CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton
City Clerk

Date 13 Nov 89

From Robert K. Patterson
Construction Engineer

Reference

Subject Zoning Petitions 13 November 1989

As of this writing, properties certified to be owned by protesters only total 8.7% of the area of the City. Therefore, this Office is unable to certify holdings equal to or in excess of 20% of properties City wide.

c: William Sommers, Commissioner of Public Works

Massave Management Group

485 Massachusetts Avenue
Cambridge, MA 02139-4018
(617) 497-7800

November 9, 1989

Joseph E. Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 PM 3:06
CAMBRIDGE MA.

Re: Bulk Control Plane Zoning Petition Filed by Susan Yanow
(June 8, 1989)

Dear Mr. Connarton:

I, as Trustee of Massave Realty Trust and president of S E A Consultants Inc., of 485 Massachusetts Avenue, and owner of that and other Cambridge properties, oppose the above-referenced petition filed by Susan Yanow et al. The petition proposes to amend Section 5.40, "Transition Requirements" of the Cambridge Zoning Ordinance and to add a new subsection 5.43 which would restrict any building in an office, business, or industrial zone which abuts a residence distrit, to a so-called "45 degree bulk control plane." In the alternative, the petition proposes that a building could be built forward and above the bulk control plane only if the building complies with the geight and yard requirements of both the non-residential zone and the abutting residential zone.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a writtne protest stating the reasons for the protest, signed by "the owners of twnety percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the propsed change to the ordinance. I own real estate which will be affected by the proposed change and now file such a protest.

The Yanow petition is excessively broad in scope, applying to all office, business, and industrial zones city-wide, without taking into account existing transitional features of many non-residential zones. It would add a city-wide "transition zone" requirement which ignores and would potentially conflict with other carefully planned guidelines and restriction for particular areas of the City.

Very truly yours,

MASSAVE REALTY TRUST

Arnold B. Goldstein, Trustee (Owner of Lots 24,87,119; Map 91)

ABG/bac:57B

pave for petition 30¢

PETITION OF Susan Yanow, et al.

new subsection 5.43.ne. Office, Business or Industrial gms.

Petition filed with the City Clerk Dec. 5, 1988

(all hearings to be completed 65 days from In City Council date)

12 days Dec.
31 days Jan
22 days Feb

65 days = February 22, 1989 = all hearings

In City Council December 19, 1988

Referred to the Planning Board for report December 19, 1988

Planning Board Hearing February 21, 1989

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be May 23, 1989.)

6 days Feb.
31 days March
30 days April
23 days May

City Council hearing published Chronicle on February 2, 1989
and February 9, 1989

Hearing before the Ordinance Committee February 22, 1989 at 6:30 p.m.

Reported to the City Council Feb. 27, 1989

Passed to a second reading on Feb. 27, 1989

published in Chronicle on March 2, 1989
May 15, 1989

Planning Board report received on May 22, 1989

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE May 23, 1989

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk **Date** November 13, 1989

From Kevin T. McDevitt KM
Principal Assessor

Reference

Subject

In reply to your memos dated November 13, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protests to the following petitions:

Susan Yanow, et al

Webb Nichols, et al

Philip Dowds, et al

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 PM 2:21
CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 13, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON
CITY CLERK

SUBJECT: WRITTEN PROTEST TO SUSAN YANOW, ET AL.

Enclosed you will find two copies of the written protest to the petition of Philip Dowds.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Please note that this petition will expire on November 13, 1989 so it is of the utmost importance that your earliest attention be given to this matter.

Your kind attention in this matter will be greatly appreciated.

WR WILSON-CAMBRIDGE REALTY TRUST

November 9, 1989

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: Bulk Control Plane Zoning Petition Filed by Susan Yanow (June 8, 1989)

Dear Mr. Connarton:

We the undersigned Cambridge land owners oppose the above-referenced petition filed by Susdan Yanow et al. The petition proposes to amend Section 5.40, "transition Requirements" of the Cambridge Zoning Ordinance and to add a new subsection 5.43 which would restrict and building in an office, business, or industrial zone which abuts a residence district, to a so-called "45 degree bulk control plane". In the alternative, the petition proposed that a building could be built forward and above the bulk control plane only if the building complies with the height and yard requirements of both the non-residential zone and the abutting residential zone.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

The Yanow petition is excessively broad in scope, applying to all office, business, and industrial zones city-wide, without taking into account existing transitional features of many non-residential zones. It would add a city-wide "transition zone"

requirement which ignores and would potentially conflict with other carefully planning guidelines and restrictions for particular areas of the City.

Wilson-Cambridge Realty Trust is the owner of 5 buildings on 10.27 acres of land on Smith Place and Mooney Street in the quadrangle area of Alewife with a total assessment of over 9 million dollars.

Again, we strongly oppose this proposed amendment to the Cambridge Zoning Ordinance.

WILSON-CAMBRIDGE REALTY TRUST

Albert O. Wilson, Jr., Trustee

Donald B. Wilson, Jr., Trustee

AOW, DBW/sb

Comm. from Albert O. Wilson, Jr. and Donald B. Wilson, Trustees, Wilson-Cambridge REalty Trust, in opposition to the Zoning petition filed by Susan Yanow, et al.

In City Council,

November 13, 1989

Referred to the Petition

Putnam
Furniture Leasing Company, Inc.

PUTNAM FURNITURE LEASING 50 YEARS 1939 1989

November 9, 1989

EXECUTIVE OFFICES
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358
FAX: 617-354-5571

SHOWROOMS
614 Massachusetts Ave.
Cambridge, Mass. 02139
617-354-3358

11 Acton Rd.
Chelmsford, Mass. 01824
508-256-9251

929 Worcester Rd.
Framingham, Mass. 01701
508-879-8383

1280 Oaklawn Ave.
Cranston, RI 02920
401-463-6360

7 Jansen Court
W. Hartford, Conn. 06114
203-953-4015

23 Daniel St.
Milford, Conn. 06460
203-877-2791

Mr. Joseph E. Connarton, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Bulk Control Plane Zoning Petition Filed by Susan Yanow (June 8, 1989)

Dear Mr. Connarton:

The undersigned, as a Cambridge land owner, opposes the above-referenced petition, filed by Susan Yanow, et al. The petition proposes to amend Section 5.40, "Transition Requirements," of the Cambridge Zoning Ordinance and to add a new subsection 5.43 which would restrict any building in an office, business, or industrial zone which abuts a residential district, to a so-called "45 degree bulk control plane." In the alternative, the petition proposes that a building could be built forward and above the bulk control plane only if the building complies with the height and yard requirements of both the non-residential zone and the abutting residential zone.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinace can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (seven councillors) would be necessary to enact the proposed change to the ordinance. The undersigned individual owns real estate which will be affected by the proposed change and now files such a protest.

The Yanow petition is excessively broad in scope, applying to all office, business, and industrial zones city-wide, without taking into account existing transitional features of many non-residential zones. It would add a city-wide "transition zone" requirement which ignores and would potentially conflict with other carefully planned guidelines and restrictions for particular areas of the City.

Member of
ARNET
AMERICAN RENTAL NETWORK

Putnam
Furniture Leasing Company, Inc.

I am listing herewith various properties which I own within the City of Cambridge:

614-620 Massachusetts Avenue
552-556 Massachusetts Avenue
1045-51 Massachusetts Avenue
4-6 Trowbridge Street
815-819 Somerville Avenue

Sincerely,

Carl F. Barron

CFB/jfp.1374

Comm. from Carl F. Barron, Putnam Furniture Leasing Company, Inc. in opposition to the Zoning Petition filed by Susan Yanow, et al.

In City Council,

November 13, 1989

Referred to the petition

November 1989

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 AM 10:55
CAMBRIDGE MA.

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: Bulk Control Plane Zoning Petition Filed by Susan Yanow (June 8, 1989)

Dear Mr. Connarton:

We the undersigned Cambridge land owners oppose the above-referenced petition filed by Susan Yanow et al. The petition proposes to amend Section 5.40, "Transition Requirements" of the Cambridge Zoning Ordinance and to add a new subsection 5.43 which would restrict any building in an office, business, or industrial zone which abuts a residence district, to a so-called "45 degree bulk control plane." In the alternative, the petition proposes that a building could be built forward and above the bulk control plane only if the building complies with the height and yard requirements of both the non-residential zone and the abutting residential zone.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

The Yanow petition is excessively broad in scope, applying to all office, business, and industrial zones city-wide, without taking into account existing transitional features of many non-residential zones. It would add a city-wide "transition zone" requirement which ignores and would potentially conflict with other carefully planned guidelines and restrictions for particular areas of the City.

613-627 Realty Trust
631-641 Massachusetts Ave. Realty Trust
32 Rear Essex Street

17.

Comm. from 613-627 Realty Trust, et al in opposition to the Zoning petition filed by Susan Yanow, et al.

In City Council,

November 13, 1989

Referred to the petition

CAMBRIDGE FAMILY Y

November 10, 1989

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV 13 PM 12:
CAMBRIDGE MA

Mr. Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Bulk Control Plane Zoning Petition Filed by Susan Yanow (June 8, 1989)

Dear Mr. Connarton:

The Cambridge Family YMCA has embarked on a visionary development program to respond to community demand for services. The YMCA will be constructing a new 40,000sf SRO housing facility, a new daycare facility and improved recreation/athletic space on property it owns in Central Square. This development program is severely impacted by the Bulk Control Plane Zoning Petition filed By Susan Yanow.

As Cambridge land owners the YMCA opposes the above-referenced petition filed by Susan Yanow et al. The petition proposes to amend Section 5.40 "Transition Requirements" of the Cambridge Zoning Ordinance and to add a new subsection 5.43 which would restrict any building in an office, business, or industrial zone which abuts a residence district, to a so-called "45 degree bulk control plane." In the alternative, the petition proposes that a building could be built forward and above the bulk control plane only if the building complies with the height and yard requirements of both the non-residential zone and the abutting residential zone.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now file such a protest.

The Yanow petition is excessively broad in scope, applying to all office, business and Industrial zones city-wide, without taking into account existing transitional features of many non-residential zones. It would add a city-wide "transition Zone" requirement which ignores and would potentially conflict with other carefully planned guidelines and restrictions for particular areas of the City.

Sincerely,

Brenda J. Ellis

Brenda J. Ellis
President

Property Reference:

Parcel	119	Plan	89	25,407sf
	119		46	4,000sf
	119		47	5,000sf

Comm. from Brenda J. Ellis, President, Cambridge Family Y, in opposition to the Zoning petition filed by Susan Yanow, et al.

In City Council,

November 13, 1989

Referred to the petition

'89 AUG 25 P4:35
CAMBRIDGE MA.

August 25, 1989

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors

In reply to your memo dated August 22, 1989, please be advised that we have, this day, forwarded to the Engineering Dept. the written protest filed by Susan Yanow, et al.

C. C. 106

City of Cambridge

August 22, 1989

TO: Sally Powers
Director, Board of Assessors

FROM: Joseph E. Connarton
City Clerk

SUBJECT: Written protest - Susan Yanow petition

Enclosed you will find two copies of the written protest to the petition filed by Susan Yanow, et al.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

GOODWIN, PROCTER & HOAR
(A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS)
COUNSELLORS AT LAW
EXCHANGE PLACE
BOSTON, MASSACHUSETTS 02109-2881

TELEPHONE (617) 570-1000
TELECOPIER (617) 523-1231
TELEX 94-0640
CABLE-GOODPROCT, BOSTON

570-1440

August 15, 1989

Ordinance Committee
Cambridge City Council
c/o Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue - Room 103
Cambridge, MA 02139

Re: Industry B Landowners Group - Pending Zoning Proposals

Dear Councilors:

The Industry B Zoning District has been the subject of two recent Interim Planning Overlay District petitions. Pursuant to an agreement between the Planning Board and the Industry B Landowners Group (consisting of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro, and Concorde Associates), the area is now subject to a voluntary building moratorium. The Industry B landowners group are currently in the midst of comprehensive land use studies pursuant to a process which will lead to the permanent rezoning of the area.

Pursuant to the agreement with the Planning Board, the Landowners Group has engaged Vannasse Hangen Brustlin who are conducting a comprehensive transportation study of the area, the details of which have been discussed with Cambridge Community Development. The results of the study will be made available to Cambridge Community Development, the Planning Board and the City Council. The Industry B Landowners Group met last week with Cambridge Community Development to discuss urban design criteria and other land use issues which will form the basis of a proposal for new dimensional characteristics for the area. It is anticipated that the Group will provide a status report on the studies to the Planning Board at its next meeting. This process is consistent with the resolution regarding the Industry B District near Kendall Square adopted by the City Council on June 26, 1989.

The Ordinance Committee will be considering at its August 16th meeting four zoning petitions which, if enacted, would affect the land use controls of the Industry B District.

The first hearing is on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The major focus of this amendment is based on the assumption that the "customary motivation" for seeking approvals is to gain economic value or profitability. Most of the land owners in the Industry B area are institutional users of property who are interested in expanding their facilities to meet growth requirements of their respective activities. Therefore, providing the financial information required by the proposed amendment would not be pertinent to the Zoning Board or Planning Board's consideration of the proposal. The Planning Board voiced its opinion that the non-financial information required by the proposed amendment was normally forthcoming during the existing zoning approval process without the necessity of enacting the proposed.

The second hearing is on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new section 5.40 - Transition Requirements with regard to Office, Business, or Industrial districts. Although the concept of protecting the city's residential neighborhood is a worthwhile goal and will be included in any rezoning proposal for the Industry B district, the proposed amendment as written is objectionable because it affects existing buildings in the Industry B zone and it does not differentiate between the C-3 zone, (which is more institutional than residential in nature) from other residential zones.

The third hearing is on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio to 2.0 and limit the maximum height of all buildings to 45 feet. The Development Control Program affects all properties in the City of Cambridge including those areas which have been recently rezoned and therefore the subject of extensive impact studies and review by Cambridge Community Development, the Planning Board and the City Council. Imposing a two year moritorium on virtually all building in the city will have a destabilizing effect and send the wrong message to those landowners who have cooperated in conducting these extensive studies.

The fourth hearing is on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures. The Industry B Landowners Group believes that there are other provisions of the Cambridge Zoning Ordinance which protect the dimensional characteristics of parking garages. Furthermore, discouraging off-street parking will tend to increase the pressure for on-street parking.

It has been the position of the Industry B Landowners Group that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past with respect to other rezoning petitions which have been under consideration while the Industry B rezoning discussions have been in progress. The Industry B Landowners Group has demonstrated its commitment to conduct impact studies by agreeing to the current rezoning process. The Group remains committed to working with the Cambridge Planning Board, Cambridge Community Development and various other city agencies to enact a rezoning for the Industry B area which will take into consideration the specific circumstances relating to and surrounding the Industry B area. The Group recognizes that this process has been successful to achieve pragmatic zoning amendments in other areas of Cambridge in recent history and believes that it will be successful in this area as well.

It is for these reasons that the Group feels that it cannot support the four rezoning petitions before the Ordinance Committee mentioned above and therefore must register its opposition to them as they affect the Industry B Zoning District and other zoning districts which have been the subject of recent rezonings by the City of Cambridge. The Group therefore urges the Ordinance Committee to render a negative recommendation to the City Council with respect to these four petitions.

