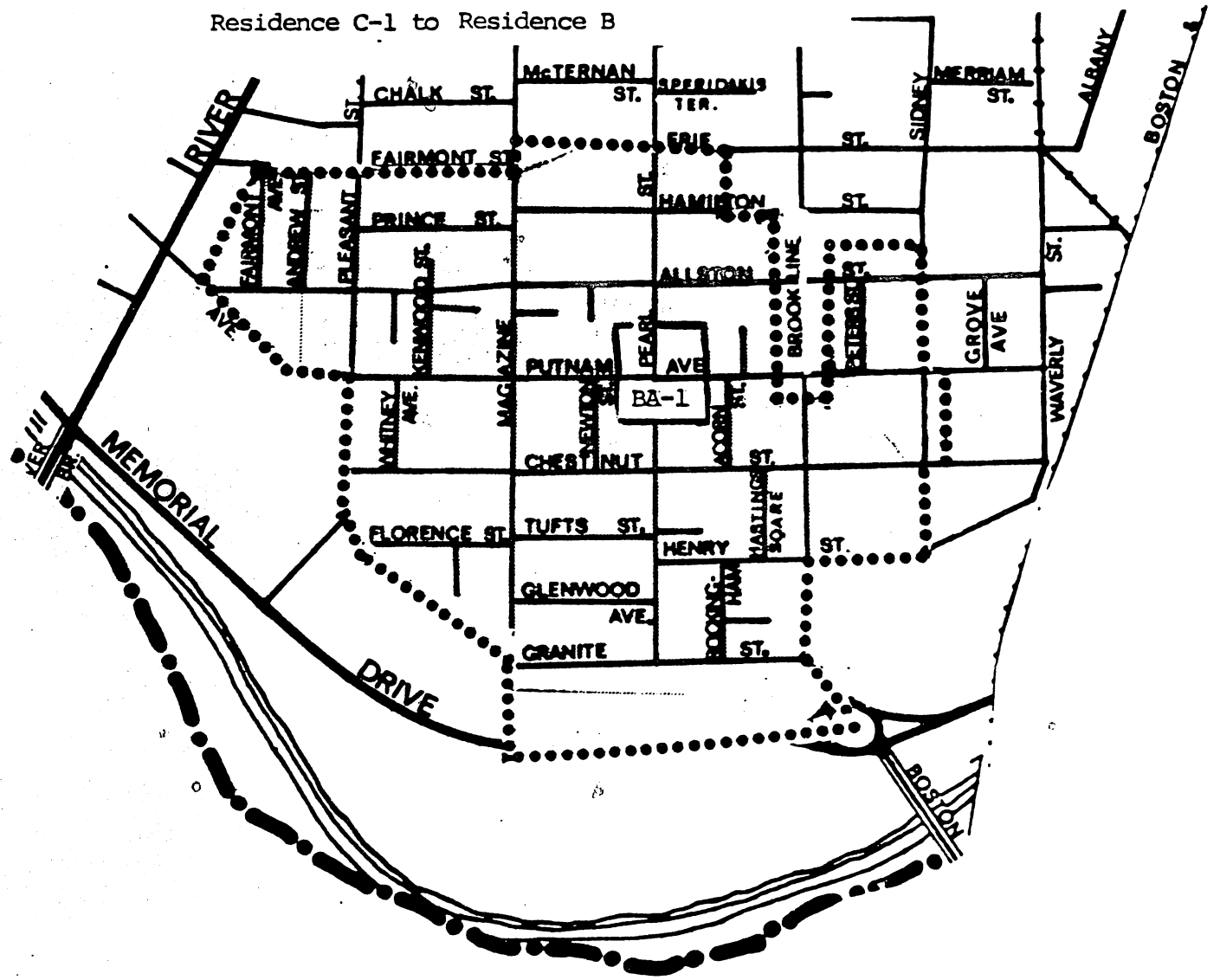
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh
Chairman.

Residence C-1 to Residence B



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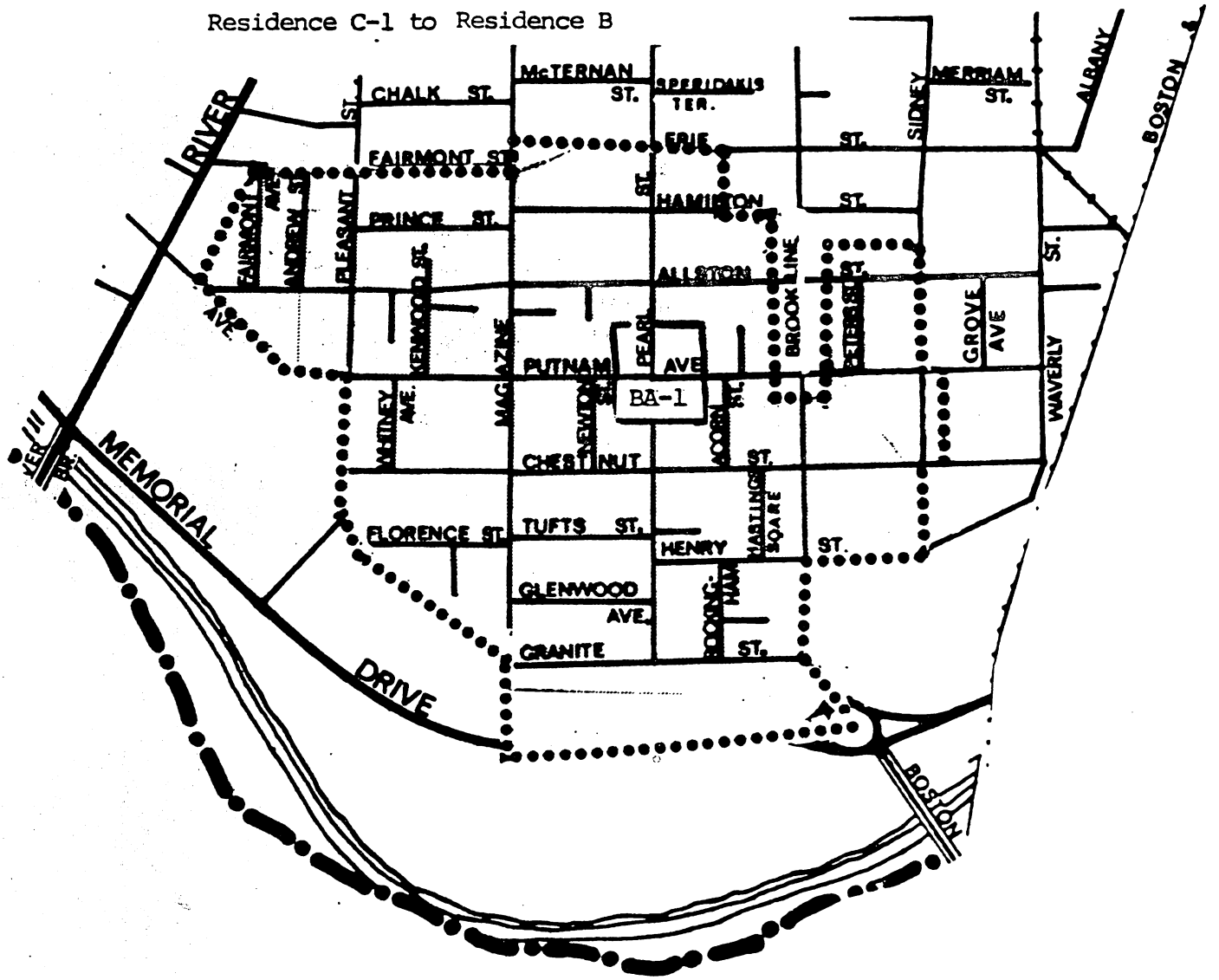
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Chairman.

