



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

NOVEMBER 26, 1997

**TO: ROBERT W. HEALY
CITY MANAGER**

**FROM: DONNA P. LOPEZ 
DEPUTY CITY CLERK**

SUBJECT: RECONSIDERATION NUMBER ONE OF NOVEMBER 24, 1997

At the City Council meeting of November 24, 1997 Councillor Triantafillou requested more information regarding an Awaiting Report Item on what plans the owner of Ristorante Marino has for the parcels of land purchased on North Massachusetts Avenue and the recent developments at the Portland Stoneware site.

The requested information is as follows:

- * information regarding proposals for the Boyle's parcel
(at the public testimony there were three proposals a dormitory, expansion of the health center and a housing development);
- * information on the development specs for the Portland Stoneware site; and
- * information on the status of the gas station at the corner of Massachusetts Avenue and Alewife Brook Parkway.

Your kind attention in this matter will be greatly appreciated.

City of Cambridge

MASSACHUSETTS

In City Council 11/24/97, 199Reconsideration #1 vv 9

	YEA	NAY	ABSENT	PRESENT
V.M. Kathleen L. Born				
Ms. Henrietta Davis				
Mr. Francis H. Duehay				
Mr. Anthony Galluccio				
Mr. Kenneth E. Reeves				
Mr. Michael A. Sullivan				
Mr. Timothy J. Toomey, Jr.				
Ms. Katherine Triantafillou				
Mayor Sheila T. Russell				

Rec'd at notum
11:10 pm.

MOTION FOR RECONSIDERATION SUBMITTED BY COUNCILLOR

Tronta fillm

11-17-97

Date

To reconsider City Council action of
placing Agenda Item No. 30 on file

Katherine Inatip
Signature



CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT

SUSAN B. SCHLESINGER

Assistant City Manager for
Community Development

BETH RUBENSTEIN

Deputy Director for
Community Development

To: Robert W. Healy
City Manager

From: Susan B. Schlesinger *SBS*
Assistant City Manager for Community Development

Date: November 13, 1997

Re: Response to Council Order #14, November 3, 1997

This memo describes the ownership status of several parcels in North Cambridge. The attached map gives the location of all of these parcels. In addition, the attached chart notes the lot sizes, project status and development potential for each site.

Modern Continental recently purchased Boyle's Liquor at 2448 Massachusetts Ave. (see #2 on the attached map) and 2435 Massachusetts Ave., the former location of the Middlesex Motel (see #1 on the attached map). Ristorante Marino, located at 2465 Massachusetts Ave., is owned and operated by Les Marino, who is also the owner of Modern Continental. The Marino Health Center, located at 2500 Massachusetts Ave., is also owned by Modern Continental.

The Boyle's Liquor site is approximately 22,350 square feet in area and is located in both the BA-2 and Industrial A-1 (IA-1) zones. The FAR in the BA-2 zone is 1.0 for retail and office space and 1.75 for multifamily residential. The FAR in the IA-1 zone is 1.25. The maximum height allowed on this parcel is 45 feet. Modern Continental has stated that the liquor store use will remain while they review the possibility of constructing a building that would provide an expansion of the services provided at 2500 Massachusetts Ave.