Very truly yours,

Joseph W. Haley

Joseph W. Haley
for the Industry B Landowners Group

JWH/vm
cc: Mr. Michael Rosenberg

XP-4431/p

RECEIVED BY
OFFICE OF CITY CLERK
'89 AUG 17 AM 11:19
CAMBRIDGE MA.

COMEnergy

Commonwealth Energy System
One Main Street
Post Office Box 9150
Cambridge, Massachusetts 02142-9150
Telephone (617) 225-4000

August 14, 1989

Mr. Joseph R. Connarton
City Clerk
City Hall
City of Cambridge
795 Massachusetts Avenue
Cambridge, Ma. 02139

Dear Mr. Connarton:

The Cambridge land owners listed below oppose the changes to the Cambridge Zoning Ordinance as proposed by the Yanow Petition adding to Section 5.40 - Transition Requirements a new subsection 5.43 creating with regard to Office, Business, or Industrial Districts a setback behind a 45 degree bulk control plane beginning at grade at the zoning district line.

As such, we do hereby respectfully file a written protest pursuant. to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councillors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance, stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet (300') therefrom, then a three-fourths vote (7 councillors) would be necessary for the ordinance to be enacted. As land owners of real estate which will be affected by the proposed changes, we now so file such a protest.

We oppose the proposed amendment to the Cambridge Zoning Ordinance because it does not serve the best interests of the City of Cambridge or the people who live and work here. We believe that the current regulation is sufficient and that the proposed regulation will only decrease the value of our property. Please refer to Schedule A attached for a detailed listing of our land holdings adversely impacted by the proposed zoning petition.

The name "Commonwealth Energy System" means the trustees for the time being (as trustees but not individually) under a Declaration of Trust dated December 31, 1926, as amended, which is hereby referred to, and a copy of which has been filed with the Secretary of The Commonwealth of Massachusetts. Any agreement, obligation or liability made, entered into or incurred by or on behalf of said System binds only the trust estate, and no shareholder, director, trustee, officer or agent assumes, or shall be held to, any liability by reason thereof.

Please place this written protest into the official records of the City.

Sincerely,

COMMONWEALTH ENERGY SYSTEM

Paul Casey
Manager of Real Estate

Cambridge Electric Light Company
Commonwealth Gas Company
COM/Energy Research Park Realty
Darvel Realty Trust

Enclosure

SCHEDULE A

COMMONWEALTH ENERGY SYSTEM

Cambridge Land Holdings Impacted
by the
Proposed Zoning Petition

Address	Owner	Square Ft.
364 Third St.	COM/Energy Research Park	397,530
One Main St.	Darvel Realty Trust	68,520
101 Main Street	Darvel Realty Trust	84,784
12 Charles St.	Cambridge Electric Light Co.	3,500
273 First St.	Cambridge Electric Light Co.	168,000
364R Third St.	Cambridge Electric Light Co.	84,784
27 Potter Park	Cambridge Electric Light Co.	4,200
209 Otis St.	Cambridge Electric Light Co.	13,899
179-185 Broadway	Cambridge Electric Light Co	11,853
187-189 Broadway	Cambridge Electric Light Co.	4,840
315 Vassar St.	Cambridge Electric Light Co.	9,100
1 Waverly St.	Cambridge Electric Light Co.	1,029
126 Amory St.	Cambridge Electric Light Co.	9,131
188-190 Hampshire	Cambridge Electric Light Co.	3,620
259 Prospect St.	Cambridge Electric Light Co.	32,575
330 River St.	Cambridge Electric Light Co.	38,919
379 Putnam Ave	Cambridge Electric Light Co.	91,543

219 Putnam Ave	Cambridge Electric Light Co.	14,717
24 Blackstone St.	Cambridge Electric Light Co.	109,944
45 Blackstone St.	Cambridge Electric Light Co.	29,271
8 Mellen St.	Cambridge Electric Light Co.	2,930
7 Edmunds St.	Cambridge Electric Light Co.	3,377
4 King St.	Cambridge Electric Light Co.	3,788
52 Walden St.	Cambridge Electric Light Co.	2,191
23 Healey	Cambridge Electric Light Co.	5,223
54R-56 Aberdeen	Cambridge Electric Light Co.	2,249
50 Wheeler St.	Cambridge Electric Light Co.	36,173
43 Smith Pl.	Cambridge Electric Light Co.	7,500
503 Concord Ave	Cambridge Electric Light Co.	26,500
112 Sherman St.	Cambridge Electric Light Co.	10,000
199R Concord Turn.	Cambridge Electric Light Co.	3,200
1 Warren F. Roberts	Cambridge Electric Light Co.	7,232
14 Cameron Ave	Commonwealth Gas Co.	2,107
31 Potter St.	Commonwealth Gas Co.	142,460
43 Brookford St.	Commonwealth Gas Co.	7,796
330 Third St.	Commonwealth Gas Co.	13,855

September 28, 1989

TO: Joseph E. Connarton
City Clerk

FROM: Sally Powers, Director
Board of Assessors

In reply to your memo dated September 26, 1989, please be advised that we have, this day, forwarded to the Engineering Dept. the written protest to the following petitions:

Webb Nichols

Debra McManus

Susan Yanow

R. Philip Dowds

CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 26, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON JEC
CITY CLERK

SUBJECT: WRITTEN PROTEST TO WEBB NICHOLS, DEBRA MCMANUS, SUSAN YANOW AND R. PHILIP DOWDS ZONING PETITIONS.

Enclosed you will find two copies of the written protest to the petitions named above.

Would you kindly certify the ownership of property and remit a copy to the Engineering Dept.

Your kind attention in this matter will be greatly appreciated.

GOODWIN, PROCTER & HOAR
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
COUNSELLORS AT LAW

SEP 22 PM 3:13
CAMBRIDGE MA.

September 22, 1989

Mr. Joseph Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Pending Zoning Proposals

Dear Mr. Connarton:

On August 16, 1989 the Committee on Ordinances held hearings to discuss four zoning petitions, which if enacted would affect the land use controls of the Industry B Zoning District.

The first hearing was on a petition by Webb Nichols et al to amend the text of Article 10.000 of the Zoning Ordinance - Appeals, Variances and Special Permits, by creating a new Section 10.50 - Required Project Documentation. The second hearing was on a petition by Susan Yanow et al to amend the text of Article 5.000 Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial Districts. The third hearing was on a petition by R. Philip Dowds et al to amend Section 11.000 by creating a new Section 11.400 - Development Control Program which will limit the maximum floor ratio 2.0 and limit the maximum height of all buildings to 45 feet. The fourth hearing was on the petition of Debra McManus et al to amend the text of Article 2.000 by modifying the definition of "Floor area, gross" to include parking garages and structures.

It has been the position of the Industry B Landowners Group (which consists of Polaroid Corporation, Massachusetts Institute of Technology, The Prudential Insurance Company of America, The Charles Stark Draper Laboratory, Inc., Tofias, Fleishman & Shapiro and Concorde Associates) that amendments to the existing Zoning Ordinance should be enacted only after a careful analysis of impact studies of the area affected. The Group's position on this point is consistent with its position as stated on several occasions in the past.

EXCHANGE PLACE • BOSTON, MASSACHUSETTS 02109-2881
TELEPHONE (617) 570-1000 • TELECOPIER (617) 523-1231 • TELEX 94-0640 • CABLE•GOODPROCT BOSTON

89 SEP 22 PM 2:13
CAMBRIDGE MA.

By letter dated August 15, 1989 to the Ordinance Committee which was delivered to the Committee at the August 16, 1989 hearing, the Landowners Group registered its opposition to each of the above mentioned petitions. I understand that the City Council records indicate that an objection had been received with respect to only one of the zoning ordinance proposals. As you will note from reviewing my letter, the Landowners Group registered its opposition to all four of the rezoning petitions. Would you please correct the City Council's records to reflect this registered opposition. Thank you for this consideration.

Very truly yours,

Joseph W. Haley
for the Industry B Landowners Group

XP-4611p

CITY OF CAMBRIDGE

RECEIVED IN
OFFICE OF CITY CLERK
1989 NOV -9 PM 4:52
CAMBRIDGE MA.

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk **Date** November 9, 1989

From Sally Powers, Director of Assessment **Reference**

Subject

In reply to your memos dated November 7, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the following petitions:

Susan Yanow, et al

Philip Dowds, et al

Webb Nichols, et al

CITY OF CAMBRIDGE

RECEIVED IN
OFFICE OF CITY CLERK
1989 NOV -9 PM 4:52
CAMBRIDGE MA.

INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk **Date** November 9, 1989

From Sally Powers, Director of Assessment **Reference**

Subject

In reply to your memos dated November 7, 1989, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the following petitions:

Susan Yanow, et al

Philip Dowds, et al

Webb Nichols, et al

OFFICE OF THE CITY CLERK

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

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 7, 1989

TO: SALLY POWERS, DIRECTOR,
BOARD OF ASSESSORS

FROM: JOSEPH E. CONNARTON JEC
CITY CLERK

SUBJECT: WRITTEN PROTEST TO SUSAN YANOW, ET AL.

Enclosed you will find two copies of the written protest to the petition of Philip Dowds.

Would you kindly certify the ownership of the property and remit a copy to the Engineering Dept.

Please note that this petition will expire on November 13, 1989 so it is of the utmost importance that your earliest attention be given to this matter.

Your kind attention in this matter will be greatly appreciated.

Sally!
Many Thanks!
Joe

RECEIVED BY
OFFICE OF CITY CLERK
1989 NOV -6 PM 4:23
CAMBRIDGE MA.

October 31, 1989

Joseph E. Connarton
City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

RE: Bulk Control Plane Zoning Petition Filed by Susan Yanow (June 8, 1989)

Dear Mr. Connarton:

Harvard University oppose the above-referenced petition filed by Susan Yanow et al. The petition proposes to amend Section 5.40, "Transition Requirements" of the Cambridge Zoning Ordinance and to add a new subsection 5.43 which would restrict any building in an office, business, or industrial zone which abuts a residence district, to a so-called "45 degree bulk control plane." In the alternative, the petition proposes that a building could be built forward and above the bulk control plane only if the building complies with the height and yard requirements of both the non-residential zone and the abutting residential zone.

Massachusetts General Laws Chapter 40A, Section 5, states that no zoning ordinance can be adopted except by two-thirds of the City Council. For Cambridge, this would mean six councilors. The statute provides that, prior to final approval of the change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty percent or more of the area of land proposed to be included in such change, or of the area of land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councilors) would be necessary to enact the proposed change to the ordinance. The undersigned individuals own real estate which will be affected by the proposed change and now files such a protest.

The Yanow petition is excessively broad in scope, applying to all office, business, and industrial zones city-wide, without taking into account existing transitional features of many non-residential zones. It would add a city-wide "transition zone" requirement which ignores and would potentially conflict with other carefully planned guidelines and restrictions for particular areas of the City.

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: Sally Zeckhauser
Sally Zeckhauser

By: Sheldon G. Tandler
Sheldon G. Tandler

Attachment: List of property owned by Harvard

HARVARD PROPERTY IN CAMBRIDGE

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Address	Area	Assesors Map Number	Lot
HOLYOKE ST	10,741		
239 CONCORD AVE	38,458		
4 FARRAR	31,386	146A	110
12 HOLDEN	29,897	146A	129
45 MEMORIAL DRIVE	0	59	
973 MEMORIAL DRIVE	0	63	
880 MEMORIAL DR	34,044	130	1
381 WESTERN	2,641	130	3
29 ELMER	1,275	130	60
27 ELMER	1,275	130	61
132 BANKS	1,800	130	84
28 FLAGG	1,800	130	85
22 FLAGG	3,600	130	86
89 PUTNAM	4,010	130	92
387 WESTERN	6,420	130	103
403 WESTERN	7,670	130	104
32 HINGHAM	7,080	130	105
28 HINGHAM	6,420	130	106
204 BANKS	2,730	130	109
200 BANKS	3,625	130	113
890 MEMORIAL DR	18,102	130	116
890 MEMORIAL DR	18,102	130	116.5
203 BANKS	7,707	130	131
111 PUTNAM	257,503	130	144
11 FLAGG	4,000	131	43
24 COWPERTHWAITE	72,913	131	65
25 FLAGG	2,350	131	67
COWPERTHWAITE ST	24,734	131	68
8 COWPERTHWAITE	105,726	131	70
24 MT. AUBURN	4,218	132	6
13 ATHENS	4,797	132	8
25 ATHENS	6,000	132	10
27 ATHENS	6,750	132	11
4 ATHENS TER.	3,750	132	14
20 MT. AUBURN	4,887	132	19
35 BANKS	3,708	132	24
37 BANKS	6,230	132	25
39 BANKS	4,406	132	26
5 GRANT ST	4,200	132	28
7 GRANT ST	4,000	132	29
9 GRANT ST	4,000	132	30
13 GRANT ST	4,000	132	31
17 GRANT ST	3,993	132	33
24 DEWOLFE ST	3,798	132	38
22 DEWOLFE ST	9,500	132	39
12 DEWOLF ST	10,529	132	40
10 DEWOLF ST	9,068	132	41
23 PUTNAM	4,880	132	51
30 BANKS	5,640	132	65
12 GRANT ST	4,000	132	74
10 GRANT ST	4,000	132	75
8 GRANT ST	2,000	132	76
6 GRANT ST	2,000	132	77
4 GRANT ST	5,000	132	78
13 COWPERTHWAITE	5,583	132	81
13 COWPERTHWAITE	3,370	132	82
13 COWPERTHWAITE	4,000	132	83
13 COWPERTHWAITE	4,000	132	84

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Address	Area	Assesors Map Number	Lot
13 COWPERTHWAITE	4,000	132	85
15 COWPERTHWAITE	4,000	132	86
13 COWPERTHWAITE	4,000	132	87
10 MT. AUBURN	7,759	132	97
33 PUTNAM	2,600	132	106
39 PUTNAM	4,556	132	107
15 GRANT ST	3,200	132	109
43 BANKS	2,794	132	112
49 BANKS	2,130	132	113
4 DEWOLF ST	12,197	132	119
6 MT. AUBURN	4,493	132	122
29 GRANT ST	971	132	126
4a MT. AUBURN	11,400	132	128
2 ATHENS TER.	1,867	132	133
3 ATHENS TER.	1,300	132	134
8 MT. AUBURN	9,947	132	135
39 COWPERTHWAITE	69,100	132	137
2 MT. AUBURN	14,870	132	138
42 DEWOLFE ST	884	132	158
9 BOW	6,355	133	3
13 BOW	11,552	133	4
13 BOW	7,967	133	5
31 BOW	11,707	133	6
31 BOW	3,210	133	7
22 PLYMPTON	4,616	133	8
1256 MASS. AVE	9,347	133	53
12 PLYMPTON	507	133	54
12 PLYMPTON	524	133	56
1201 MASS. AVE	30,902	134	1
48 TROWBRIDGE	8,986	135	43
50 TROWBRIDGE	9,000	135	44
14 QUINCY	11,060	136	2
20 QUINCY	22,387	136	3
24 QUINCY	22,379	136	4
8 PRESCOTT	7,492	136	9
16 PRESCOTT	6,300	136	11
18 PRESCOTT	6,300	136	12
20 PRESCOTT	14,853	136	13
17 WARE	6,522	136	18
15 WARE	6,330	136	19
7 WARE	8,700	136	20
397 HARVARD ST	8,700	136	21
22 PRESCOTT	8,395	136	22
472 BROADWAY	6,802	136	23
10 QUINCY	50,826	136	26
11 PRESCOTT	7,700	136	27
19 WARE	12,491	136	29
12 PRESCOTT	15,060	136	34
28 QUINCY	70,572	136	36
11 WARE	30,949	136	37
4 PRESCOTT	16,990	136	39
471 BROADWAY	55,734	137	
1750 CAMBRIDGE	4,420	137	3
1746 CAMBRIDGE	4,183	137	4
94 PRESCOTT	4,997	137	17
96 PRESCOTT	3,201	137	27
81 PRESCOTT	9,039	137	35
85 PRESCOTT	9,141	137	36
1730 CAMBRIDGE	28,130	137	41