Residence C-1 to Residence B



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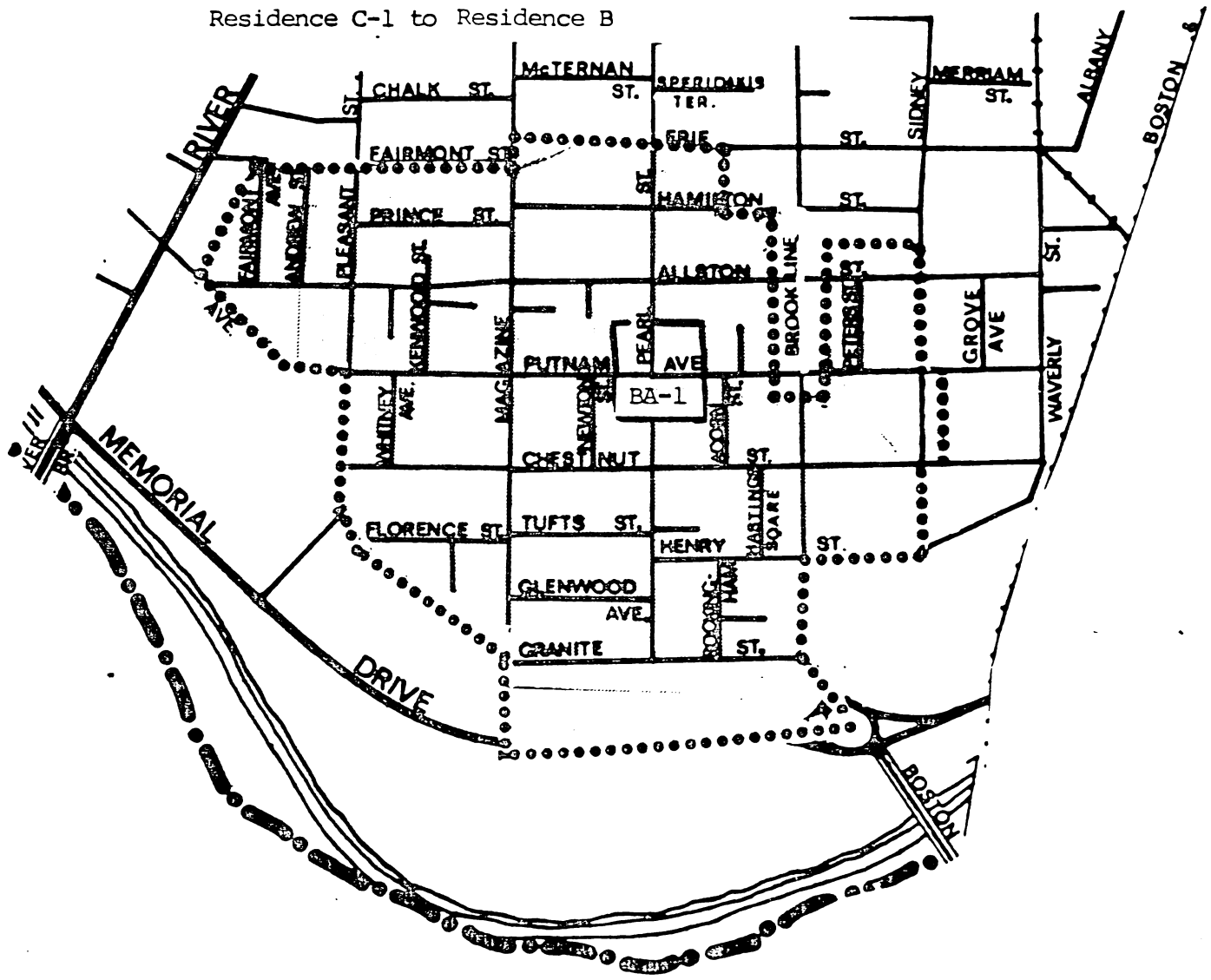
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For the Committee,

Councillor William H. Walsh
Chairman.

Residence C-1 to Residence B



RECEIVED BY
OFFICE OF CITY CLERK
1986 MAY 22 PM 12: 29
CAMBRIDGE MA.

Handwritten initials



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

May 30, 1986

To Whom It May Concern:

Enclosed you will find a hearing scheduled before the Committee on Ordinances, comprised of the entire membership of the City Council, for Wednesday, June 18, 1986 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Geneva T. Malenfant for amending the Zoning Map of the City of Cambridge from Residence C-1 to Residence B in the area of Faimont Street, Erie Street, Hamilton Street, Brookline Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street, Pleasant Street and Putnam Avenue.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton
Joseph E. Connarton
Acting City Clerk

JEC/dl

Enc. (1)

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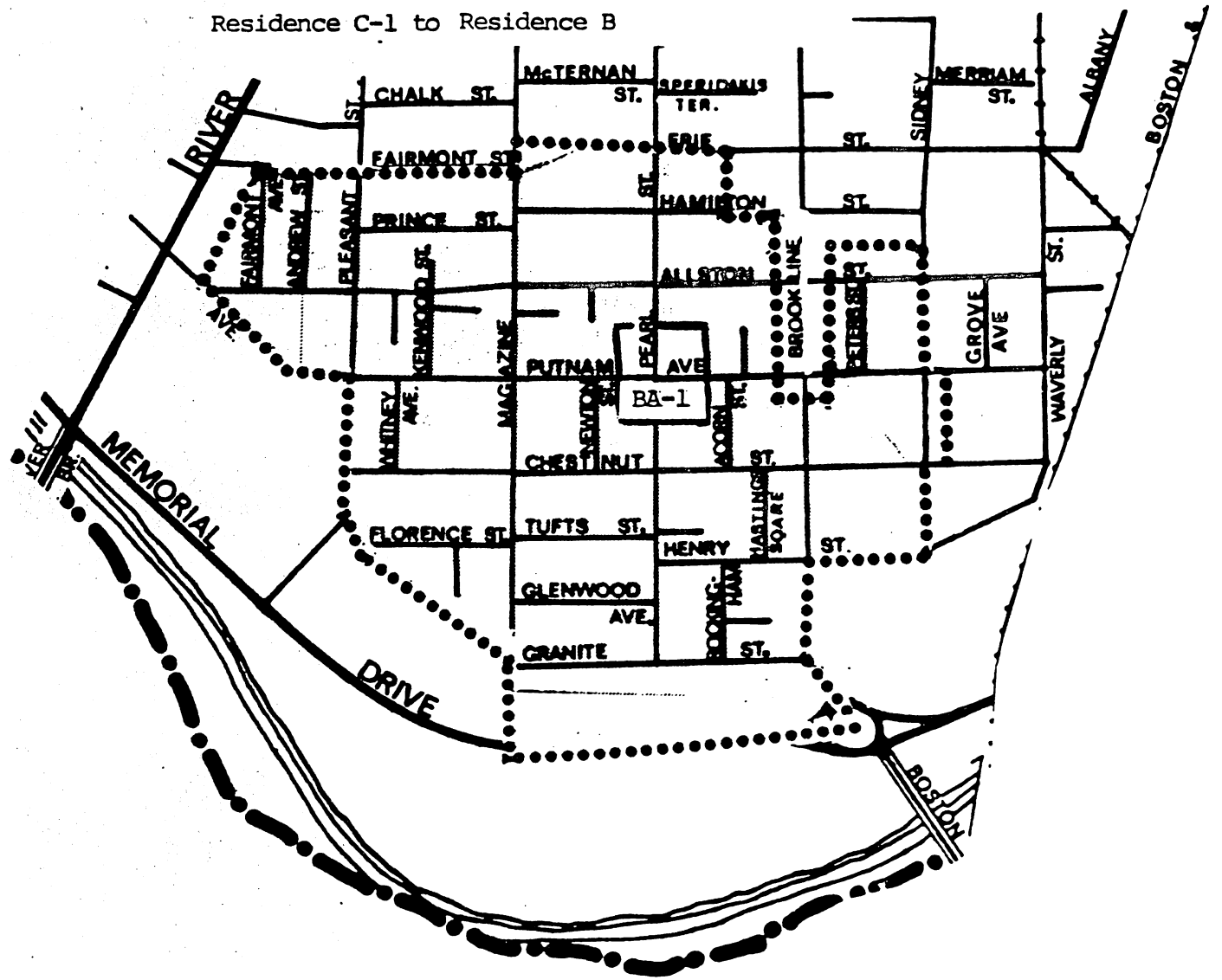
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For the Committee,

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Chairman.