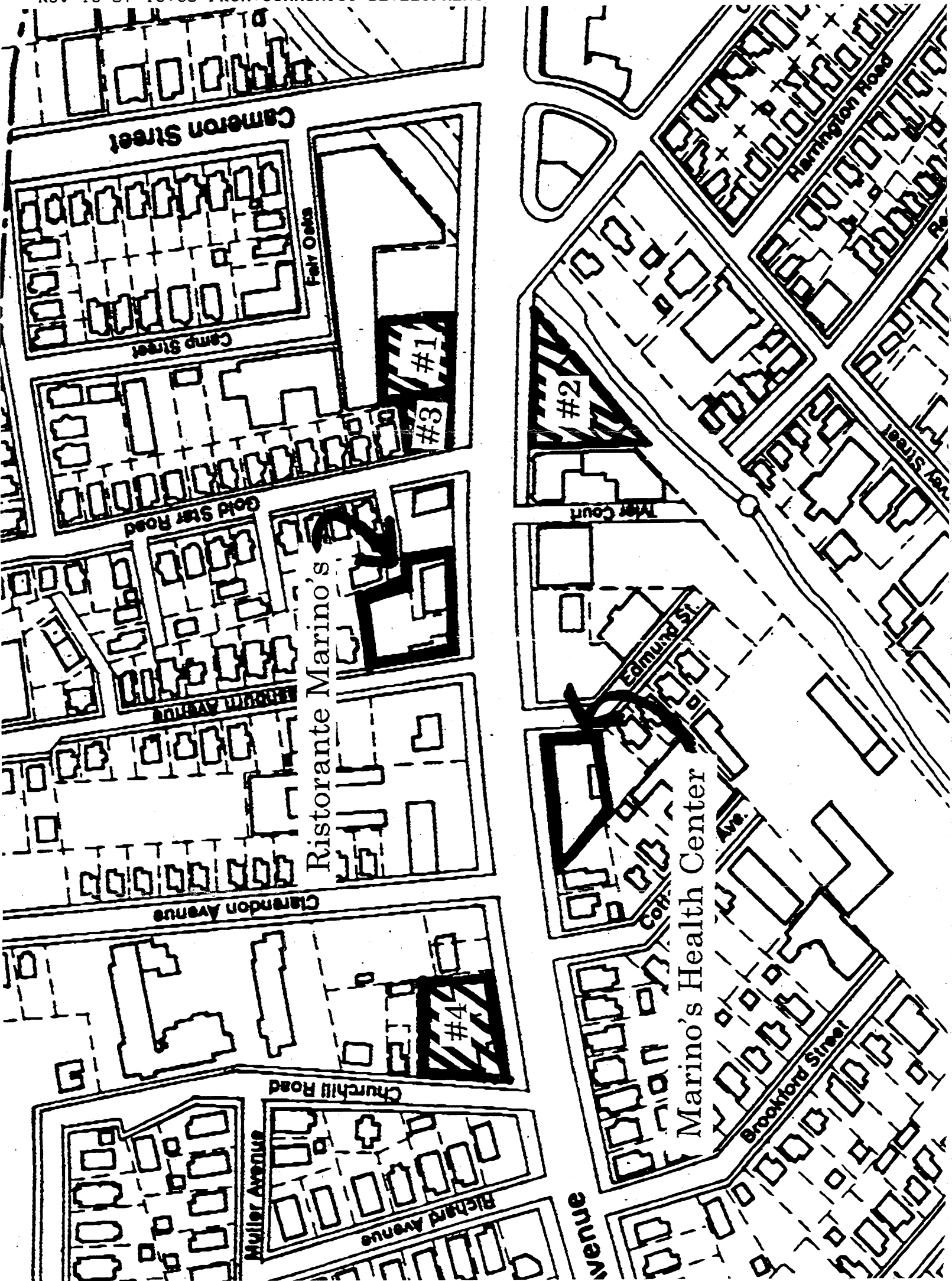
The Middlesex site is approximately 9,937 square feet in area and is located in the BA-2 zone. In the Business A-2 (BA-2) zone, the Floor-Area-Ratio (FAR) is 1.0 for retail and office space and 1.75 for multifamily residential. The total number of housing units allowed on this site is 16 and the maximum allowed height is 45 feet. Modern Continental has indicated plans to develop this site into approximately 16 units of housing.

Finally, there are two other sites which should be mentioned. The first site is located at 2519 Massachusetts Ave. (BayBank site, #4 on the attached map) and was recently purchased while the other site, located at 2451 Massachusetts Ave. (Gold Star Trucking site, #3 on the attached map), is currently for sale.

The BayBank site is approximately 14,975 sq. ft. in area and is located in both the BA-2 zone and the Residential C-3 zone. The FAR in the BA-2 zone is 1.0 for retail and office space and 1.75 for multifamily residential and the maximum height is 45 feet. The FAR for the Residential C-3 zone is 3.0 and the maximum height is 120 ft. The total number of housing units allowed on this site is 27. The proponent, Guy Asaph, is planning to develop housing, but has not determined the total number of units to be built.

The Gold Star Trucking site is a commercial building which also houses the Cambridge Food Club and the Starlight Café. This site is approximately 4,618 sq. ft. in area and is located in the BA-2 zone. The FAR is 1.0 for retail and office space and 1.75 for multifamily residential. The total number of housing units allowed on this site is 7 and the maximum height is 45 ft. There are currently no development plans for this site.

The Portland Stoneware site, located at 177 Pemberton Street, is now under construction. Portland Stoneware has moved their operations and demolition of their buildings is complete. The construction of the approved 20 townhouse units will be completed this spring. The Special Permit for this construction was sold by the original proponent, Jeff Klein, to another builder, David Geffin. The site and buildings must be developed in full accordance with the Special Permit.





CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

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EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

November 17, 1997

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 39, regarding a report on what plans the owner of Marino's has for the several parcels of land purchased on North Massachusetts Avenue and a report on recent developments at the Portland Stoneware site, received from Assistant City Manager for Community Development Susan Schlesinger.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
attachment

Consent Agenda #30

Cal 1
5-746

Relative to Awaiting Report Item Number
Thirty-nine, regarding a report on what
plans the owner of Marino's has for the
several parcels of land purchased on
North Massachusetts Avenue and a report
on recent developments at the Portland
Stoneware site.

In City Council November 17, 1997

PLACED ON FILE

Reconsideration
filed by
Councillor Mantafillon
November 24, 1997

Reconsideration prevailed
on a voice vote of
nine members and
referred back to City
Manager for additional
information on motion
of Councillor
Mantafillon.