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Address	Area	Assesors Map Number	Lot
40 QUINCY	20,488	137	42
18 SUMNER	16,546	142	18
32 IRVING	22,075	142	45
38 KIRKLAND	19,000	143	4
17 KIRKLAND	5,907	143	5
15 SUMNER	3,218	143	6
11 SUMNER	3,218	143	7
9 SUMNER	4,500	143	8
3 KIRKLAND	5,700	143	10
1737 CAMBRIDGE	20,180	143	11
34 KIRKLAND	17,378	143	13
7 KIRKLAND	5,385	143	15
3 SUMNER	4,459	143	16
14 KIRKLAND	140,097	143	17
42 QUINCY	79,701	143	20
17 KIRKLAND	28,953	144	1
20 OXFORD	18,550	144	6
21 KIRKLAND	48,875	144	8
38 OXFORD	18,000	144	10
8 FRISBIE	6,450	144	14
36 OXFORD	23,377	144	15
9 FRISBIE	14,820	144	16
FRISBIE	4,080	144	17
24 OXFORD	262,428	144	18
10 FRISBIE	6,525	144	19
13 DIVINITY	16,695	144	20
12 OXFORD	57,987	144	21
25 KIRKLAND	27,502	144	22
6 FRISBIE	8,498	144	23
2 DIVINITY	24,700	145	2
3 DIVINITY	18,000	145	3
27 KIRKLAND	32,560	145	19
33 KIRKLAND	24,320	145	21
37 KIRKLAND	12,708	145	30
14 DIVINITY	10,000	145	33
43 KIRKLAND	23,341	145	36
6 KIRKLAND PL	11,803	145	37
9 KIRKLAND PL	14,674	145	38
29 FRANCIS	209,921	145	41
10 DIVINITY	229,309	145	44
16 FARRAR	8,027	146	125
13 BRYANT	18,291	147	24
80 MUSEUM	10,745	147	30
9 BRYANT	16,602	147	35
134 IRVING	222,732	147	41
50 FRANCIS	7,100	147	46
54 FRANCIS	23,119	147	47
64 FRANCIS	9,870	147	50
125 IRVING	19,800	147	54
60 FRANCIS	7,786	147	55
56 FRANCIS	6,780	147	56
129 IRVING	8,873	147	57
127 IRVING	8,239	147	58
136 IRVING	7,773	147	60
17 BRYANT ST	3,045	147	62
48 OXFORD	177,213	148	2
84 WENDELL	6,543	149	23
97 HAMMOND	6,157	149	29
90 HAMMOND	4,805	149	31

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Address	Area	Assesors Map Number	Lot
10 HOWLAND	4,900	149	33
74 HAMMOND	9,137	149	38
87 HAMMOND	6,876	149	41
94 HAMMOND	6,398	149	42
100 HAMMOND	2,964	149	87
28 GORAM	5,053	149	101
64 OXFORD	5,685	149	106
3 HAMMOND	3,281	149	107
20 GARFIELD	6,600	155	2
32 GARFIELD	6,600	155	4
36 GARFIELD	6,600	155	5
44 GARFIELD	7,700	155	6
54 GARFIELD	7,150	155	7
23 SACRAMENTO COURT	2,057	155	20
13 SACRAMENTO STREE	16,786	155	26
7 SACRAMENTO STREE	24,761	155	30
1705 MASS. AVE	21,528	155	33
21 SACRAMENTO COURT	2,436	155	40
17 SACRAMENTO COURT	3,836	155	41
3 SACRAMENTO STREE	9,506	155	43
22 SACRAMENTO STREE	5,000	156	7
24 SACRAMENTO STREE	11,287	156	8
26 SACRAMENTO STREE	5,075	156	58
20 SACRAMENTO STREE	20,000	156	67
23 WENDELL	2,928	156	93
27 WENDELL	3,462	156	94
25 WENDELL	3,570	156	95
10 MELLEN	5,310	157	3
12 MELLEN	5,274	157	4
14 MELLEN	7,056	157	5
18 MELLEN	7,080	157	6
20 MELLEN	5,310	157	7
27 EVERETT	13,712	157	19
23 EVERETT	13,500	157	20
1607 MASS. AVE	8,430	157	26
1603 MASS. AVE	4,349	157	28
39 OXFORD	223,155	157	30
1587 MASS. AVE	10,916	157	33
1599 MASS. AVE	3,685	157	35
1601 MASS. AVE	2,531	157	36
8 EVERETT	8,354	157	38
1593 MASS. AVE	10,093	157	47
1591 MASS. AVE	3,087	157	48
8 MELLEN	4,149	157	49
15 EVERETT	26,994	157	51
1581 MASS. AVE	11,970	157	57
1579 MASS. AVE	1,030	157	58
15 OXFORD	25,400	158	3
9 OXFORD	13,272	158	4
5 OXFORD	28,438	158	5
7 OXFORD	59,350	158	6
1557 MASS. AVE	19,865	158	11
1563 MASS. AVE	15,771	158	12
1571 MASS. AVE	3,513	158	14
1569 MASS. AVE	13,837	158	15
19 OXFORD	11,440	158	19
1575 MASS. AVE	42,530	158	21
1521 MASS. AVE	10,067	158	23
1571 MASS. AVE	31,355	158	24

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Address	Area	Assesors Map Number	Lot
1529 MASS. AVE	656,309	158	26
MASS. AVE	981,136	159	1
1350 MASS. AVE	74,913	160	14
1328 MASS. AVE	2,029	160	23
1304 MASS. AVE	9,116	160	27
63 MT. AUBURN	14,347	160	30
RIDGELY COURT	2,863	160	36
16 HOLYOKE	6,997	160	37
12 HOLYOKE	9,356	160	38
5 LINDEN	5,970	160	54
47 BOW	47,036	160	60
HOLYOKE ST	10,452	161	
HOLYOKE ST	10,452	161	
28 HOLYOKE	3,640	161	1
1 HOLYOKE PL	6,239	161	3
9 HOLYOKE PL	7,410	161	4
103 PLYMPTON	4,421	161	57
107 PLYMPTON	4,129	161	58
8 MILL ST.	38,970	161	73
30 HOLYOKE PL	115,932	161	76
32 MILL ST.	49,000	161	77
56 MT. AUBURN	13,208	161	81
61 PLYMPTON	2,617	161	83
48 DEWOLFE ST	95,637	161	85
MILL ST.	15,536	161	87
MILL ST.	8,150	161	89
RIVERVIEW	8,549	161	90
92 MT. AUBURN	2,335	162	5
51 DUNSTER	4,138	162	7
78 MT. AUBURN	4,000	162	11
41 WINTHROP	2,270	162	14
98 WINTHROP	3,405	162	18
69 DUNSTER	7,165	162	32
60 JFK	3,552	162	35
67 WINTHROP	2,489	162	47
65 WINTHROP	2,709	162	48
52 DUNSTER	6,075	162	49
45 WINTHROP	2,530	162	50
19 SOUTH	1,590	162	51
21 SOUTH	2,040	162	52
17 SOUTH	4,387	162	53
39 HOLYOKE	35,778	162	61
31 HOLYOKE	5,091	162	63
90 MT. AUBURN	3,212	162	68
20 SOUTH	5,702	163	11
72 JFK	210,271	163	39
100 JFK	110,120	163	40
2 SOUTH	4,029	163	41
9 ELIOT	93,384	164	5
9A ELIOT	31,811	164	6
29 ELIOT ST	1,460	164	9
110 MT. AUBURN	17,578	165	34
122 MT. AUBURN	3,550	165	38
120 MT. AUBURN	4,010	165	39
120 MT. AUBURN	3,591	165	40
122 MT. AUBURN	3,769	165	41
122 MT. AUBURN	3,830	165	42
124 MT. AUBURN	65,338	165	53
140 MT. AUBURN	5,203	166	24

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134 MT. AUBURN	3,312	166	35
2 NUTTING	2,760	166	73
64 BRATTLE ST	24,541	167	11
3 HILLIARD	6,125	167	12
5 HILLIARD	4,368	167	13
8 STORY	4,500	168	55
12 STORY	3,500	168	56
6 STORY	7,382	168	60
11 FARWELL PL	2,062	169	22A
21 CHURCH	1,536	169	8
35 CHURCH	8,743	169	10
41 CHURCH	6,526	169	11
53 CHURCH	16,505	169	12
51 BRATTLE ST	14,951	169	14
12 FARWELL	2,386	169	16
13 FARWELL PL	1,909	169	22
55 BRATTLE ST	11,605	169	23
59 BRATTLE ST	8,200	169	24
63 BRATTLE ST	6,340	169	25
6 APPIAN WAY	7,480	169	26
8 APPIAN WAY	3,995	169	27
14 APPIAN WAY	5,655	169	30
18 APPIAN WAY	5,512	169	31
3 GARDEN	2,600	169	69
22 APPIAN WAY	4,385	169	70
32 CHURCH	5,072	169	82
12 APPIAN WAY	5,117	169	87
15 FARWELL	3,797	169	92
9 APPIAN WAY	28,140	170	35
29 GARDEN	27,816	172	60
2 FERNALD	175,375	208	2
81 GARDEN	34,275	208	3
87 GARDEN	5,795	208	4
29 ROBINSON	5,141	208	7
27 ROBINSON	3,468	208	8
15 ROBINSON	5,015	208	12
34 WALKER	7,878	214	13
50 GARDEN	9,530	215	22
20 GARDEN	8,529	216	35
2 MADISON ST	3,796	227	43
10 MADISON ST	8,792	227	44
12 MADISON ST	4,825	227	45
16 MADISON ST	4,828	227	46
20 MADISON ST	4,811	227	76
66 GARDEN	376,198	227	90
33 ELMWOOD	113,300	246	9
60 MOONEY ST	299,871	267	3271
TOTAL	11,262,468		

SCHOOL NOTEBOOK

Volunteers needed

Volunteers are being sought by the School's Multicultural and Peace Education Committees from the school faculty to assist in curriculum and development programs for Black History Week, National Women's Day, Haitian Culture Week, and the publication of "Peace News, Peace Views." More information is available by calling Assistant Superintendent Sandra Spooner at 498-9228.

Education Forum

Jane Sapp, of the Center For Social Issues at the U. of. Mass. and of Springfield Community College, will be the guest speaker at the November 8, Childhood Community Forum set for 6 PM at the Harrington School. Topic is, "How Cultural Styles Influence Behavior Toward People From Different Backgrounds."

Presidential exhibit

An exhibition of material detailing Presidential histories, including displays of letters, portraits, and documents dating from George Washington to George Bush was presented to Graham and Parks School students by Boston University as part of the BU sesquicentennial celebration last week. The exhibit was transported to the school in an elaborately-decorated double decker bus and discussion of the presidents was led by expert Michael Madden of BU.

Giving thanks

Cambridge school students will live up to the meaning of Thanksgiving by donating food and items of clothing to the homeless and hungry during "Feeding the Hungry and Housing the Homeless Week," November 12 through the 24. The program is sponsored by the Cambridge Food Pantry in conjunction with the Cambridge Schools.

Chemistry set

Developing good chemistry between school and community and students and science is the goal of the Cambridge Rindge and Latin science department during "Chemistry Day," November 3. Dr. Angela Johnson, Science Teacher-in-Charge said that parents and students are invited to an exhibit in Room A203 throughout the day to view fissions and fusions and all the things that make chem lab so interesting.

Oh, Kaye!

Kaye Monagle, a secretary in the schools for over 19 years and personal secretary to the CRLS principal for close to a decade, announced her retirement recently and was honored last Friday by colleagues and city officials. Among her tributes was a Special Congressional Resolution issued by Rep. Joseph Kennedy and presented by School Committeeman James Rafferty. Mayor Vellucci presented her with a key to the City and dubbed her "Supervisor II Emeritus". City Councillor Sheila Russell read a resolution from the City Council and a host of gifts, including a "most valuable secretary" sweatshirt, were presented by Principal Edward Sarasin. Assistant Principal Diane Tabor said, "She is a smart and competent woman who carried a lot of responsibility. We will miss her." And Pilot School Dean, Ray Shurtleff said, "Kaye was an effective office manager who had her finger on the pulse of a myriad of tasks."

Education Week

Cambridge Schools are gearing up for American Education Week, November 12 through 17, when parents and other community members will be invited into the City's classrooms to view first-hand young people at work.

Bahamian story program set at library

Nationally-known Bahamian storyteller and musician Derek Burrows will present two programs at the Cambridge Public Library Main Library on Saturday, November 11. These two performances will teach children about the culture and folklore of Burrow's native Bahamas.

"Island Dreams," the concert, will be presented at 10 am. In this imaginative performance Burrows combines music, folktales, poetry and personal stories to tell about life in his native island. The traditions come alive through the tales of B'Rabby, the rhythm of the Goombay drum.

The "Island Dreams" concert is open to school-age children and their families. This workshop will begin at 11 am on November 11. Registration is required for Tell Your Story.

For more information about these programs or to register for the workshop, call the Cambridge Public Library Children's and Young Adult Services Department, 498-9080.



OPEN FOR BUSINESS — At the recent grand opening of the Porter Square Arcade, Irving Busny, president of the Slater Company, developer for the project, presents a check to the North Cambridge Little League. From the left are Busny, Charles Keefe, league vice president, and Little Leaguers John Alicandro, Angelo Hernandez, Joey Kelly and Joey McMaster.

CABLE CORNER

CCTV adds programs

Beginning in November Cambridge Community Television will be on the cable every day of the week for a total of 65 hours per week of programming. There will be many new programs this month.

Channel 19 on Tuesdays at 9 pm, will air CCTV member George Mokray's new series "Harvest at New Alchemy." The seven part series beginning on October 30 will feature the 20th anniversary of the New Alchemy Institute focusing on the environment, agriculture, and aquaculture. On Thursdays at 6:30 pm, "Videospace" a five part anthology of independent film and video productions, will begin on November 8.

On Channel 54 "Horizon," a weekly magazine format program in Armenian and English produced by the Armenian National Committee will premiere on Wednesday November 1 at 7 pm. With the addition of "Horizon" channel 54 has programming in Italian, Greek, Creole, Portuguese, French, Arabic, and programs in English about the Boston Jewish Community and South Africa.

For a copy of CCTV's monthly program schedule contact Nancy Buzby at 225-2500.