Residence C-1 to Residence B





CITY OF CAMBRIDGE

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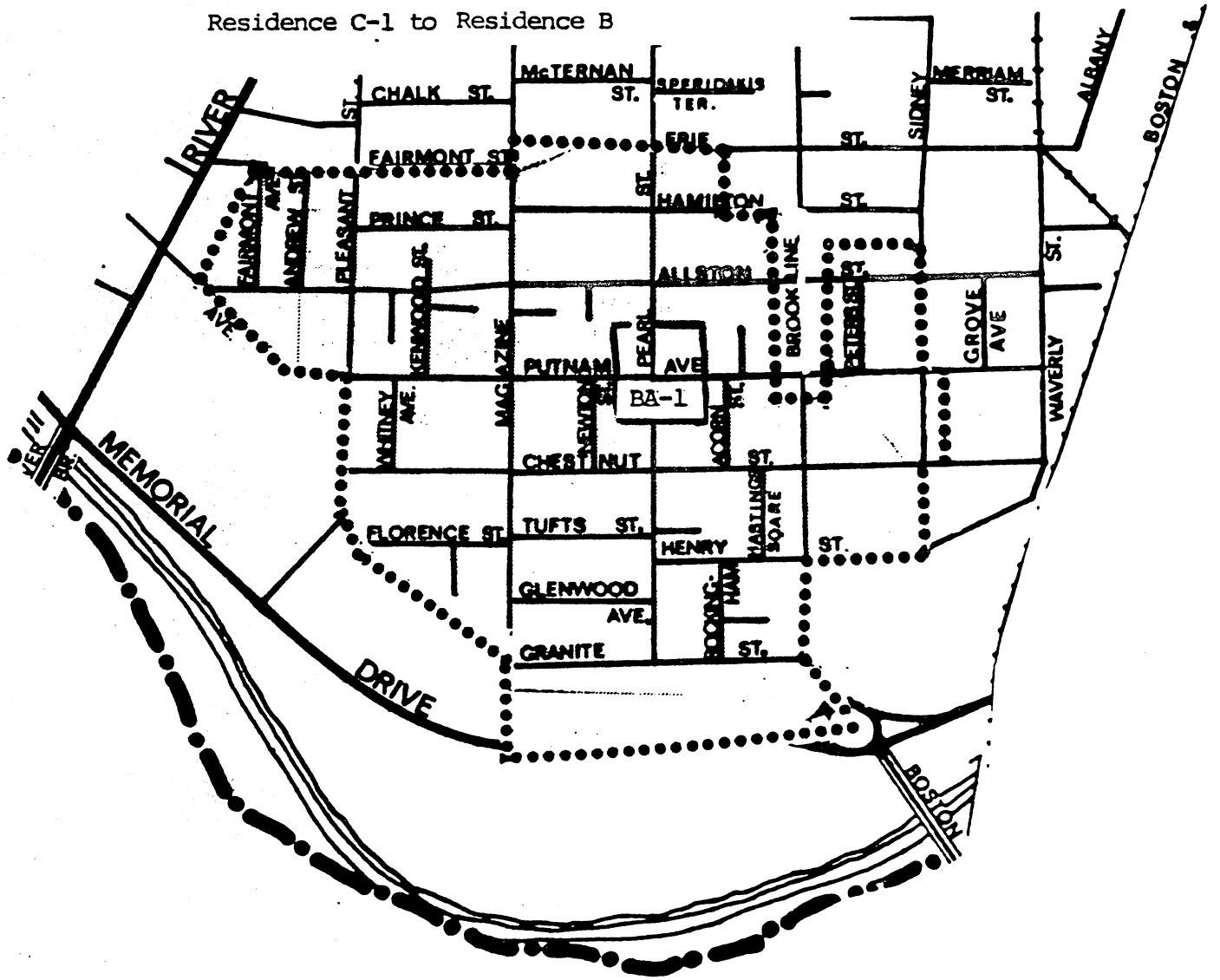
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For the Committee,

Councillor William H. Walsh
Chairman.

Residence C-1 to Residence B





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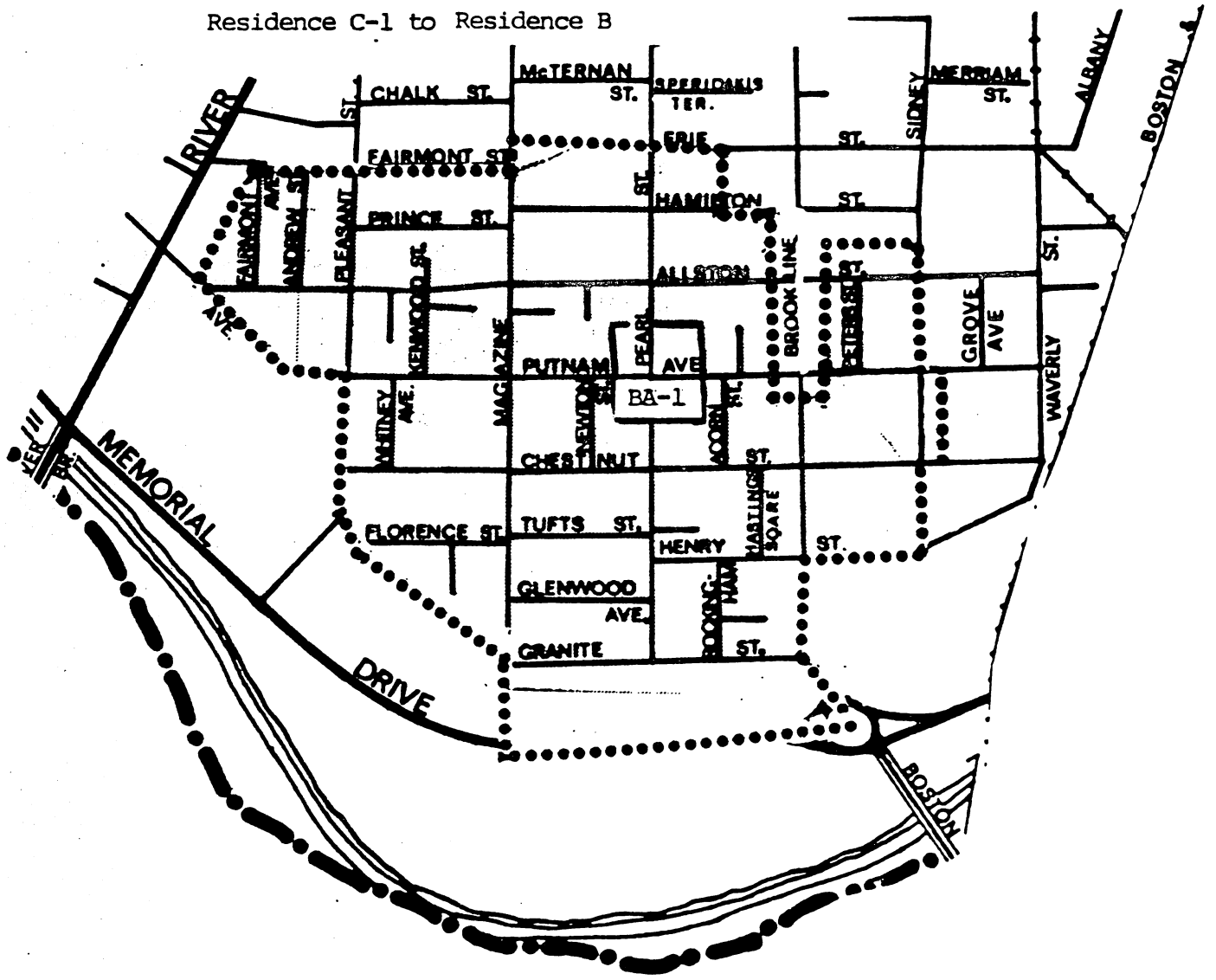
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Chairman.

Residence C-1 to Residence B





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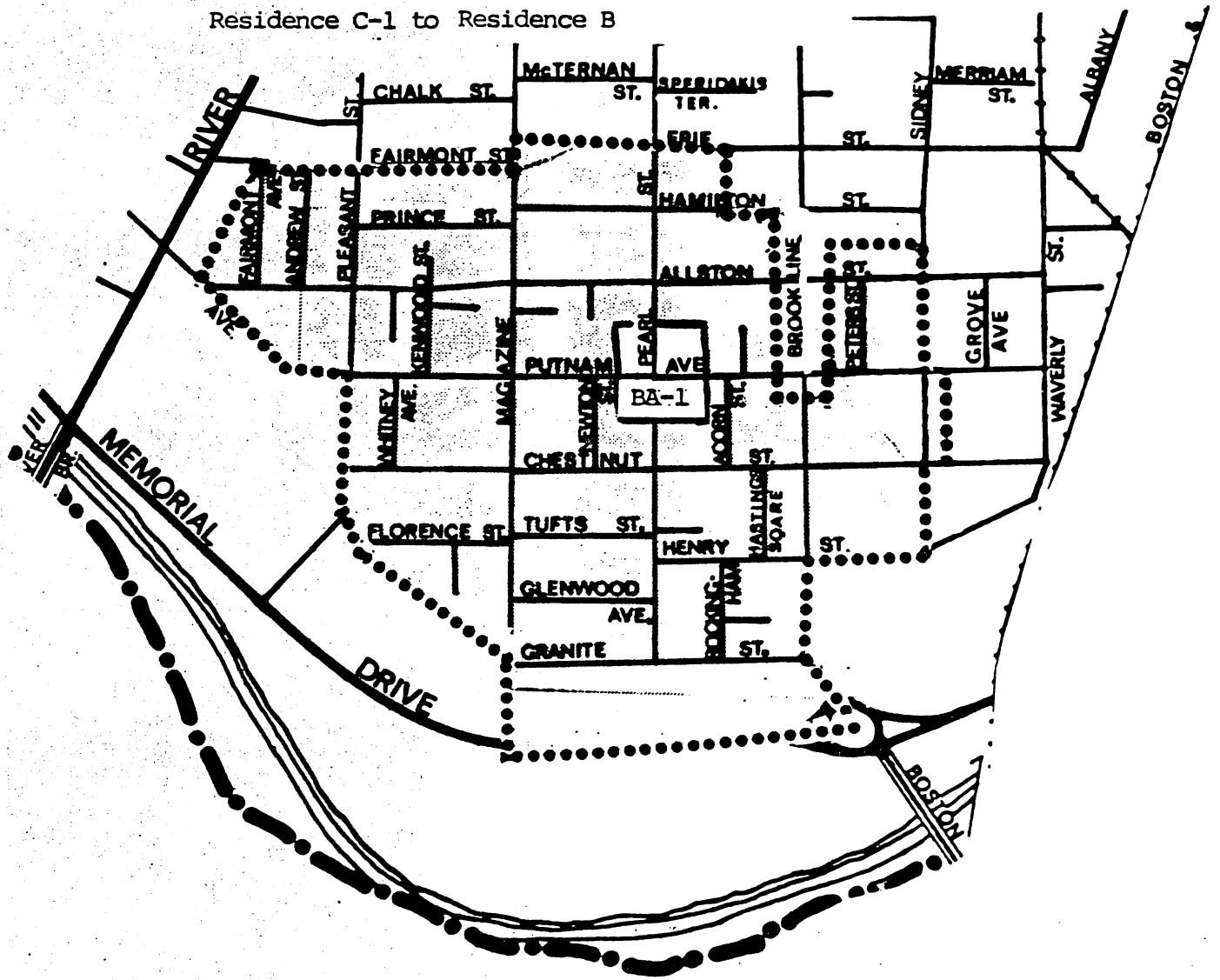
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For the Committee,