Women in comedy video to be aired

"Women In Comedy", a new video featuring the performances of local comediennes, will premiere on November 8 and 15, 9 pm on Cambridge Community Television, channel 19.

The comics presenting their art are: Susan McGinnis, Betsy Salkind, and Nanci Munro. The video gives us both outrageously funny performances from local clubs as well as frank discussions among thw women regarding the ups and downs of their profession.

The sixty-minute program is produced by Cambridge Women In Cable and director Alyse Tartell. Women in the Cambridge community are encouraged to join and learn video production. Call 498-9014 for more information.

STREET WORK

The Cambridge Department of Public Works will be working on the follwing street and sidewalks during the week of November 5. Any questions can be referred to the Department of Public Works at 498-9051.

Binney St. from railroad tracks to Medeiros Ave. - sidewalk and roadway reconstruction.

Cambridge Common - Installation of special lighting.

Chestnut St. from Sidney St. to Waverly St. - new sidewalk; grind & overlay street.

East Cambridge, Mid Cambridge, & Central Square Areas - permanent trench repair.

Florence St. - remove & reset curb; new sidewalk.

Henry St. from Sidney St. to Waverly St. - new sidewalk; grind & overlay street.

Sherman St. -salt shed area: drainage & surfacing.

Thorndike St. - new sidewalk from 1st to 2nd Street and from 3rd to 4th Street.

Western Ave.; Auburn St.; Pleasant St. Intersection - sidewalk & roadway beautification.

Williams St. from Magazine to River St. - roadway & sidewalk reconstruction.

ON CABLE

The following is a program schedule for Cambridge Community Television Channels 19, 54 and 55 on Continental Cablevision in Cambridge.

THURSDAY, NOVEMBER 2
5:00 - 19) Lord's Family Ministries
54) Bonjour
55) Choke Or Go Broke
5:30 - 54) South Africa Now
6:00 - 19) Rai Tele-Italia
55) Cambridge Viewpoint
6:30 - 19) Critical Condition
55) Medium Rare
7:00 - 19) Auto Pilot
55) Blues Views
7:30 - 19) CCTV Capsules
8:00 - 19) Certified!!
54) Portuguese Entertainment Network
9:00 - 19) Practice of Akido

FRIDAY, NOVEMBER 3
6:00 - 54) Rai Tele-Italia
8:00 - 54) Consigno

SATURDAY, NOVEMBER 4
4:00 - 54) Rai Tele-Italia

SUNDAY, NOVEMBER 5
7:00 - 19) School Committee Candidates Forum
55) James Greene; City Council Candidate
7:20 - 55) Prop 1-2-3: Interview with John Myers
7:30 55) Rena Leib: City Council Candidate
8:00 - 19) Proposition 1-2-3 Forum
55) Larry Weinstein: City Council Candidate
9:00 - 19) Small Property Owners Association
55) The New Independents: P. Sheinfeld, A. Bell, R. Heroux, A. LaRosa, J. Downing: Candidates for City Council

MONDAY, NOVEMBER 6
5:00 - 19) Stone Soup Poets
54) Moments With God
55) DSA Socialist Forum
6:00 - 54) Rai Tele-Italia
7:00 - 19) Pride Time
55) Healthfully Yours
7:30 - 19) CCTV Capsules
8:00 19) Continuum
54) Portuguese Entertainment Network
55) The Way To Wisdom
8:30 - 19) Between Takes
9:00 - 19) Cambridge Independents
54) Il Mundo

TUESDAY, NOVEMBER 7
5:00 - 19) Generations
55) Cambridge Time
5:30 - 19) Health Research Series
54) Dateline CJP
6:00 - 19) South Africa Now
54) Rai Tele-Italia
6:30 - 19) Three Six Thursdays & A New York
7:00 - 19) CEOC Fight Back
7:30 - 19) Animal Rights
8:00 - 19) Captured Live
54) Telekryol
8:30 - 19) Son Of Goldilocks In Harvard Square
9:00 - 19) Harvest At New Alchemy

WEDNESDAY, NOVEMBER 8
5:00 - 19) Bhagwan Shree Rajneesh
54) Grecian Melodies
5:30 - 19) Mexican Mask Magic
6:00 - 54) Rai Tele-Italia
6:30 - 55) New Age Review
7:00 - 19) Alternative Views
54) Horizon
55) Moments With God
8:00 - 19) Live Cablecast TBA
54) Portuguese Entertainment Newtork
55) Dead Air Live

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7:00pm Picture of Health
7:30pm Cambridge: Inside-Out
8:30pm The Facts About Prop 1-2-3.
Friday, November 3
7:00pm Video Rhythms
8:00pm Your Mother's on The Roof
9:10pm How the Camb. Voting System Works
Sunday, November 5 - Election Issues
12noon City Council Debate (2.5hr)
2:30pm How Camb. Voting System Works
2:50pm School Committee Debate
3:50pm Camb. Inside-Out: Prop 1-2-3
4:50pm Camb. Inside-Out: City Council Candidates Review
5:50pm Camb. Inside-Out: School Committee Candidates
6:50pm How Camb. Voting System Works
Monday, November 6
5:00pm How Cambridge Voting System Works
5:10pm School Committee Debate
6:10pm Cambridge Inside Out Prop 1-2-3
7:10pm How Cambridge Voting System Works
7:20pm Cambridge Inside Out
8:20pm City Council Debate
11:00 Cambridge Inside Out: City Council Candidate Review
Tuesday, November 7
5:00pm How the Camb. Voting System Works
5:10pm School Committee Debate
6:10pm Cambridge: Inside-Out: Prop 1-2-3
7:10pm How the Camb. Voting System Works
7:20pm Camb. Inside-Out: Election Special-School Committee
8:20pm City Council Debate (2.5 hrs.)
11:00pm Camb. Inside-Out: City Council Candidates Review
Wednesday, November 8
5:00pm LIVE! Election 89: The Count
7:30pm TBA
8:00pm Election 89: The Count
Thursday, November 9
6:00pm LIVE! Election 89: The Count Pt. 2
7:30pm TBA
8:00pm Election 89: The Count Pt. 2
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MOVIES

'Cowboy' is indie filmmaking at its best

Drugstore Cowboy (Gus Van Sant). With Matt Dillon, Kelly Lynch, James Remar, James Le Gros, Heather Graham and William Burroughs.

By PAUL SHERMAN

Have you ever seen the anti-drug public service announcement in which the son questions his baby-boomer father's credibility by reminding him that he took drugs in the '60s? "But that's when drugs had romance," the father replies.

"Drugstore Cowboy" is the first 1980s movie to really tap into that romantic flavor of the late-1960s-early-1970s drug culture. Gus Van Sant's film about a band of outsiders who rob pharmacies to feed their drug habits in the Pacific Northwest in 1971 is just the sort of story that American independent filmmaking should be tackling. It's a subject that mainstream Hollywood would not touch, and it's handled with an unconventional sense of morality that's well beyond the rigid constraints the image-obsessed mainstream would tack onto a drug-related film.

Based on an unpublished novel by convict and sometime pharmacy-robber James Fogle, "Drugstore Cowboy" is remarkably free of the cliches that are almost expected when we see a story about drugs and the counterculture. Without that overlying filter of preconceived cliches, the characters take on an unusually distinctive color.

This group — ringleader Bob (Matt Dillon), wife Dianne (Kelly Lynch), buddy Rick (James Le Gros) and wait-like hanger-on Nadine (Heather Graham) — are not the politically aware children of Joplin and Hendrix that you'd expect them to be. They're just a bunch of people who've decided their parents' way is not their way, and whom we see going about their sometimes amusing, sometimes dreary life.

But that doesn't mean these are aimless druggies. With Bob's strong philosophy to lead them — they want drugs, so they steal drugs not money — they pull the old fake epilepsy seizure to rob one pharmacy, play a rude joke on some nosy cops and even wind up at a motel where a sheriff's convention is staying.

The comic scenes built around the futility and fun of being an iconoclast are very enjoyable, but they also cleverly show how the era's rebellion was more a matter of living life the way you wanted to than marching in protests or converging in Haight Ashbury or Greenwich Village. Of course, that could include taking drugs, and Van Sant refreshingly presents his characters' indulging without judging them.

But "Drugstore Cowboy" doesn't dodge the down side of drug-taking. After the dangers of drugs comes a little too close for comfort to Dillon's Bob, he tries to clean himself up in the film's second half. Although this half lacks the drive of the first, it's still interesting because the exaggerated moral code of something like "Clean and Sober" — in which drugs automatically equal damnation and sobriety automatically equals salvation — is absent.

It's also interesting because Dillon gives his best performance since "Rumble Fish," and because William Burroughs enters, giving a funny, melancholic and endearing performance as an aging junkie priest. "Drugstore Cowboy" is a little short on plot and Van Sant's stylistic touches are sometimes ineffective, but it's a surprisingly life-affirming film.

• • •

FILM CLIPS... Wes Craven's **Shocker** is a mixed bag of horror. Although the plot of a psycho killer getting up out of the electric chair to wreak more havoc was done last year in "The Horror Show" and Craven used the blur between dreams and reality to better effect in "A Nightmare on Elm Street," it's still a fun romp...

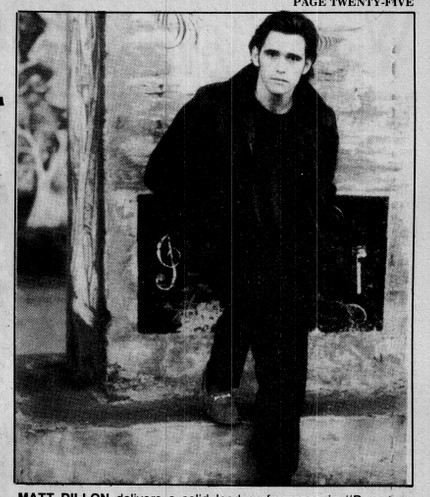
Erik the Viking was shafted by its distributor, Orion Pictures, who refused to screen the film in advance for the press and who took little care in seeing it was booked into appropriate theaters. Not screening the film sends out a negative message to critics, but the fault was Orion's, not the movie's. Former Monty Python member Terry Jones' medieval comedy has a rough beginning, but after that it outdoes this year's earlier Python offshoot, "The Adventures of Baron Munchausen"...

John P. Fennell's **You Ain't Heard Nothin' Yet** (Citadel Film Series) is yet another collection of famous movie quotes. One of these things seems to come out about every six months. This one has all the usual suspects and will only set you back eight bucks, but it gets really desperate once it comes to the '80s, pulling decidedly unmemorable quotes from forgettable pictures like "The Lost Boys" and "Surrender"...

The Somerville Theatre is reviving its recent **Salute to Rocky & Bullwinkle** for weekend matinees in November as a tribute to their recently deceased creator, Jay Ward...

St. Clair Bourne's **Making "Do the Right Thing"** documentary plays at the Brattle all this week with Spike Lee's award-winning short **Joe's Bed-Stuy Barbershop**...

Fans of director Monte Hellman — who made the classic mid-1960s existential westerns "The Shooting" and "Ride in the Whirlwind" in collaboration with Jack Nicholson — will have to go to a video store to see his latest. As unlikely as it seems, his latest is **Silent Night, Deadly Night 3** (IVE). Unfortunately, the fact that Hellman directed it doesn't make it any less generic than you'd think it would be. Videophiles are better off checking out **The Wild World of Bat Woman** (Rhino), one of the most enjoyable schlock rediscoveries to be released on video.



MATT DILLON delivers a solid lead performance in "Drugstore Cowboy."

RESTAURANTS

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HANDICAPPED ACCESS: *An entrance on the Newbury Street side of the hotel makes the Cafe wheelchair-accessible.*

By DAVID TRUEBLOOD

Power breakfasting is a fine new tradition, nothing wrong with getting a jump on the working day. But it's worth exploring some other ways creative eaters-out can make use of the morning. Like the luxurious intimacy of time reserved from the claims of the office for a spouse or a friend — a "date," at the fresh end of the day.

And where better to commit such a piece of revivifying self-indulgence than the cafe at the Ritz-Carlton Hotel on Arlington Street, across from the Public Garden in Boston.

Even a gray fall morning looks bright from a window table for two at the cafe. Perhaps it's the orchid in the waiter's buttonhole. Or the big pastel oil paintings of the Public Garden that beam from the walls. Or the service, which is scrupulously attentive without ever being intrusive.

Or it may be the large glasses of fresh-squeezed orange juice that begin the meal.

The menu is big and varied, catering in fine hotel fashion to the widest range of tastes, from a breakfast sirloin steak for $16.50 to a more waistline-conscious Swiss muesli with yogurt and fruit for $6.

For the truly frugal, a bowl of oatmeal is available for $4, but the truly frugal are advised to go somewhere else: the Ritz is not the place to fret about cholesterol.

We started with a fresh fruit cup for $4 and a half-grapefruit garnished with a strawberry, also for $4.

The fruit cup is served in more fresh orange juice and was a bit heavy on the apple. But then late October is not exactly harvest time for fruit, and the Ritz appears to steer clear of the pale and pithy hothouse fruit that is available, to no one's particular benefit, 12 dreary months a year.

The grapefruit, of course, came cut in sections and was pink and tart and full of flavor.

These dishes were whisked away invisibly as we chatted over English Breakfast tea and very good coffee and watched people walk briskly off to work up Newbury Street, and were replaced with Eggs Benedict a la Ritz-Carlton for $12.50 and roast beef hash with poached egg for $11.50.

The test of any restaurant that serves breakfast is in its poached eggs. A finely shaped jelly-tender egg full of thick yellow cream — anything less is just not to be tolerated. Not at $12.50 for Eggs Benedict. Not by this reviewer.

And the eggs at the Ritz are simply perfect.

So is the hollandaise sauce. The balance of lemon and butter is exactly right, and the sauce has the heavy creamy quality of the real thing, wretched excess at its sensual best.

The hash was a substantial heap, topped with another perfect poached egg. It was well done, too, nicely crisp around the edges and full of flavor.

Both dishes were attractively served, garnished with young spears of steamed asparagus. The hash also came with a small grilled, crumbed tomato, a good foil to the rich hash with its herbed, sour flavor.

The only part of the meal, in fact, that was less than first-rate was a blueberry muffin that looked great but had a slight bitter flavor. In its favor, it was hot and fresh, and not like the cake-striving-to-palm-itself-off-as-bread that afflicts increasing numbers of breakfast menus.

A full list of other kinds of bread available includes toast, English muffins, brioche and the inevitable croissant. Each table is fitted with an assortment of jams and honey, and carved butter balls are a fine touch.

Despite the elegance of the setting and the stiff prices — our breakfast for two came to a bit more than $50 including a tip — what the Ritz-Carlton is not is stuffy or oppressive. Just well ordered intimacy and ease, which is a pretty good way to begin the day.

And as a once a year fling, that works out to a modest $1 a week. Not bad for a little therapeutic hedonism.

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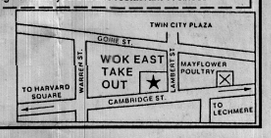

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Walsh tops spending

By ERIC M. STAHL
Chronicle staff

For the second city election in a row, the top campaign fundraiser is independent Councilor William Walsh.

He's joined by Walter Sullivan, Francis Duehay and Jonathan Myers — the three top spenders in 1987 — as the candidates who've poured the most into their campaigns. Alice Wolf and Alfred LaRosa were also highly successful fundraisers, each taking in over $20,000.

Incumbents Walsh, Sullivan and Duehay raised the most money in the 1985 campaign as well.

The financial information comes from reports submitted to the Election Commission Oct. 30. On the reports, candidates are required to name all contributors of $50 or more, and to reveal total receipts and spending from Jan. 1 to Oct. 20.

Since January, Walsh has received $40,180 in contributions, bringing his campaign chest to over $50,000. He has spent $37,191. Fourteen of Walsh's 172 listed contributors gave him $1,000, including eight non-Cambridge residents.

Duehay, an incumbent backed by the Cambridge Civic Association, raised $35,941, $1,555 of which came from outside of the city. He's spent $29,374. Duehay has loaned $6,000 of his own money to the campaign.

Sullivan, an independent, raised $29,965 and spent $29,682. He listed 237 individual contributors.

CCA-backed Kenneth Reeves raised $18,248 including $6,881 of his own money. He listed 66 contributors, with the 34 from outside Cambridge giving $5,635. Among Reeves's backers are the unlikely combination of developer Graham Gund and outgoing CCA-backed Councilor David E. Sullivan, known as the most progressive member of the council. "Boston Globe" columnist Derrick Z. Jackson also contributed to the campaign.

CCA incumbent Wolf and challenger Myers both raised over $22,000. Myers spent more, $32,519 to Wolf's $22,384, largely because he had an additional $10,371 raised prior to January. Wolf listed 83 contributors, and almost half her money came in donations of $50 or less. All but $400 was raised in Cambridge. In contrast, Myers benefited greatly from his out-of-town contributions, which totaled $6,950. He also listed $6,000 in personal loans to his campaign.

Rounding out the "$20,000 Club" is independent challenger Al LaRosa, a former councilor. He raised $21,455 and spent $18,648. Seven individuals — including five major Walsh contributors — gave LaRosa $1,000. Over $7,500 came from outside the city.

CCA challenger Ed Cyr took in $19,400, nearly triple the amount of his 1987 bid. Of that, $3,000 came from his own pocket and $1,650 was donated by non-residents.

Independent incumbent Sheila Russell received $14,650, nearly all of it in unlisted contributions of $50 or less. Incumbent Thomas Danehy, also an independent, raised $10,094, with one-third of it from non-residents.

The amounts raised by the remaining independent candidates were: Alan Bell, $14,030; Timothy Toomey, $13,561; Paul Johnson, $6,775; Robert Heroux, $6,150; James Greene, $2,115; Kenneth May, $1,717; John Downing, Jr., $1,033; Peter Sheinfeld, $430; and David J. Sullivan, $375. Vivian Kurkjian and William Jones reported having no campaign expenditures, and William Vienneau did not file a report.

CCA-backed candidate Esther Hanig received $11,633. Her contributors include numerous past and present state legislators, including Rep. Peter Vellucci, Thomas Valley, Sen. Sal Albano, George Bachrach and Mark Roosevelt.

The amounts raised by other CCA challengers were: Rena Leib, $12,299; Renae Scott, $8,346; John St. George, $8,523; Denise Simmons, $1,860; and Regina Jones, $165.

Contributors

By far, the majority of political contributions are small and are given by individuals to a preferred candidate. However, there are a handful of donors who give to several candidates, and give a lot.

In Cambridge, most of the big-money contributors backing several candidates give to independents (perhaps because CCA-endorsed candidates benefit from the fundraising power of the organization). In this year's race, the biggest such donor appears to be realtor Alex Steinbergh, who's given $1,000 each to Walsh, Danehy, Bell and LaRosa, and smaller amounts to Walter Sullivan and Sheinfeld.

Louis DeGiovanni, a commercial property owner and developer in the Harvard Square Area, contributed $1,000 to Bell's campaign, and has also given money to Walsh, Walter Sullivan, Toomey and LaRosa. Carl Barron, director of the Central Square Business Association, has contributed to Walsh, Danehy, Sullivan, Bell and LaRosa.

Landlord and realtor Stuart Rothman contributed $1,000 to the Walsh campaign and $500 to Danehy's. Charles Laverty, Jr., former city assessor and a leading advocate of Prop. 1-2-3, gave $250 to LaRosa and smaller amounts to Walsh, Danehy and Bell.

The CCA candidates are not without their benefactors. Chief among them is Howard Medwed, a leading figure in the CCA who also was the attorney for a Brattle street resident whose suit forced the Commonwealth Day School to leave Cambridge. Medwed contributed $250 to Wolf and Duehay, and lesser amounts to Cyr, Myers, Hanig, Leib, Simmons and Scott.

Songwriter and satirist Tom Lehrer gave $100 each to Wolf, Duehay, Cyr, St. George and Leib.

And judging from his campaign contributions, Rep. Peter Vellucci has what might be the most eclectic political tastes in the city. Vellucci contributed money to independent Bell as well as two CCA-endorsed candidates, Hanig and Scott. Also, predictably enough, he is helping out in the school committee campaign of his father, Mayor Alfred Vellucci. The smaller contribution to CCA school candidate Henrietta Davis was somewhat less expected.

School candidates

Campaign funds raised by school committee candidates pale in comparison to those of council candidates. This year, the figures for most school candidates seem particularly low, in most cases below what they had raised in 1987.

Leading the pack in fundraising is David Maher, an independent challenger making his second run for the committee. Maher received $10,160 in contributions since January.

Incumbent James Rafferty, also an independent, raised $8,900. He raised $2,000 more in 1987 and was the top fundraiser in that election.

Incumbent Henrietta Davis is the top CCA fundraiser, receiving $6,375.

CCA-endorsed incumbents Frances Cooper and Larry Weinstein raised $5,276 and $5,090 respectively.

Henry Lukas, a challenger backed by the CCA, raised $3,565. Mayor Alfred Vellucci, an independent, raised $3,220, and incumbent Alfred Fantini, also an independent, received $2,345.

Temps rise as Prop. 1-2-3 issue

By ZACHARY GAULKIN
Chronicle staff

Proposition 1-2-3 caused more outcries from opponents this week after reports that the Cambridge Home Owners' Association is planning to pay temporary workers to distribute pro—1-2-3 literature at polling places on election day.

Rosemary White, director of the association, which is the principal backer of Prop. 1-2-3, denied the organization is using temps.

"We're going to have volunteers just like everyone else," she said.

Personnel Pool, a Boston temporary employment agency, ran an advertisement in last week's "Boston Phoenix" announcing 50 openings for temporary workers to distribute flyers on election day, Nov. 7. The ad did not specify which election in the Boston area, although members of the Committee to Defeat Proposition 1-2-3 say they called and were told it was for Prop. 1-2-3 in Cambridge.

Contacted Tuesday, a manager at Personnel Pool said the agency was not supplying workers for Prop. 1-2-3 and said the company placed the ad because of the general demand for workers on election day from various campaigns throughout the Boston area.

Anti—1-2-3 campaign workers said another Boston temporary agency, TAD, was also hiring for election day. When contacted, employees at the agency said they knew nothing about Prop. 1-2-3.

Fred Meyer, the author of Prop. 1-2-3, said the pro—1-2-3 camp had considered using temp workers but then decided not to "because we had more volunteers than we thought and less money than we thought." Meyer is not a member of CHOA.

"There was a plan to use them but it wasn't necessary. I don't think there's going to be one person hired,"

PROP. 1-2-3

Continued from page 1

"Nobody knows," she said.

Because it is unlikely to pass, Meyer is now urging voters to cast their ballots for city council candidates who support the measure since the nine-member council at any time can adopt it by majority vote. The present city council voted 5-4 against Prop. 1-2-3 and also voted against putting it on the ballot.

Three of the nine councilors who voted against it are not running for re-election, creating an opportunity for a new council to reconsider the measure next year if it fails at the polls.

Meyer said a new council should consider passing the proposal even if it did not receive a popular majority at the polls.

Pamela Bender, who heads the Committee to Defeat Prop. 1-2-3, said she also thinks the measure lacks popular support.

But according to Michael Turk, a tenant activist and co-chair of the Cambridge Tenants Union, Meyer's prediction will have no effect on the anti-Prop.1-2-3 campaign.

"We're going to continue to campaign as hard as we can, notwithstanding Fred Meyer's prediction," Turk said.

The Prop. 1-2-3 campaign has been a bitterly-waged fight since Meyer and CHOA began collecting signatures last year to put it on the ballot. Proponents have rapped tenants for a misleading counter-campaign employing scare tactics to dissolve tenant support, while the anti—1-2-3 forces claim they are up against powerful real estate interests bankrolling the measure because they have the most to gain by condo-conversion.

"We're trying to beat back what we see as a lavishly-financed campaign," Turk said.

CHOA raised almost $60,000 last year and hired temporary workers to collect signatures to get the petition on the November ballot. They succeeded in getting 15,000 signatures.

Although CHOA does not have to report its finances until 30 days after the election, anti—1-2-3 organizers estimate CHOA has raised $200,000. The Committee to Defeat Prop. 1-2-3, according to treasurer Donald Zeach, has raised $40,000 so far.

According to sources close to the pro—1-2-3 campaign, the actual amount of money raised for Prop. 1-2-3 is between $100,000 and $150,000.

Most of the money behind Prop. 1-2-3 comes from landlords and property owners, with little coming from tenants. In a letter distributed earlier this year, CHOA asked landlords to contribute between $25 and $35 per unit for the pro—1-2-3 campaign.

Although criticized for this financial support from real estate interests, Meyer said it hasn't given the pro—1-2-3 forces an unfair edge. He said the contributions amount to a small fraction of the profits landlords could realize under Prop. 1-2-3, while still selling to tenants at below market prices.

Charges of deception and in some cases personal threats also have marred the Prop. 1-2-3 campaign. Anti—1-2-3 forces have accused CHOA of stealing the "choice" slogan from the abortion rights movement in its "Vote for choice" campaign literature for Prop. 1-2-3, and some tenants have claimed they've received anonymous telephone threats.

Prop. 1-2-3 supporters claim they have also received death threats and accuse the opposition of steering prospective tenant supporters away from the referendum by telling them they will be evicted if they vote for it.

"The opposition has run a very effective negative campaign," Meyer said. "They're getting people scared."

The two sides even clashed over the wording of the referendum when pro—1-2-3 supporters requested that references to rent control be deleted from the ballot because, they claimed, it was misleading. The wording, which will include references to rent control, was supported by the city solicitor and the Election Commission, and eventually upheld in court.

Whatever happens on Nov. 7, Meyer said his brainchild will not die. If it fails at the polls, and fails again at the hands of the next city council, he said it will "be back for another round" in 1991.

"I think it's been successful at raising public consciousness," he said.

Count schedule announced

The proportional representation count — a spectacle in Cambridge politics — will begin on Wednesday morning, Nov. 8, at the Longfellow School on Broadway. It will take 6 days to count the ballots and determine the winners of the Nov. 7 election. What follows is a schedule of the count supplied by Sandy Scheir, an election commissioner and director of the count.

DAY ONE — WEDNESDAY

The first unofficial distribution of number one choices on city council ballots. Beginning before 9 am, the ballot boxes from each precinct are opened and the ballots distributed according to number one votes. This goes on all day, precinct by precinct, and an unofficial count is expected by 6 pm.

DAY TWO — THURSDAY

Unofficial count for city council is checked and made official.

DAY THREE — FRIDAY

City council count continues to be made official; count of Proposition 1-2-3 ballot question and first school committee count begins. Official council count is expected to be complete by late afternoon, at which time quota will be set for the council race.

If a candidate reaches a surplus of number one votes (a surplus means the candidate has exceeded the quota and is elected) the surplus will be redistributed that evening. Redistribution of surplus, if any, is expected to be complete by 10 p.m.

DAY FOUR — SATURDAY

Day four is the big day for the council count and Prop. 1-2-3, both of which will be completed that day. Scheir said the count will go as late as necessary to elect nine councilors, and she expects the ninth seat to be filled by midnight. Unofficial school committee count from Friday is being made official.

DAY FIVE — MONDAY

After a day off, the school committee count resumes. An official count is completed, and quota is set. Redistribution process for school committee candidates begins.

DAY SIX — TUESDAY

One week after the election, the school committee count draws to a close, and the election is complete. Scheir said the entire count should be finished by noon, although it is hard to tell and depends on turnout and other factors.

SCHOOLS

Continued from page 1

promising — position on school spending, saying he won't support further budget cuts.

Last year, he finished third overall, and did especially well in the Harvard Square area and the Agassiz neighborhood.

Henrietta Davis's election in 1987 was an extraordinary example of the possibilities in a PR election. Davis, a Cambridgeport resident, finished ninth in number one votes but was elected by the time the transfer was through. With the small field in this election, being everyone's second choice is less likely to get her elected, but she also now has the advantage of incumbency.

Davis was quick to learn how politics are played on the school committee and, in fact, has emerged as the savviest CCA-backed incumbent in this respect.

A former education journalist who now works in childcare, Davis is pushing for improved science and math curriculum in the schools. Her literature also cites her committment to special needs, AIDS and substance abuse education — and her need for number one votes.

Second-time challenger Henry Lukas finished out of the running in 1987, but was just 50 votes behind Davis. A former assistant principal at Cambridge Rindge and Latin School, Lukas worked 17 years in the school system as a teacher and administrator, including eight years as assistant principal at Cambridge Rindge and Latin School. He's therefore a well-known figure among those familiar with the schools.

Currently, Lukas is principal at Marblehead High School. He's also former chair of the CCA's education committee, and had a hand in drafting the groups' platform of parental involvement, alternative programs and staff support.

Lukas may have difficulty stealing a seat from a CCA incumbent, particularly since Davis's name recognition can only have increased since her first election. His best chance at winning may be a four-person sweep by CCA candidates. The prospect is not impossible, but would require a large surplus of votes from the top CCA candidates and a quirky sequence of finish among the rest.

Despite the small size of the field, the outcome of this race is difficult to predict. Among the independents, literally anything is possible — the "odd man out" could realistically be any one of the four. All eight candidates would serve adequately on the committee, and all have an identifiable constituency. Their challenge, following a campaign that's failed to gather much attention, is to get their supporters out to vote in an election that's been nearly lost in the shadow of the city race.



MAKING HER FIRST bid for city council is CCA-backed Esther Hanig, shown going door-to-door in search of votes. (Staff photo by Zachary Gaulkin)

GET THE WORD OUT!
Tell 165,000 people in 18 towns and cities about your product or service by placing a Dole Classified ad. Call 628-1800 by 4:00 p.m. Tuesday.

Cambridge Chronicle
Continental Cablevision

Live City Election coverage
Made possible by
Cambridge Trust Company
Channel 3, November 8 & 9, 6 P.M.
Plus an Election Special November 12, 11:30 A.M.

The future of Cambridge may well be decided at the polls on Tuesday, November 7. Who will win? Who will lose? No one knows for sure, but everyone agrees that Election '89 will be one for the books.

This year, the "Cambridge Chronicle" and Continental Cablevision are teaming up to bring you live, in-depth coverage of the ballot count, beginning on Wednesday, November 8. We'll have live interviews with the candidates as well as with those on the inside of city politics as the ballot count continues through the week.