Councillor William H. Walsh
Chairman.

Residence C-1 to Residence B





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

498-9034

May 12, 1986

Geneva T. Malenfant Petition for amending the Zoning Map of the City of Cambridge from Residence C-1 to Residence B in the area of Fairmont Street, Erie Street, Hamilton Street, Brookline Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street and Putnam Avenue.

DIMENSIONAL REGULATIONS

	<u>Present Resident C-1</u>	<u>Proposed Residence B</u>
Floor Area Ratio	.75 (.90*)	.5 (.6*)
Minimum lot size	1,200 sq ft	2,500 sq ft
Lot width	50 feet	50 feet
Minimum setbacks		
front	H+L/4	15 ft
side	H+L/5	7'6" (sum of 20 ft)
rear	H+L/4	20 ft
Height	35 ft (40 ft *)	35 ft (40 ft*)
Open Space	15 %	20 %

* = Townhouse Regulations

USE REGULATIONS

Elderly Congregate Housing	Yes	Planning Board Permit
Multi-family Dwelling	Yes	No
Tourist house in an existing dwelling	Yes	No
Hotel or Motel	Yes	No
Lodging House	No	No
Townhouse	Yes	Yes

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
 - 1.2 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street for a distance of approximately 1,210 feet,
 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

- 1.21 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the intersection of Putnam Avenue for a distance of approximately 485 feet,
- 1.22 Thence turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

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

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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

all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

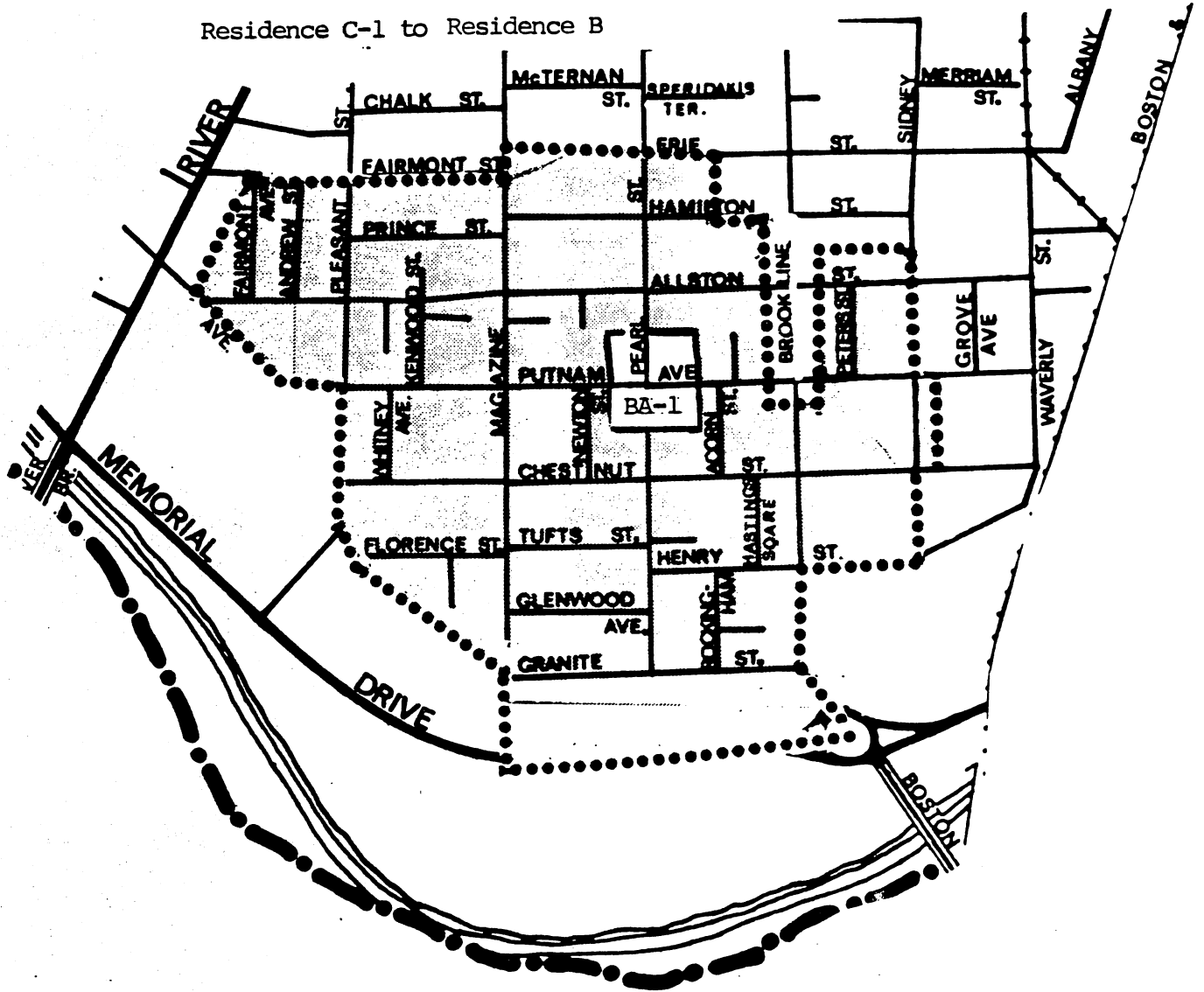
1.03 Premises as shown on Assessor's Plat numbered 94:

all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

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

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

Residence C-1 to Residence B



Samuel M. Lafont
75 Henry Street
Cambridge MA 02139

Prop owner in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
 - 1.2 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street for a distance of approximately 1,210 feet,
 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

- 1.21 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the intersection of Putnam Avenue for a distance of approximately 485 feet,
- 1.22 Thence turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

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

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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

all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

1.03 Premises as shown on Assessor's Plat numbered 94:

all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

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

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
 - 1.2 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street for a distance of approximately 1,210 feet,
 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

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- 1.22 Thence turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