So tune in to Cable Channel 3 beginning Wednesday night. And for even more in-depth coverage, don't miss the special election issues of the "Cambridge Chronicle" on November 2, 9 and 16.

FIRST PUBLICATION No. 2464.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-nine
AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Section 5.40, Transition Requirements, a new subsection 5.43 as follows:

"**5.43** Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of, and above, the bulk control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:

John E. Flynn
Deputy City Clerk.

(C)Nov 2

FIRST PUBLICATION NO. 2462
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Nine
AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 **Development Control Program**

11.410 **General Purpose**

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 **Interim Building Restrictions, Exemptions and Incentives**

11.421 **Interim Restriction.** Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

(b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 **Exemption.** Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 **Housing and Affordable Housing Incentive.** Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5.000 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 **Community Development Department Duties**

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 **Research and Strategy Development**

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal revenue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential, and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 **Development Management Issues** In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed competitive applicants, giving priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 **Duration of Restrictions**

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) The Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 **Effect of Existing Building and Zoning Codes**

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 **Effect of Subdivision or Joining of Parcels**

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 **Definitions**

For the purpose of this Section:

"Affordable Housing" shall have the meanings specified by Section 11.202.

"Ordinance" means the Zoning Ordinance of the City of Cambridge.

"Parcel" means a lot or group of contiguous lots having common and identical ownership throughout.

"Section" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:

John E. Flynn,
Deputy City Clerk

(C)Nov.2

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
(Seal) **Case. No. 138183**

To **Charlotte Forsythe** as she is Trustee of Hemlock Road Realty Trust and **William F. Jeffrey, Jr.** as he is Trustee of Hemlock Road Realty Trust and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Guaranty-First Trust Company claiming to be the holder of a mortgage covering real property in Cambridge, being Unit 1, 11 Hemlock Drive given by Charlotte Forsythe and William F. Jeffrey, Jr. as they are Trustees of Hemlock Road Realty Trust to Plaintiff dated May 19, 1987 and recorded with Middlesex South District Registry of Deeds in Book 18143, Page 21, has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 11th day of December 1989, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Marilyn M. Sullivan, Chief Justice of said Court this 26th day of October 1989.

Charles W. Trombly, Jr.
Recorder

(C)Nov.2

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, November 16, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Disposable Blades
I.V. Catheter
Drafting & Art Supplies
Recording & Transcription Services
See proposal for bid deposit

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' " and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Nov.2,9

NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Nathaniel A. Rockard** and **Barbara P. Rockard** f/k/a **Barbara McNeil** to **The Resource Financial Group, Inc.,** dated February 24, 1989, and registered with Middlesex County (Southern District) Registry district of the Land Court as Document No. 794277 on Certificate of Title No. 183005, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 12:00 o'clock P.M. on the 29th day of November, 1989, on the mortgaged premises in Cambridge, Middlesex County, Massachusetts, known as and numbered 374 Concord Avenue, all and singular the premises described in said mortgage.

To wit:

The land in Cambridge, Middlesex County, Massachusetts, more particularly described as follows:

Northeasterly: by Concord Avenue, forty-five feet;

Southeasterly: by Lot 26 as shown on plan hereinafter mentioned, one hundred feet;

Southwesterly: by land now or formerly of **Mary E. Nolan,** forty-five feet; and

Northwesterly: by land now or formerly of the **City of Cambridge** one hundred feet.

Said parcel is shown as Lot 27 on said plan.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified, and approved by the Court filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 184, Page 517, with Certificate 28903.

The above described land is subject to an Order for constructing sidewalk &c. on Concord Avenue, Document 128158.

Subject to a first mortgage to Workingman's Cooperative Bank in the original principal amount of $125,000.00 dated May 6, 1987 and registered with Middlesex County (Southern District) Registry of the Land Court as Document No. 744347 on Certificate of Title No. 183005.

Terms of sale: $10,000.00 shall be paid in cash or by certified or bank cashier's check by the purchaser at the time and place of sale. The balance of the purchase price shall be paid in or within thirty (30) days thereafter, to be deposited in escrow with Stanley S. Freedman, Esq., 175 Derby Street, Suite #42, Hingham, MA 02043, the attorney for said mortgagee, pending approval of said sale by the Land Court. The deed shall be transferred within ten (10) days from the date of approval of said sale by the Land Court, said approval being the only condition of the escrow. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at the auction sale.

Said sale shall be subject to and with the benefit of all rights, covenants, easements, conditions, restrictions, unpaid taxes, tax titles, water bills, municipal liens, assessments, rights of tenants and parties in possession and existing encumbrances of record created prior to the mortgage, if any.

Other terms to be announced at sale.

Resource Northeast, Inc.,
Present holder of said mortgage.
By: Stanley S. Freedman, Esq.
175 Derby Street, Suite #42
Hingham, MA 02043
(617) 740-1906
Attorney to the Mortgagee

(C)Oct.19,26,Nov.2

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, November 16, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Disposable Blades
I.V. Catheter
Drafting & Art Supplies
Recording & Transcription Services
See proposal for bid deposit

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' " and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Nov.2,9

NOTICE OF SALE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Subhash C. Agrawal** to **Emile N. DuPont,** dated May 14, 1987 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 18122, Page 518, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 a.m. on the 16th day of November, A.D. 1989, at the mortgage premises, **Unit 104, of The 285 Harvard Street Condominium,** 285 Harvard Street, Cambridge, Massachusetts, as described below, all and singular the premises described in said mortgage.

To wit:

The Unit ("Unit") known as Unit #104 of The 285 Harvard Street Condominium, located at 285 Harvard Street, Cambridge, Middlesex County, Massachusetts, a condominium established pursuant to the Massachusetts General Laws, Chapter 183A, by Master Deed dated December 28, 1977, and recorded with Middlesex South District Registry of Deeds in Book 13365, Page 495, as amended, (hereinafter referred to as "Master Deed"), which Unit is shown on the floor plans filed with said Master Deed. Said Unit is conveyed together with the undivided 1.41 percent interest in the common areas and facilities appurtenant thereto and all other rights appurtenant to said Unit.

For Mortgagor's Title, see Deed of **E. Charlene Reese,** said Deed being dated March 26, 1987, and recorded with Middlesex South District Registry of Deeds in Book 18006, Page 352.

Said premises will be sold subject to and with the benefit of all matters set forth in said Master Deed, condominium common area charges, a prior mortgage from Subhash C. Agrawal to **Cambridge Portuguese Credit Union** dated March 30, 1987 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 18006, Page 355, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record created prior to the mortgage.

Terms of Sale: A certified check in the amount of $4,000.00 will be required to be paid by the purchaser at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or by Bank Cashier's Check or Bank Treasurer's Check in or within 30 days thereafter, at the Offices of Quentin J. Greeley, Esquire, Katz, Fanger & Greeley, 75 Federal Street, Boston, Massachusetts 02110, (617) 482-0200, to be deposited in escrow with mortgagee's said attorney, pending approval of said sale by the Land Court.

Land Court Case Number 131583. Other terms, if any, to be announced at the sale.

Emile N. DuPont
Present Holder of said Mortgage

(C)Oct.19,26,Nov.2

FIRST PUBLICATION NO. 2463.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-nine
AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended in Article 10.000 entitled Appeals, Variances, and Special Permits as follows:

A. Renumber **Section 10.50; Repetitive Petitions to 10.60.**

B. Delete **Subsections 10.471 and 10.472,** and renumber subsequent subsections accordingly.

C. Insert following the existing **Section 11.40 a new Section 11.50: Required Documentation,** reading as follows:

"10.50 Required Project Documentation

10.51 **Threshold Criteria.** Any applicant for a special permit or variance for a construction or development project which (a) includes more than three dwelling units, or (b) proposes the construction of more than 5,000 new square feet of gross floor area, or (c) proposes construction in excess of 35 feet of height, shall provide a Project Documentation Report as further described herein.

10.52 **Procedures:**

(a) Timing: Submit required documentation with the application for special permit or variance.

(b) Format: Submit required documentation in an 8½x11 inch Report or binder. Reduce oversized drawings, maps and plans to 11x17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.

(c) Number of Copies: Provide nine (9) copies of the Project Documentation Report — 2 for public record copies, and the remainder for distribution to members of the permit- or variance-granting Board. Additionally, submit one (1) set of full-size drawings, maps and plans, and of color photographs.

(d) Changes and Resubmissions: Any changes in the applicant's proposal following submittal of the application, except for changes negotiated at the public hearing, shall require resubmittal of the application and the Project Documentation Report.

10.53 **Documentation Required.**

(a) Existing conditions documents:

(1) A certified survey of the project parcel at a scale of 1 in — 20 ft. or 40 ft., including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, existing grades (topographic contours at 2 ft. intervals), and edges of structures within 100 feet on other lots immediately abutting, or facing across streets and ways;

(2) Photographs of the project parcel and its surroundings.

(3) For both the project parcel, and for immediately abutting or facing lots, information specifying existing zoning classification, existing land uses (including number of dwelling units), approximate building heights and FAR's.

(b) Project proposal documents:

(1) Site plan of the proposed project at a scale of 1 in = 20 ft. or 40 ft., showing retained and proposed structures; walkways, drives, curb cuts and parking/loading areas; proposed grading and site drainage; required usable open space; trees, shrubs and other landscape elements; and treatments of the parcel edges (fences, screens, etc.);

(2) Floor plans of all major levels, including sub-grade parking, if any.

(3) Schematic elevations (front, side, and rear) of project structures, indicating position and height of structures on adjacent lots within 100 ft.

(4) Quantitative information regarding gross floor areas allocated to the various uses or components of the proposed project; total FAR; on-site parking and loading counts; number, floor area(s), and bedroom counts for dwelling units; and areas of usable open space allocated to units, and/or assigned to common areas.

(c) Project impact documents:

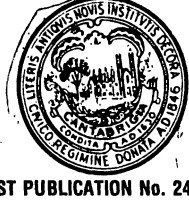
(1) Shadow impact studies showing shadows cast on the ground plane by project structures at 9 am, noon, and 3 pm for the summer solstice, the winter solstice, and the vernal/autumnal equinox.

(2) Traffic impact study prepared by a registered transportation engineer describing capacities, volumes and levels of service, and average queue lengths at adjacent streets and key intersections both as currently existing, and as resulting from development as proposed.

(3) The scope of the traffic impact shall be established by negotiations between the applicant and the Community Development Department. Either or both impact studies may be waived by unanimous consent of the Board upon receipt of the written recommendation of the Assistant City Manager for Community Development, stating that the small scale or specific location of the project will result in no impacts worth further study.

(d) Project legal and financial information, including: site acquisition terms and arrangements, with explanations of any residual leases, easements, or other encumbrances; development costs, including itemized construction costs, professional fees, and other hard and soft costs of the project; anticipated finance arrangements, including anticipated mortgages, interest rates, payment schedules, and equity participation; anticipated annual management and operating costs of the completed project; anticipated project income, including sales or rental rates or prices for the various components of the project; and anticipated return on investment."

Passed to a second reading at the City Council meeting held on October 30,



FIRST PUBLICATION No. 2464.
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Eighty-nine
AN ORDINANCE

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

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

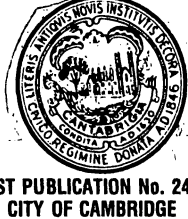
The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding to Section 5.40, Transition Requirements, a new subsection 5.43 as follows:

"5.43 Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of, and above, the bulk control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

(C)Nov.2



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Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

(C)Nov.2



FIRST PUBLICATION No. 2464.
CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Eighty-nine
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Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

(C)Nov 2

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

November 2, 1989

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

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on October 30, 1989 as follows:

Petition of Susan Yanow, III, et al relative to Transitions Requirements.

Petition of Webb Nichols, et al to amend Article 10.000 entitled "Appeals, Variances, and Special Permits".

Petition of R. Philip Dowds, et al by adding to Article Eleven a new section 11.400 entitled "Development Control Program".

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) First Publication Numbers 2464, 2463 and 2462.

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

FIRST PUBLICATION NO. 2464.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

FIRST PUBLICATION NO. 2463.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended in Article 10.000 entitled Appeals, Variances, and Special Permits as follows:

A. Renumber SECTION 10.50: REPETITIVE PETITIONS to 10.60.

B. Delete SUBSECTIONS 10.471 and 10.472, and renumber subsequent subsections accordingly.

C. Insert following the existing SECTION 11.40 a new SECTION 11.50: REQUIRED DOCUMENTATION, reading as follows:

"10.50 REQUIRED PROJECT DOCUMENTATION

10.51 *Threshold Criteria.* Any applicant for a special permit or variance for a construction or development project which (a) includes more than three dwelling units, or (b) proposes the construction of more than 5,000 new square feet of gross floor area, or (c) proposes construction in excess of 35 feet of height, shall provide a Project Documentation Report as further described herein.

10.52 *Procedures.*

(a) Timing: Submit required documentation with the application for special permit or variance.

(b) Format: Submit required documentation in an 8 1/2 x 11 inch Report or binder. Reduce oversize drawings, maps and plans to 11 x 17 inches maximum, and fold to fit within. Photographs may be presented as black-and-white photocopies.

(c) Number of Copies: Provide nine (9) copies of the Project Documentation Report -- 2 for public record copies, and the remainder for distribution to members of the permit- or variance-granting Board. Additionally, submit one (1) set of full-size drawings, maps and plans, and of color photographs.

(d) Changes and Resubmissions: Any changes in the applicant's proposal following submittal of the application, except for changes negotiated at the public hearing, shall require resubmittal of the application and the Project Documentation Report.

10.53 *Documentation Required.*

(a) Existing conditions documents:

(1) A certified survey of the project parcel at a scale of 1 in = 20 ft or 40 ft, including property lines, existing structures and drives, trees in excess of 3" caliper, public utilities serving the parcel, existing grades (topographic contours at 2 ft intervals), and edges of structures within 100 feet on other lots immediately abutting, or facing across streets and ways.

(2) Photographs of the project parcel and its surroundings.

(3) For both the project parcel, and for immediately abutting or facing lots, information specifying existing zoning classification, existing land uses (including number of dwelling units), approximate building heights and FAR's.

(b) Project proposal documents:

(1) Site plan of the proposed project at a scale of 1 in = 20 ft or 40 ft, showing retained and proposed structures; walkways, drives, curb cuts and parking/loading areas; proposed grading and site drainage; required usable open space; trees, shrubs and other landscape elements; and treatments of the parcel edges (fences, screens, etc).

(2) Floor plans of all major levels, including sub-grade parking, if any.

(3) Schematic elevations (front, side, and rear) of project structures, indicating position and height of structures on adjacent lots within 100 ft.

(4) Quantitative information regarding gross floor areas allocated to the various uses or components of the proposed project; total FAR; on-site parking and loading counts; number,

floor area(s), and bedroom counts for dwelling units; and areas of usable open space allocated to units, and/or assigned to common areas.

(c) Project impact documents:

(1) Shadow impact studies showing shadows cast on the ground plane by project structures at 9 am, noon, and 3 pm for the summer solstice, the winter solstice, and the vernal/autumnal equinox.