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

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

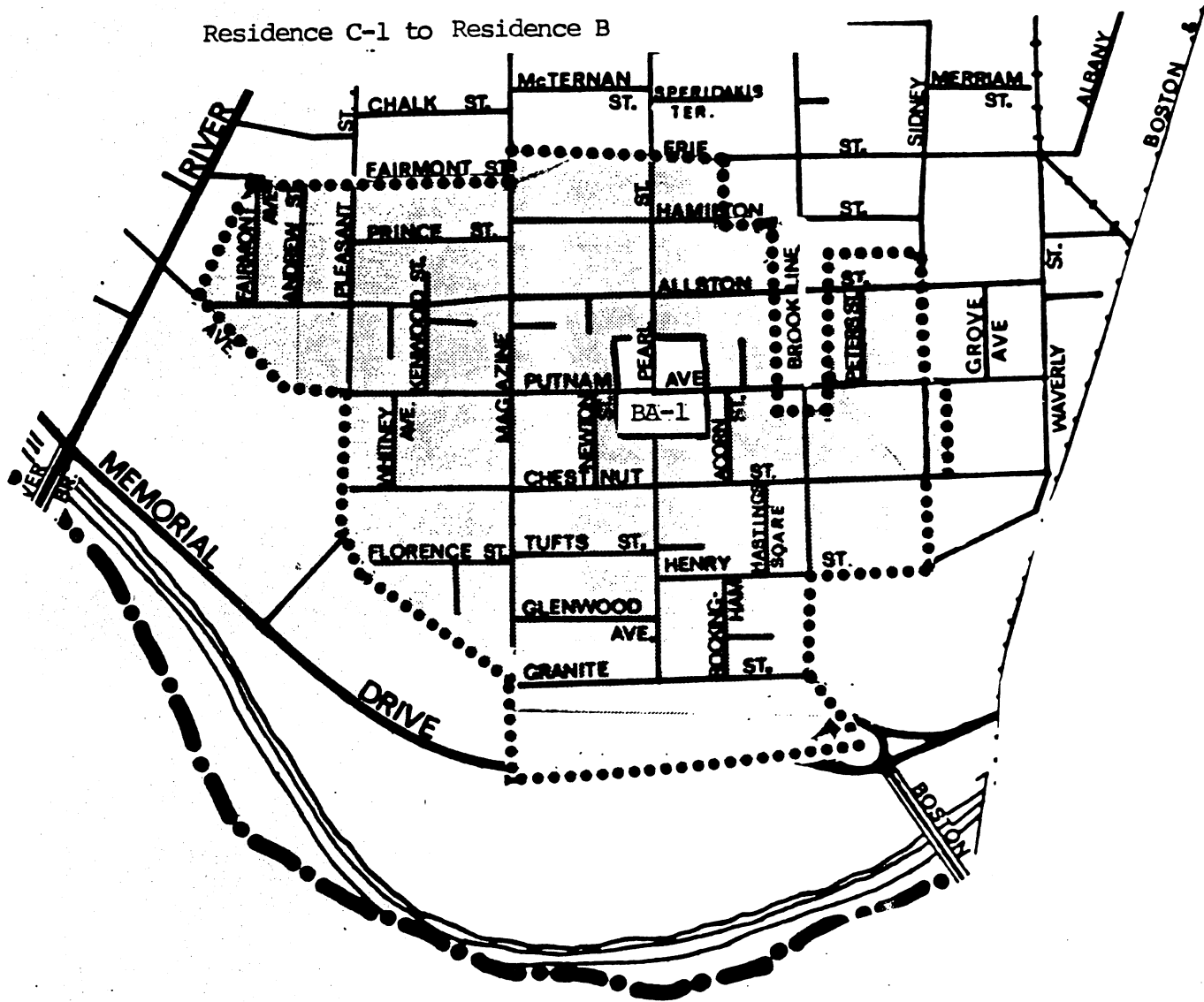
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1.04 Premises as shown on Assessor's Plat numbered 96:

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

Residence C-1 to Residence B



Samuel M. Lafont
75 Henry Street
Cambridge MA 02139

Prop owners in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
 - 1.2 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street for a distance of approximately 1,210 feet,
 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

- 1.21 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the intersection of Putnam Avenue for a distance of approximately 485 feet,
- 1.22 Thence turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

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

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

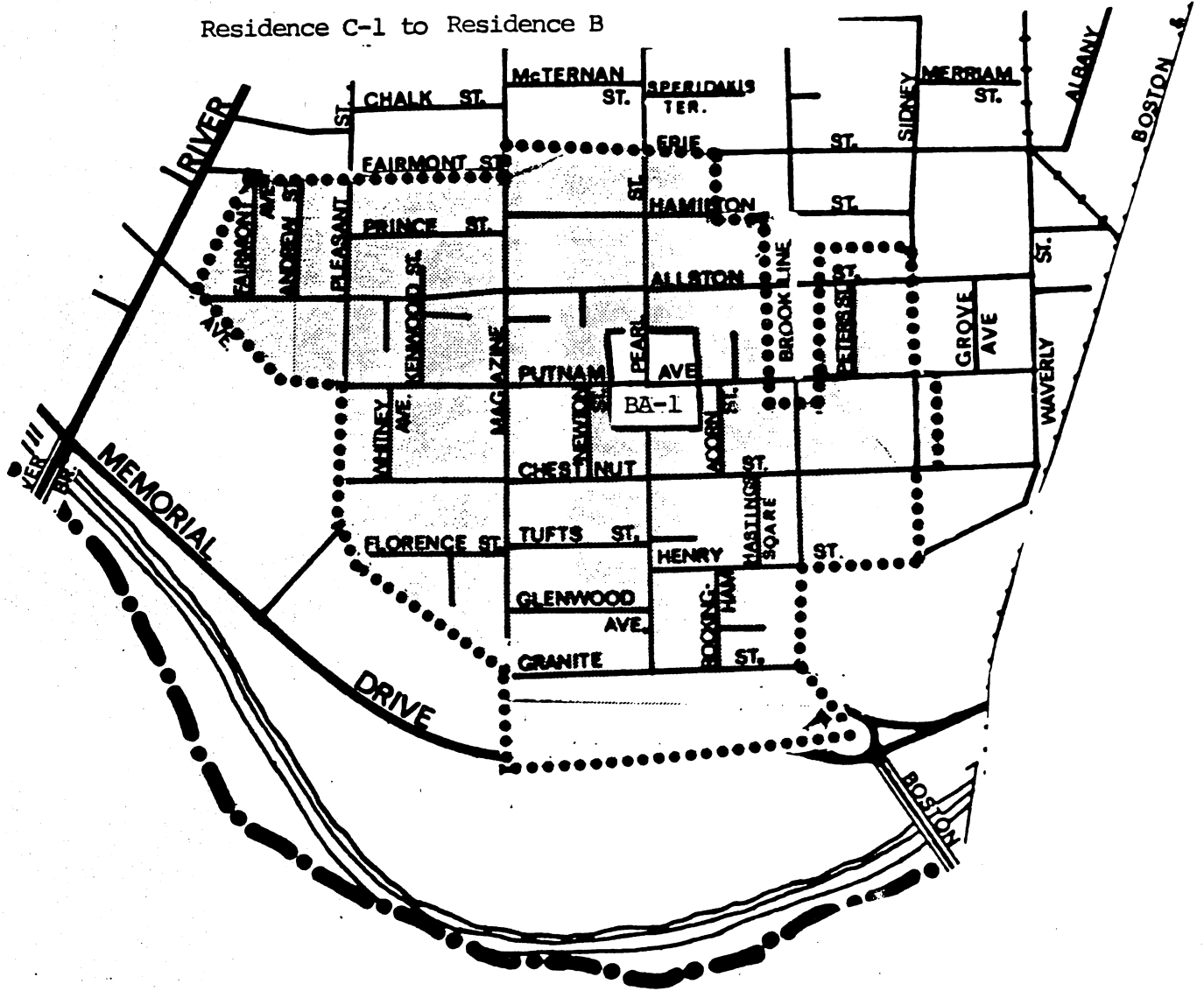
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all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

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

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

Residence C-1 to Residence B



Samuel M. Lafont
75 Henry Street
Cambridge MA 02139

Prop owner in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
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 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

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all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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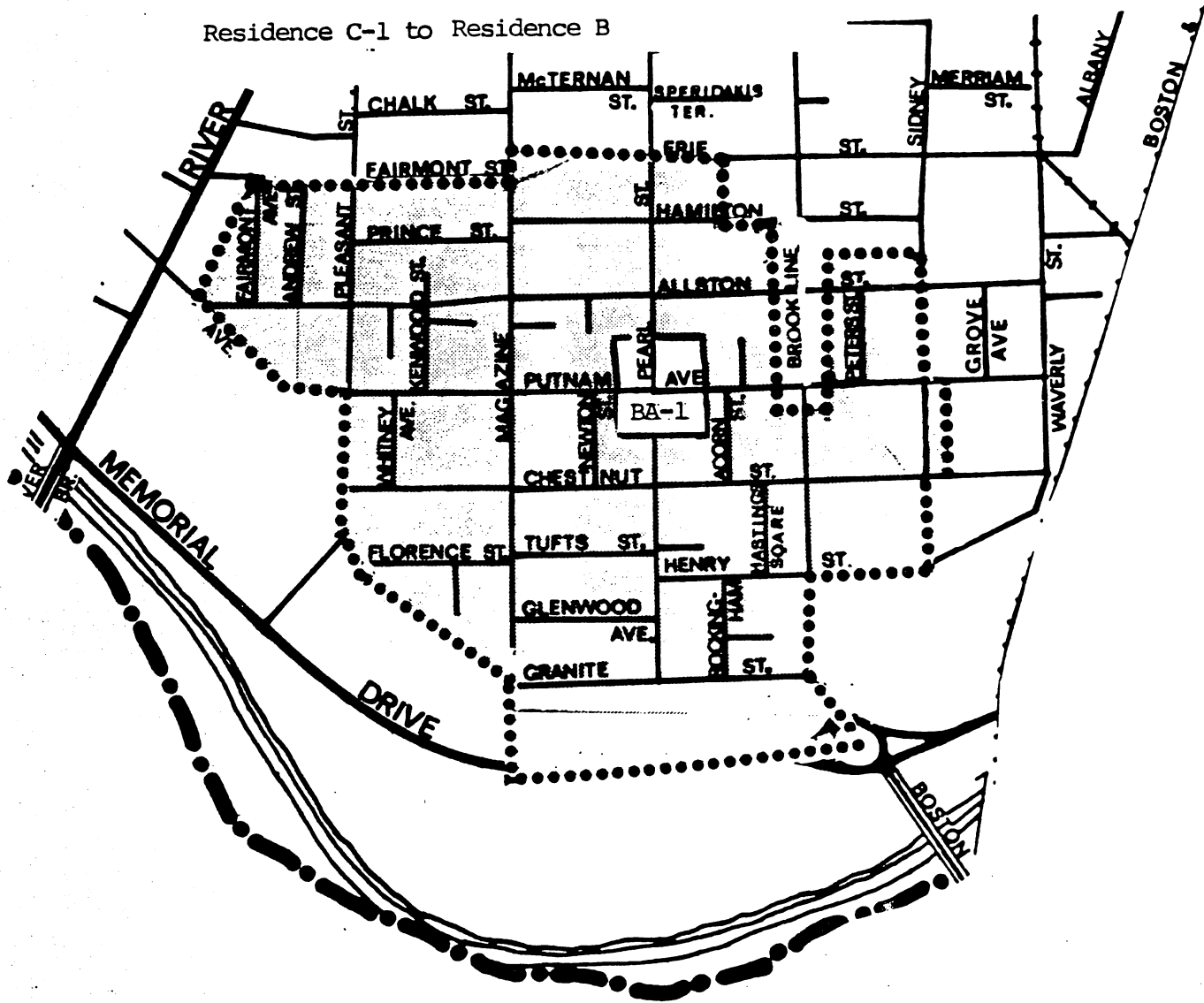
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1.04 Premises as shown on Assessor's Plat numbered 96:

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

Residence C-1 to Residence B



1 Unit Malefant
75 Henry Street
Cambridge MA 02139

Prop owner in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
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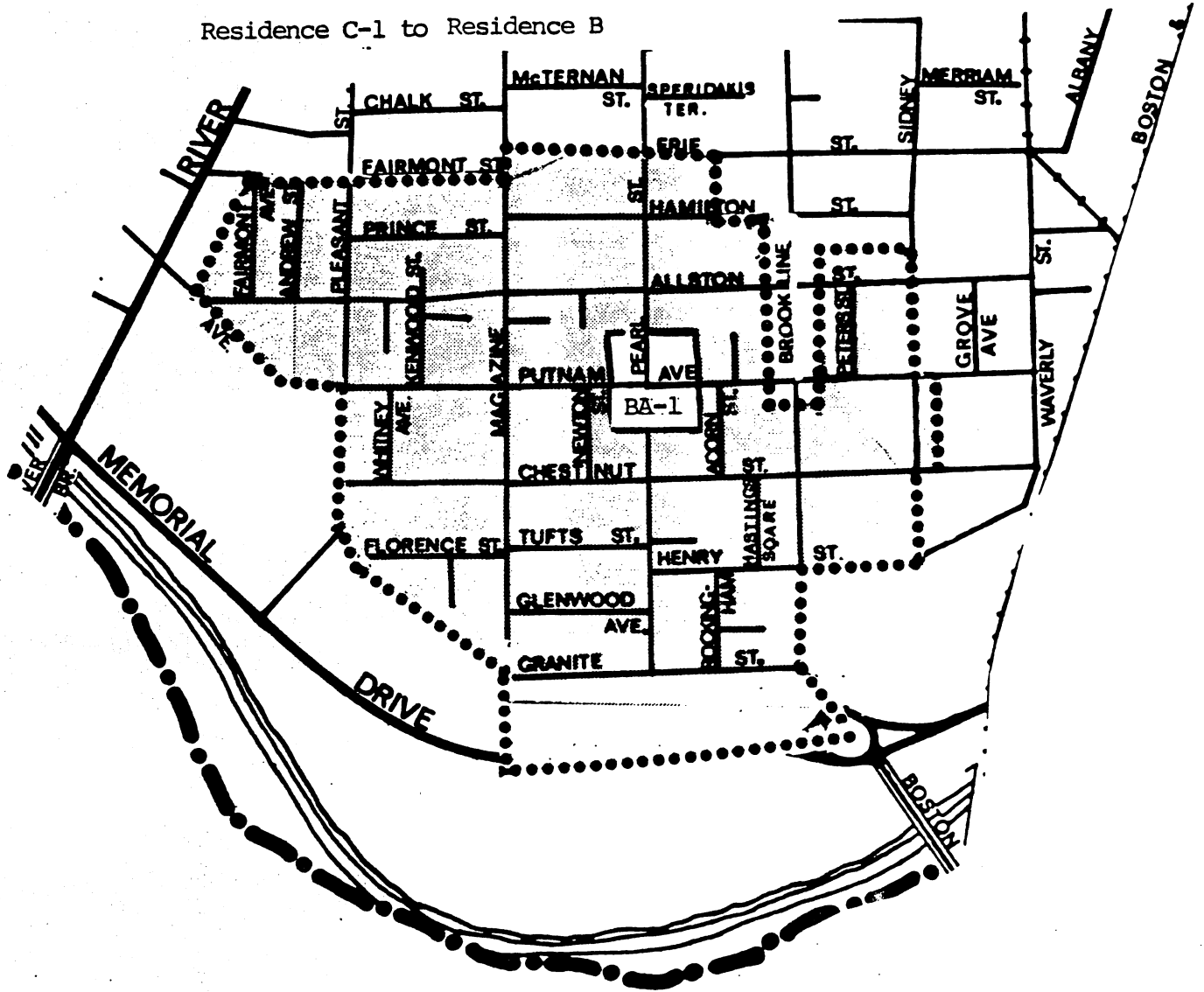
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Residence C-1 to Residence B



Samuel M. Lafont
75 Henry Street
Cambridge MA 02139

Prop owner in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
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 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

- 1.21 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the intersection of Putnam Avenue for a distance of approximately 485 feet,
- 1.22 Thence turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

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

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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

all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

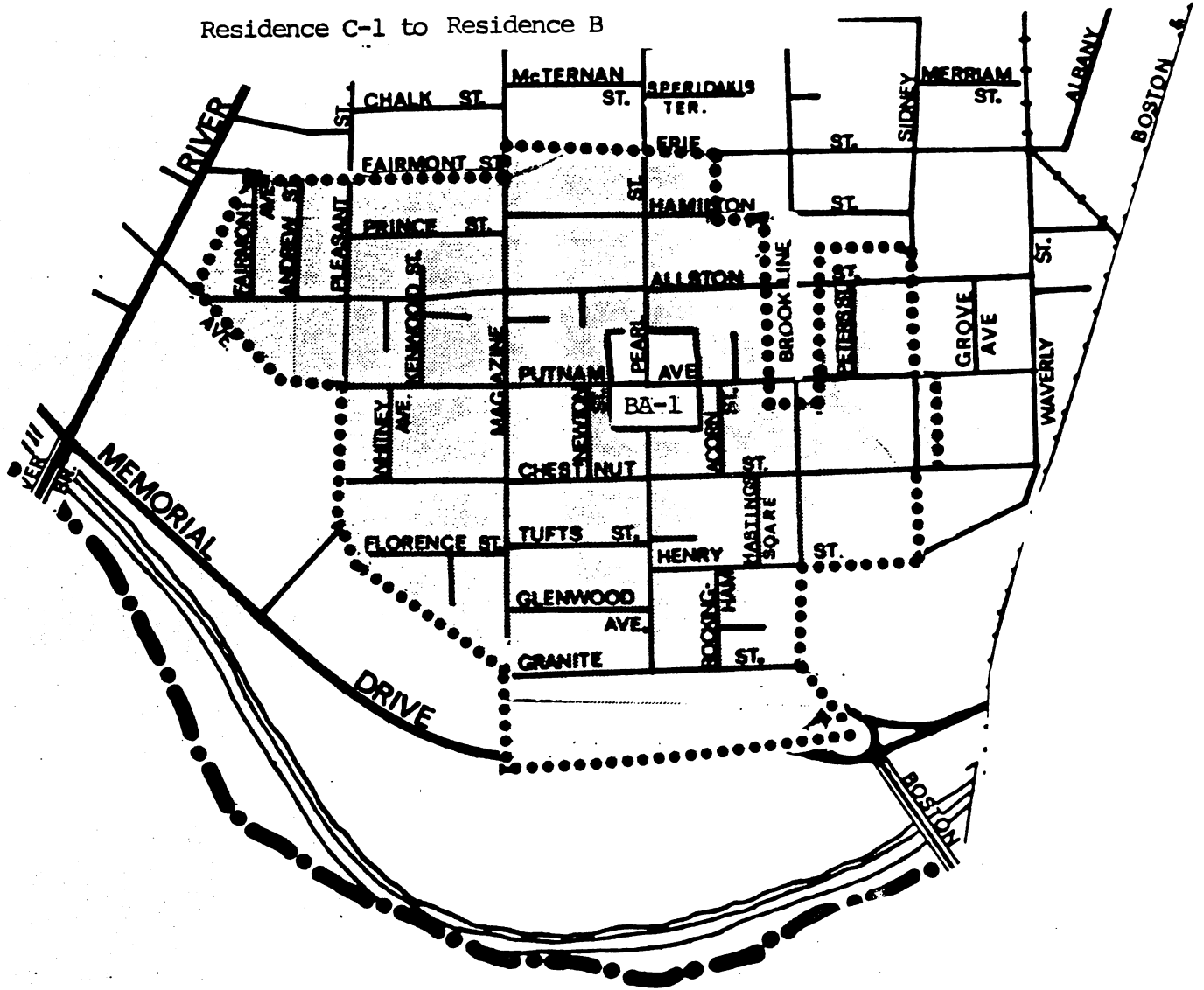
1.03 Premises as shown on Assessor's Plat numbered 94:

all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

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

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

Residence C-1 to Residence B



Samuel M. Lafont
75 Henry Street
Cambridge MA 02139

Prop owners in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
 - 1.2 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street for a distance of approximately 1,210 feet,
 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

- 1.21 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the intersection of Putnam Avenue for a distance of approximately 485 feet,
- 1.22 Thence turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

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

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

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

all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

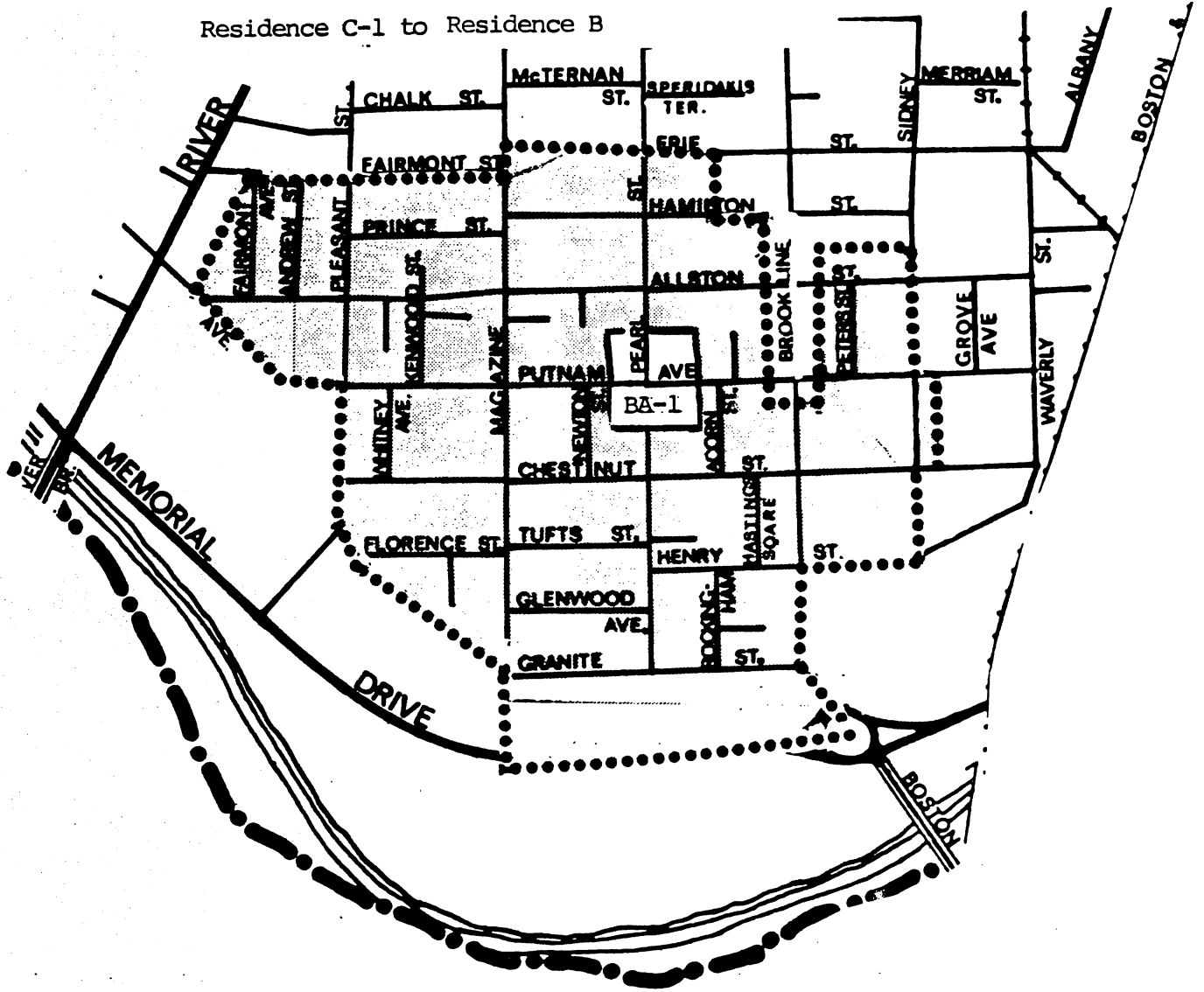
1.03 Premises as shown on Assessor's Plat numbered 94:

all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

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

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

Residence C-1 to Residence B



Samuel M. Lafont
75 Henry Street
Cambridge MA 02139

Prop owner in area affected.

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence B an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Brookline Street and the centerline of Henry Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue, as shown on accompanying map,
 - 1.1 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 820 feet,
 - 1.2 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street for a distance of approximately 1,210 feet,
 - 1.3 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extension of the centerline of Granite Street for a distance of approximately 290 feet,
 - 1.4 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 330 feet,
 - 1.5 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,
 - 1.6 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot lines of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street for a distance of approximately 380 feet,
 - 1.7 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue for a distance of approximately 500 feet,
 - 1.8 Thence turning and proceeding in a northwesterly direction along the centerline of Putnam Avenue to a point 150 feet distant from the southerly sideline of River Street for a distance of approximately 600 feet,
 - 1.9 Thence turning and proceeding in a northeasterly direction along a line 150 feet distant from and parallel to the southerly sideline of River Street to the centerline of Fairmont Street for a distance of approximately 475 feet,
 - 1.10 Thence turning and proceeding in a southeasterly direction along the centerline of Fairmont Street and the southeasterly extension of the centerline of Fairmont Street to the centerline of Magazine Street for a distance of approximately 935 feet,

- 1.11 Thence turning and proceeding in a northeasterly direction along the centerline of Magazine Street to the northwesterly extension of the centerline of Erie Street for a distance of approximately 75 feet,
- 1.12 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and along the centerline of Erie Street to a point 100 feet distant from the southeasterly sideline of Pearl Street for a distance of approximately 595 feet,
- 1.13 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the southeasterly dsideline of Pearl Street for a distance of approximately 150 feet to a point 50 feet from the northeasterly sdieline of Hamilton Street,
- 1.14 Thence turning and proceeding in a southeasterly direction along a line 50 feet distant from and parallel to the northeasterly sideline of Hamilton Street for a distance of approximately 50 feet,
- 1.15 Thence turning and proceeding in a southwesterly direction along a line 150 distant from and parallel to the southeasterly sideline of Pearl Street to the centerline of Hamilton Street for a distance of approximately 65 feet,
- 1.16 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street to a point 100 feet distant from the westerly sideline of Brookline Street,
- 1.17 Thence turning and proceeding in a southwesterly direction along a line 100 feet distnat from and parallel to the westerly sideline of Brookline Street to a point 100 feet distant from the southerly sideline of Putnam Avenue for a distance of approximately 720 feet,
- 1.18 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the southerly sideline of Putnam Avenue for a distance of approximately 250 feet to a point 100 feet distant from the easterly sideline of Brookline Street,
- 1.19 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street for a distance of approximately 600 feet to a point 100 feet distant from the northerly sideline of Allston Street,
- 1.20 Thence turning and proceeding in a southeasterly direction along a line 100 feet distant from and parallel to the northerly sideline of Allston Street to the centerline of Sidney Street, for a distance of approximately 300 feet,

- 1.21 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the intersection of Putnam Avenue for a distance of approximately 485 feet,
- 1.22 Thence, turning and proceeding in an easterly 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 120 feet,
- 1.23 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street,
- 1.24 Thence turning and proceeding in a northwesterly direction along the centerline of Chestnut Street to the centerline of Sidney Street for a distance of approximately 120 feet,
- 1.25 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street to the centerline of Henry Street for a distance of approximately 280 feet,
- 1.26 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the point of origin, for a distance of approximately 430 feet.