(2) Traffic impact study prepared by a registered transportation engineer describing capacities, volumes and levels of service, and average queue lengths at adjacent streets and key intersections both as currently existing, and as resulting from development as proposed.

(3) The scope of the traffic impact study shall be established by negotiations between the applicant and the Community Development Department. Either or both impact studies may be waived by unanimous consent of the Board upon receipt of the written recommendation of the Assistant City Manager for Community Development, stating that the small scale or specific location of the project will result in no impacts worth further study.

(d) Project legal and financial information, including: site acquisition terms and arrangements, with explanations of any residual leases, easements, or other encumbrances; development costs, including itemized construction costs, professional fees, and other hard and soft costs of the project; anticipated finance arrangements, including anticipated mortgages, interest rates, payment schedules, and equity participation; anticipated annual management and operating costs of the completed project; anticipated project income, including sales or rental rates or prices for the various components of the project; and anticipated return on investment."

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

FIRST PUBLICATION NO. 2462.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

AN ORDINANCE

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

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

The Zone map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by additing to Article Eleven of the Zoning Ordinance a new Section 11.400, which reads as follows:

11.400 Development Control Program

11.410 General Purpose

It is the purpose of this Section to:

(a) protect Cambridge residents from the negative impacts of too-rapid development, while securing the benefits of sustained, moderate growth and redevelopment;

(b) temporarily slow development so that Cambridge's Zoning Ordinance and development policies can be reviewed and revised;

(c) temporarily limit the height and density of new structures, while encouraging the construction of housing for those who have traditionally lived and worked in this City; and

(d) provide specific direction to the Community Development Department, charging it with the reformulation of development policy and the redrafting of the Cambridge Zoning Ordinance.

11.420 Interim Building Restrictions, Exemptions and Incentives

11.421 Interim Restriction. Until such date as specified within Subsection 11.440, except as further provided below, no building permit, special permit or variance shall be issued for:

(a) any construction in excess of a floor area ratio of two (2.0) or a height of forty-five (45) feet on a parcel vacant on the effective date of this Section; nor

(b) any addition to a structure on a parcel, both existing on the effective date, if said addition causes the aggregate gross floor on the parcel to exceed a floor area ratio of 2.0, or the height of the existing structure.

11.422 Exemption. Additions of gross floor area less than fifteen hundred (1500) square feet, and replacement construction less than fifteen hundred (1500) square feet larger than the pre-existing structure being replaced, are exempt from the floor area limitation of Subsection 11.421, provided that such construction proposed complies with all other requirements of this Ordinance.

11.423 Housing and Affordable Housing Incentive. Upon an express finding supported by specific citations to the record that at least fifteen percent (15%) of the floor area (including common areas) of residential structures (excluding hotel and motel use) will be dedicated to affordable housing units, the Planning Board may issue a special permit allowing an applicant to erect on a parcel a building or addition of floor area ratio as specified in Article 5 of this Ordinance for the zone in which the parcel is located, provided that the building or addition does not exceed sixty (60) feet in height, or the height limit of the district, whichever is less.

11.430 Community Development Department Duties

On or before September 1, 1991, the Community Development Department shall:

(a) conduct the research and develop the database required by Subsection 11.431;

(b) present to the City Council, after public hearings, a comprehensive revision and simplification of this Zoning Ordinance and its accompanying map;

(c) present to the City Council, after public hearings, a capital expenditure program for municipal improvements designed to

complement the provisions of the proposed revised Zoning Ordinance; and

(d) present to the City Council, after public hearings, a report which:

(1) addresses the issues specified in Subsections 11.431 and 11.432;

(2) specifies how the proposed revised Ordinance responds to each issue identified in Subsection 11.432;

(3) provides a section-by-section analysis of the proposed revised Ordinance that includes the identification of each change, whether substantive or not, from the Ordinance as it is in effect on the date of filing of said report; and

(4) responds to comments submitted during a public comment period associated with the public hearings required under subparagraphs (b), (c), and (d) of this Subsection.

The Community Development Department shall maintain and update the database and continue the studies required by Subsection 11.431. On or before September 1 of each year beginning with 1992, the Department shall present the City Council with a report that updates the report to be filed by September 1 of 1991, in light of data developed since the filing of that report.

11.431 Research and Strategy Development.

(a) The Community Development Department shall design and implement procedures for gathering, updating and reporting Cambridge data regarding: trends of development and demographic change; additions to, subtractions from, and transformations of the local housing stock and local employment inventory; local housing costs, including escalation in purchase prices and uncontrolled rents; property tax assessments and levies on per capita and per unit of income basis, with particular attention to the changing ratios of taxable to tax-exempt property; patterns of vehicular ownership and increasing congestion a local traffic and parking; capacities of water supply and waste disposal systems; and other information deemed relevant to understanding and managing growth and redevelopment. Trends shall be analyzed for both the ten years prior to the effective date of this Section, and for major changes expected to occur within ten years.

(b) The Community Development Department shall investigate and evaluate a broad range of strategies regarding development and growth management for the next ten years, including but not limited to: an explicit commitment to maintaining residential diversity; housing policies and programs for supporting residential diversity; alternatives to over-reliance on the property tax and commercial construction as source for municipal rev-

enue; devolution of veto power over special permits and variances to neighborhood councils; the proper balance in land use and construction between residential and non-residential, and institutional and non-institutional interests; and strategies for ensuring continuing construction occurs at a pace consistent with housing and population goals, minimizing disruption and leaving growth options for the next century.

11.432 Development Management Issues In carrying out its duties under Subsection 11.430, the Community Development Department shall identify critical development issues, and shall consider, among others, the following strategies and regulations for managing development:

(a) setting explicit goals for maintaining the social, cultural, and economic diversity of the residential population, such that both lower and middle income households remain in the City;

(b) achieving residential diversity goals by development and growth management controls promoting a range of housing opportunities and job opportunities consistent with the resident mix the City seeks to support;

(c) simplifying and clarifying the municipal zoning ordinance by reducing the number and complexity of zoning districts, minimizing complex footnotes and cross-references, and redrawing the zoning district map for greater coherence and consistency;

(d) adopting performance-based regulations which relate the allowable scale, density and massing of new construction to context attributes such as street capacity serving the site, and proximity of other uses and/or districts;

(e) preventing congestion and conflicts in building scale by setting a uniform, city-wide height limitation that does not exceed sixty (60) feet, and a uniform, city-wide floor area ratio that does not exceed three (3.0);

(f) addressing traffic and parking congestion by discouraging commuter auto trips to the City, increasing residential off-street parking requirements, revising the resident parking sticker program, and setting performance criteria for use and turnover of both public and private parking spaces;

(g) ensuring some flexibility for future development needs by fixing an annual limit on the square footage of new construction for which building permits may be issued that does not exceed fifty percent (50%) of the average annual rate of new construction during the period beginning January 1, 1980, and ending December 31, 1989;

(h) establishing methods for allocating the annual allotment of construction allowed among competitive applicants, giving

priority to residential construction including affordable housing, to mixed use and mixed occupancy projects, and to additions to existing properties; and

(i) requiring the proponent of institutional, commercial or mixed-use projects exceeding 20,000 square feet to prepare an impact statement delineating the project's likely effects on the city's infrastructure, job market, housing market, finances and services.

11.440 Duration of Restrictions

The restrictions and requirements of this Section shall remain in force until: (1) 1 February 1992; or (2) the Community Development Department completes the tasks and products of Subsection 11.430 and the City Council acts to adopt a new Zoning Ordinance and related growth management initiatives, whichever shall occur first.

11.450 Effect of Existing Building and Zoning Codes

No provision of this Section shall be interpreted to authorize the issuance of a building permit, special permit, or variance for any construction not permitted under the existing building and zoning ordinances of the City of Cambridge.

11.460 Effect of Subdivision or Joining of Parcels

This Section shall apply to a parcel subdivided into two or more separate parcels subsequent to the effective date of this Section as if the subdivision had not occurred. This Section shall apply to two or more parcels joined into a single parcel subsequent to the effective date of this Section as if the new parcel had been one prior to the effective date.

11.470 Definitions

For the purposes of this Section:

"AFFORDABLE HOUSING" shall have the meanings specified by Section 11.202.

"ORDINANCE" means the Zoning Ordinance of the City of Cambridge.

"PARCEL" means a lot or group of contiguous lots having common and identical ownership throughout.

"SECTION" means the entirety of Section 11.400 of the Zoning Ordinance of Cambridge.

Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn,
Deputy City Clerk

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council October 30 1989

VM - Passage to a 2nd Reading - #16 YANOW

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy		✓		
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan		✓		
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			
	5	4	0	0

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council October 30 1989

VMayor - Take From Table # 16 YANOW

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci	✓			
	9	0	0	0

FIRST PUBLICATION NO. 2464.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

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ATTEST:- John E. Flynn
Deputy City Clerk.

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ATTEST:- John E. Flynn
Deputy City Clerk.

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Passed to a second reading at the City Council meeting held on October 30, 1989 and on or after November 13, 1989 the question comes on passing to be ordained.

ATTEST:- John E. Flynn
Deputy City Clerk.

In City Council September 11, 1989

The Committee on Ordinances, comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, August 16, 1989 in the Sullivan Chamber, City Hall, beginning at 4:30 p.m. The purpose of the hearing was to review the petition of Susan Yanow, et al, to amend the Zoning Ordinances as it relates to Section 5.40, entitled Transition Requirements.

At this time, Councillor William Walsh, Chairman of the Committee, opened the meeting and requested all interested individuals to come forward.

The Committee, at this time heard from Philip Dowds, 48 Banks Street, Cambridge, who informed the Committee he was appearing on behalf of the petitioner, due to the fact Ms. Yanow was unable to attend. Furthermore, he stated that this was the third time this petition had been submitted to the City Council and urged the Council to support it. Mr. Dowds also stated that dimensional requirements through zoning are very necessary. This petition, he said, would help protect residential neighborhoods from oversize commercial development.

Also speaking in support of the petition was Dan Geer, 40 Bellis Circle, Cambridge, who stated that those neighborhoods which abut Industrial B zones are in trouble without zoning law protection.

Speaking in opposition to the petition were Tracy Gallagher, representing the Tobias/Shapiro, Certified Public Accounting firm located at 205 Broadway, and Paul Casey, Real Estate Manager for Com/Energy, One Main Street, Cambridge; both of whom indicated that additional analysis is required before any zoning change takes place.

At this time, Vice-Mayor Alice Wolf questined whether or not Com/Energy had any properties which could be affected by such a zoning proposal.

Mr. Casey responded by stating that his company did, in fact, own several properties which could be adversely affected by this petition.

Councillor Walsh, at this time read into the record a letter of opposition submitted by the law firm of Gooidwin, Proctor and Hoar, on behalf of their client(s), known as the "Industry B Landowners Group".

At this time, Councillor Francis Duehay moved to refer the petition to the full City Council without recommendation.

Mayor Alfred Vellucci stated he had some concern regarding the effect of the passage of such a petition and asked for a vote on Councillor Duehay's motion.

Councillor Walsh, as presiding officer of the meeting, requested that the City Clerk conduct a roll call on the motion to refer.

The City Clerk called the roll, which resulted in 4 members being recorded in the affirmative, 3 members being recorded in the negative and 2 members being recorded as absent.

The City Clerk then stated the motion to refer - failed of adoption.

Councillor Duehay questioned why the motion failed, since a majority of those members present had voted in the affirmative.

The City Clerk responded by stating that since the Ordinance Committee was a committee of the whole, a majority equalled those elected versus those present.

At this time, Councillor Duehay formally questioned the ruling of the Chair.

Councillor Walsh stated he would agree to a motion to refer said petition to the full City Council without recommendation, while at the same time requesting the City Clerk to obtain a legal opinion relative to the properly constituted majority question.

The motion to refer - prevailed.

The hearing was adjourned at 6:06 p.m.

For the Committee,

Councillor William H. Walsh
Chairman.

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances, without recommendation Re: petition of Susan Yanow, et al, to amend the Zoning Ordinances relating to Section 5.40, entitled "Transition Requirements".

In City Council,

September 11, 1989

Tabled pending
Planning Board report
on motion of Vice-
mayor Wolf
10/30/89 Passed to a
second reading as
originally submitted



PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

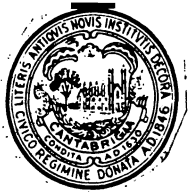
"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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)July27,Aug.3



PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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)July27,Aug.3



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

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For the Committee,
Councillor William H. Walsh,
Chairman

(C)July27,Aug.3

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

To the Honorable, the City Council:

SUBJECT: Yanow III Petition Imposing Transition Requirements for Non-residential Zoning Districts

Recommendation

The Planning Board recommends a modified version of the proposal which would limit its applicability to industrial districts which now have no setback requirements. The Board also recommends certain additional modifications to further clarify and define the regulation. The text of the Planning Board recommendation is enclosed.

Findings

1. The Planning Board has reviewed the impact of the proposed transition requirements on all non-residential districts in the City. As might be expected the impacts are highly variable, at times more restrictive and at other times less restrictive than the current regulations. When applied universally the provision is disruptive of a number of carefully crafted zoning districts which contain transition requirements appropriate to their locations.

2. While a simple, universally applied transition requirement would be desirable, many recent rezonings and recently created zoning districts have been adopted to reflect the diversity of Cambridge's development pattern; that diversity makes it difficult to apply such a rule retroactively. It would, however, be desirable to apply such a rule to those districts which now do not provide adequate transitions to residential zones and make it available in the future for application to other districts as rezonings are considered. To that end, therefore, the Board recommends the application of a revised transition requirement to IB, IA and IB-1 districts immediately with an option to apply it to other existing or newly created districts in the future as detailed analysis may suggest.

3. The following additional modifications should be made to the proposal:

a. No transition should be required from the Residence C-3 District which serves principally as a high density institutional zone.

b. The transition plane should begin at the residential property line where a street serves as the district dividing line; in such circumstances no front yard should be required.

c. All setbacks should be measured from the district line; impose the transition requirements only for a distance of 100 feet from the district line.

d. Do not make the requirements retroactively applicable to existing buildings.

A revised text is enclosed for Council consideration.

Respectfully submitted
for the Planning Board
Paul Dietrich
Paul Dietrich,
Chairman

Planning Board Alternate Recommendation

5.43 Additional Transition Requirements

5.431 In addition to the requirements of Sections 5.41 and 5.42 above, where those non-residential districts listed in Section 5.432 below abut any residential district except a Residence C-3 District, any structure or portion of a structure erected within that non-residential district after August 1, 1989 shall be set back behind a 45° bulk control plane beginning at grade at the residential/non-residential district line and rising over the non-residential district. Said structure may be built forward of and above the bulk control plane only if those portions of the structure above the plane are in compliance with the height and yard requirements of both the non-residential within which the structure is located and the abutting residential district. The following additional limitations shall apply:

a. Where the residential/non-residential district line is located in a street the bulk control plane shall begin at grade at the sideline of the street located within the residential zoning district.

b. All setbacks required by this Section 5.43 shall be measured from the residential/non-residential district line or, where the lot is divided by the district line, from the lot line or lines located in the residential district. No front yard setback, however, shall be required by this Section 5.43 where the non-residential/residential district line lies within a street.

c. The requirements of this Section 5.43 shall apply only to those portions of a non-residential district lying within 100 feet of the residential/non-residential district line.