1.01 Premises as shown on Assessor's Plat nubmered 65:

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

1.02 Premises as shown on Assesor's Plat numbered 66:

all or parts of lots numbered 1,12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

1.03 Premises as shown on Assessor's Plat numbered 94:

all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

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

all lots, even numbers 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbers 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

1.05 Premises as shown on Assessor's Plat numbered 97:

all lots, even numbers 196-290 Pearl Street, odd numbers 3-29 and even numbers 6-22 Acorn Street, odd numbers 209-301 Brookline Street odd numbers 507-551 and even numbers 504-548 Putnam Avenue, even numbers 130-174 and odd numbers 117-177 Allston Street, even numbers 106-162 and odd numbers 115-161 Hamilton Street, and even numbers 122-180 Erie Street.

1.06 Premises as shown on Assessor's Plat numbered 98:

all lots, even numbers 306-356 Pearl Street, odd numbers 3-25 Granite Street, odd numbers 1-33 and even numbers 8-32 Rockingham Street, even numbers 82-122 and odd numbers 97-111 Henry Street, 1-5 Hastings Square and even numbers 108-142 Chestnut Street.

1.07 Premises as shown on Assessor's Plat numbered 99:

all lots, odd numbers 295-355 Pearl Street, even numbers 144-188 Magazine Street, odd numbers 29-61 Granite Street, even numbers 12-38 and odd numbers 11-37 Glenwood Avenue, odd numbers 7-39 and even numbers 8-38 Tufts Street, and even numbers 152-194 Chestnut Street.

1.08 Premises as shown on Assessor's Plat numbered 100:

all lots, even numbers 210-244 Chestnut Street, odd numbers 1-23 and even numbers 4-18 Florence Street, odd numbers 141-187 Magazine Street, 720-763 Memorial Drive and 30-31 Riverside Road,

1.09 Premises as shown on Assessor's Plat numbered 101:

all lots, even numbers 8-34 Fairmont Street, odd numbers 13-79 and even numbers 12-72 Prince Street, odd numbers 265-309 and even numbers 272-306 Allston Street, even numbers 394-432 and odd numbers 397-431 Putnam Street, odd numbers 199-251 Chestnut Street, odd numbers 9-27 and even numbers 10-30 Whitney Street, odd numbers 9-27 and even numbers 8-26 Kenwood Street.

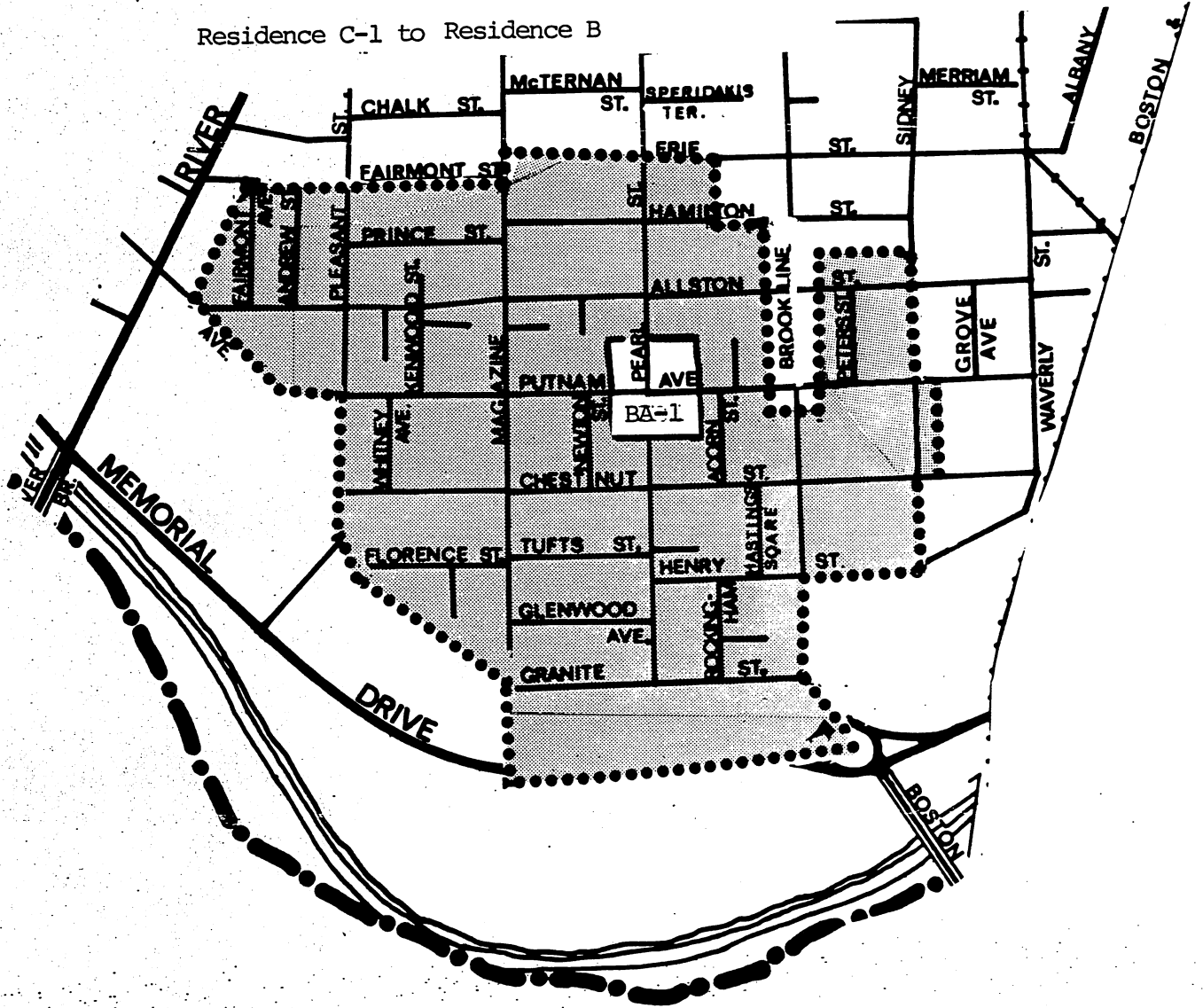
1.001 Premises as shown on Assessor's Plat numbered 102:

all lots, odd numbers 201-291½ Pearl Street, even numbers 90-140 Magazine Street, odd numbers 157-185 Chestnut Street, even numbers 456-492 and odd numbers 463-489 Putnam Avenue, even numbers 2-12 and odd numbers 3-9 Newton Street, odd numbers 199-239 and even numbers 192-248 Allston Street, even numbers 174-222 and odd numbers 177-209 Hamilton Street, and even numbers 190-226 Erie Street.

1.002 Premises as shown on Assessor's Plat numbered 103:

all or parts of lots numbered 81, 13, 14, 16, 16, 17, 18, 19, and 1, odd numbers 191-217 Erie Street, and 84 Magazine Street.

Residence C-1 to Residence B



Samuel Malenfant
75 Henry Street
Cambridge MA

02139

Prop owner in area affected.

RECEIVED BY
OFFICE OF CITY CLERK
1986 MAY -5 AM 10: 54
CAMBRIDGE MA.

Petition of Geneva Manlenfant to amend the Zoning Map of the City of Cambridge from Residence C-1 to Residence B in the Brookline, Henry, Chestnut, Sidney, Erie St., Putnam Ave., Allston, Hamilton, Peters, Pearl, Acorn, Granite, Rockingham St., Hastings Sq., Glenwood Ave., Tufts, Florence, Magazine St., Memorial Drive, Riverside Road, Fairmont St., Prince, Whitney, Kenwood & Newton St. area.

9/1/86 Placed on file
due to expiration of
time limit.

In City Council,

May 12, 1986

Referred to the Planning
Board and Ordinance Committee

copy to Les Barber, Planning Board 5/14/86
copy to Committee Walsh, Ord. Committee Chair 5/16/86
ml