5.432 The following non-residential districts shall be subject to the requirements of this Section 5.43:

Industry B	IB
Industry B-1	IB-1
Industry A	IA

6

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

October 23, 1989

To the Honorable, the City Council:

Enclosed please find a copy of a communication from the Planning Board, which includes information relative to Yanow III Petition Imposing Transition Requirements for Non-residential Zoning Districts.

Very truly yours,

Robert W. Healy
City Manager

RWH/dls
enclosure

Agenda # 6

Planning Board Recommendation on the Zoning Petition of Susan Yanow, III.

In City Council,

October 23, 1989

Referred to the Petition

Committee on Ordinances

8/16/89

Present- Councillor William H. Walsh - Presiding 4:59 P.M.

1. Mayor
2. C. Durkay
3. C. Russell
4. C. D. Sullivan
5. C. Wolf 5:09 P.M.
6. C. Graham 5:10 P.M.
7. C. W. Sullivan 6:05 P.M.

4:59 P.M. Variance Petitions

Philip Dowds
48 Banks Street

Supports petition
3rd time filed
Dimensional requirements needed.

Dan Deer
40 Bellis Circle

" "
Industry B area old
cause problem w/o protection
such as what we have proposed.

Tracy Gallagher
Tobias / Shapiro (CPA)
205 Broadway

Opposed to petition
(refer to letter from
Goodwin, Proctor, Hoar)

Paul Casey
Com / Energy

Opposed before and now.
more study / analysis
needs to be done.

C. Wolf

Ques. # parcels.

P. Casey

Numerous and in various
sizes. Some about Ind. B.
zones.

Ref to C/C ~~to full~~ w/o recommendation recommend

Roll Call
4 - 3-2

*
C. Drehan

Questioned ruling of City Clerk
stating a majority of councillors
present was sufficient for passage.

C. Walsh — Requested opinion from C. Solutor while stating the matter be referred to C/C w/o recommendation.

Mayor — It was always majority of those present.

→ Ques. what is majority: Those present vs those elected.

5:24 P.M adjourned

~~Delva McManus et al~~

~~6:06 P.M. Dowds et al~~

6:10 P.M. Webb Nichols et al

Webb Nichols et al
201 Huron Ave. — Additional project documentation required.

Dan Geer
40 Bellis Circle — " "

Philip Dowds
48 Banks St.

Supports petition
C/C seems they don't
want to know what
developers are doing.

C. Wolf

Ref to C/C w/o recommendation
w/o

6:21 P.M. P. Dowds et al

P. Dowds
48 Banks St.

Supports comprehensive reforms
on development control.
Currently zoning is inadequate.
Proper controls lacking.
Irreversible damage cld result
w/o this.
Comprehensive re-zoning cld take
far too long by community develop.

"This is a leadership opportunity"

C. Graham — These are very difficult questions. Some native Cambridge residents feel there is not enough affordable housing. What does that mean? Nine councillors, nine different backgrounds.

Dan Geer — Supports petition

Alex Steinberg
3 Clinton Street — Opposed to petition. Too much of a delay. This is too much.

C. W. Sullivan — Refer to full c/c w/o recommendation.

w/o

36:58 P.M. Debra McManus et al

Debra McManus 19 Cornelius Way	Parking structure should be included in E.A.R. This would be improvement to Cambridge.
Jan Gee	Supports petition
Howard Medwell 578 Washington Ave.	" " This would be positive step for city: Underground parking should be exempt.
Webb Nichols 201 Huron Ave.	Supports petition.
Paul Casey Com / Energy	Opposed Planning w/ community residents who in this area to develop

7

C. Wolf

Refer to full C/C
w/o recommendation.
w/o

Adj: 7:07 P.M.

C. C. 108

City of Cambridge

MASSACHUSETTS

In City Council August 14 1989

Councillor Wolf - Motion to Refer Petition of Susan Gauer et al to Full City Council w/o Recommendation

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy			✓	
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell		✓		
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Alfred E. Vellucci		✓		
	4	3	2	

Failed of Adoption

pg. 445 - 450
Roberts, Charles

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

1989 JUL 12 AM 9:2
CAMBRIDGE MA.

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, August 1, 1989, at 7:45 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by Susan Yanow, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial district. The new Section 5.43 would read as follows:

> "Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portion of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 498-9034.

OFFICE OF THE CITY CLERK

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

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 28, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, August 16, 1989 at 4:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Susan Yanow, et al to amend the text of the Zoning Ordinances of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 108

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

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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

The Committee on Ordinances conducted a public hearing on Wednesday, August 16, 1989 in the Sullivan Chamber, City Hall beginning at 4:30 P.M. The purpose of the hearing was to review the petition of Susan Yanow, et al to amend the Zoning Ordinances as it relates Section 5.40 entitled Transition Requirements.

P At this time Councillor William Walsh, Chairman of the committee opened the meeting and requested all interested individuals to come forward.

P The committee at this time heard from Philip Dowds 48 Banks Street Cambridge who informed the committee

he was appearing on behalf of the petitioners due to the fact Mr. Yanover was unable to attend. Furthermore he stated that this was the third time this petition had been submitted to the City Council and urged the council to support it. Mr. Dowds also stated that DIMENSIONAL requirements through zoning are very necessary. This petition, he said, would help protect residential neighborhoods from oversize commercial development.

TP Also speaking in support of the petition

was Dan Dee, 40 Bellis Circle Cambridge who stated that those neighborhoods which abut Industrial B zones are in trouble without zoning law protection

IP Speaking in opposition to the petition were Tracy Gallagher representing the Tobin / Shapiro, Certified Public Accounting firm located at 245 Broadway, and Paul Casey, Real estate manager for Com/Energy, One main Street, Cambridge, both of whom indicated that additional analysis is required before any zoning change takes place.

TP at this time Vice-Mayor Alice Wolf questioned whether or not Com/Energy had any properties which could be affected by such a zoning proposal.

Mr. Casey responded by stating that his company did in fact own several properties which could be adversely affected by the petition.

TP Councillor Walsh at this time read into the record a letter of opposition submitted by the law firm of Goodwin, Procter and Hoar, on behalf of their client(s) known as the "Industry & Landowners Group."

¶ At this time Councillor Francis Dooley moved to refer the question to the full City Council with no recommendation.

Mayor Alfred Vellucci stated he had some concern regarding the effect of the passage of such a question and asked for a vote on Councillor Dooley's motion.

Councillor Walsh, as the presiding officer of the meeting requested that the City Clerk conduct a roll call on the motion to refer.

The City Clerk called the roll ~~on~~ which resulted in 4 members being recorded in the affirmative,

3 members being recorded in the negative and 2 members being recorded as absent.

The City Clerk then stated the motion to refer failed of adoption.

Councillor Durkan questioned why the motion failed since a majority of those members present had voted in the affirmative.

The City Clerk responded by stating that since the ordinance committee was a committee of the whole a majority equalled those elected versus those present.

It at this time Councillor Durkan formally

questioned the ruling of the chair.

Councillor Walsh stated he would appeal

to a motion to refer said petition

to the full City Council without recommendation

while at the same time requesting the City Clerk

to obtain a legal opinion relative to the

proposed constructed majority question ~~[illegible]~~

IF the motion to refer prevailed.

The hearing was adjourned at 6:06 P.M.

For the Committee

Councillor William H. Walsh
Chairman

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OFFICE OF THE SCHOOL COMMITTEE
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Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Cambridge, MA 02141, until Thursday, August 17, 1989 at 11:00 A.M. at which time they will be publicly opened and read for:

Cosmetology Program
Audio Visual Equipment

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, August 3, 1989.

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

Mary Lou McGrath
Superintendent of Schools

(C)Aug.3,10

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 89-23

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow-Away Zone" (Handicapped Persons And Disabled Veterans) is hereby amended by striking out the following:

Alston Street, north side, 80' east of Pearl Street to 102' east of Pearl Street.

This regulation shall take effect 14 August 1989.

PROMULGATED DATE:
July 21, 1989

George Teso
Traffic Director

(C)July27;Aug.3,10

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D-2349-D1
Summons by Publication
Marguerite McLeod, Plaintiff
vs.
Richard P. McLeod, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Marguerite McLeod, seeking divorce.

You are required to serve upon Charles H. Lewis, Jr., plaintiff's attorney, whose address is 90 Warren Street, Box 31, Roxbury, MA 02119 your answer on or before October 23, 1989. 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 Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

July 14, 1989

Paul J. Cavanaugh
Register of Probate

(C)Aug.3,10,17

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 17, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Copy Machine Supplies
Automotive Equipment
Carpeting
Backhoe/Loader

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' " and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Aug.3,10

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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)July27,Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **R. Philip Dowds,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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)July27;Aug.3

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, August 16, 1989 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Debra McManus,** et al to amend the text of the Zoning Ordinances of the City of Cambridge by amending Article 2.000 - Definitions, "Floor area, gross" to include parking garages and structures used for parking, except for unenclosed parking and loading areas, as gross floor area. Also Article 5.000 - Development Standards is amended by deleting the existing Section 5.25 "FAR exceptions for Parking Structures," and substituting language which would exclude only that floor area used for parking which is below grade and by creating a Planning Board Special Permit process which would allow 25% of the floor area to be exempted from floor area calculations under specific conditions.

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)July27;Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Webb Nichols,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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)July27;Aug.3



CHAMPS — The Cambridge Strikers have good reason to smile, after winning the BAYS Division C championship with an 8-1-1 record. Shown in front from the left are Eugene Schreeberg, Samir Randolph, Eliahu Sussman, Carlon Lorenzano, Kans Cumberpactch, Nick Van Vactor. In the second row from the left are Charles Stanley, coach Abraham Sussman, Adrian Nivola, Aldo Pena-Moses, Nick Burke, Zack Hunger, Zephyr Secher, Olivier Humblet and Jeff Gilligan. Missing are Niki Haig, Oliver Hamdi, Gabe Pearlman, Andrew Rutter and coaches Nabil Hambi and Josh Bonkowsky.

Erikson Center kicks off campaign

Mayor Alfred E. Vellucci hosted a meeting recently at Cambridge City Hall to help launch the Erikson Center's "Carriage House Project," a building-renovation project that will convert the center's two-floor, hundred-year-old horse stable/carriage house into a day center for elders; a neighborhood studio and exhibit space for art shows; and two low-cost, rent-controlled studio apartments.

Vellucci praised the Erikson Center for its home-care program for elders, and for "doing the ground work necessary to bring together the Local 40 Carpenters Union, The Rindge Technical Vocational Program, and Just-A-Start, to work on this project with the Center, to make this building project a community program. The mayor's office, said Vellucci, "is in support of worthwhile, community efforts like this one that make possible on-the-job training programs for young people."

Erikson Center's fund-raising efforts are underway to raise money for building materials and supplies, as well as on-site supervision by master builders. The Local 40 Carpenters Union has agreed to provide free labor and to lend a hand with teaching. Local television programs plan to capture the community spirit of the Carriage House Project once the students and their mentors are on the job and hammers are swinging.



BOOSTING the Erikson Center Carriage House project recently were, from the left, Tony Carrabuci, Rindge Technical Vocational Program; Karen Prentice, director of the Rindge Occupational Education program; Carpenters Union Local 40 business manager Robert Bryant; Mayor Alfred Vellucci; Dorothy Austin, director of the Erikson Center; Mitchell Goldman, Goldman Architectural Associates; David Peabody, Local 40; and James Dion, Goldman Associates. (Photo by Maclone Studio)

POLITALKS

Continued from page 4

streets. Reeves says the elimination of the drug trade in the city is one of his priorities. Last week, he spoke with residents in Area 4 about the effectiveness of police efforts to suppress drug deals in Columbia Street park. Reeves has served as an advisor to the Cambridge Youth Enrichment Program and was a founder of the Columbia Point Youth Program.

Hill sides

State Sen. **Dick Kraus** of Arlington, whose district includes Ward 11, was honored along with his staff by the METCO Directors Association for his support of the program. Also thanked was Kraus aide, **Paula Bowen**.

Well, we may know how to spell Cantabrigian, but we do make other errors, like mixing up our Mikes. In last week's paper, it was State Sen. **Mike LoPresti** who asked the executive branch to reevaluate its conditional veto of 43 percent of the funding for the Department of Social Services' area-based account. We meant to say that, but incorrectly attributed the request to state Sen. **Mike Barrett**.

Hey, good think Kraus's first name is Richard, right?

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P205/75R15	$57.05
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P225/75R15	$62.50
P235/75R15	$63.25

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185 70 TR13	$52.50
185 70 TR14	$54.50
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Cambridge, MA 02138

Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike Street, Cambridge, MA 02141, until Thursday, August 17, 1989 at 11:00 A.M. at which time they will be publicly opened and read for:

Cosmetology Program
Audio Visual Equipment

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, August 3, 1989.

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

Mary Lou McGrath
Superintendent of Schools

(C)Aug.3,10

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 89-23

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Sides Of Certain Streets, Tow-Away Zone" (Handicapped Persons And Disabled Veterans) is hereby amended by striking out the following:

Alston Street, north side, 80' east of Pearl Street to 102' east of Pearl Street.

This regulation shall take effect 14 August 1989.

PROMULGATED DATE:
July 21, 1989

George Teso
Traffic Director

(C)July27;Aug.3,10

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D-2349-D1
Summons by Publication
Marguerite McLeod, Plaintiff
vs.
Richard P. McLeod, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Marguerite McLeod, seeking divorce.

You are required to serve upon Charles H. Lewis, Jr., plaintiff's attorney, whose address is 90 Warren Street, Box 31, Roxbury, MA 02119 your answer on or before October 23, 1989. 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 Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

July 14, 1989

Paul J. Cavanaugh
Register of Probate

(C)Aug.3,10,17

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

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Barbara L. Duffy
Purchasing Agent

(C)Aug.3,10

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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)July27,Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **R. Philip Dowds,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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)July27;Aug.3

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, August 16, 1989 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Debra McManus,** et al to amend the text of the Zoning Ordinances of the City of Cambridge by amending Article 2.000 - Definitions, "Floor area, gross" to include parking garages and structures used for parking, except for unenclosed parking and loading areas, as gross floor area. Also Article 5.000 - Development Standards is amended by deleting the existing Section 5.25 "FAR exceptions for Parking Structures," and substituting language which would exclude only that floor area used for parking which is below grade and by creating a Planning Board Special Permit process which would allow 25% of the floor area to be exempted from floor area calculations under specific conditions.

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)July27;Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Webb Nichols,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 10.000 - Appeals, Variances, and Special Permits, by creating a new Section 10.50 - Required Project Documentation, which would affect Special Permit or variance proposals of more than three dwelling units, or more than 5,000 square feet of new gross floor area, or in excess of 35 feet in height. Required documentation would specify timing of the application, format of submitted materials, number of copies, and process for changes and resubmissions. The submitted materials would include surveys, photographs, and information on the abutting lots of existing conditions, the project proposals would require site plans, floor plans, schematic elevations, and allocation of floor area. Also to be required would be shadow impact studies, traffic impact studies, and legal and financial information.

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)July27;Aug.3



CHAMPS — The Cambridge Strikers have good reason to smile, after winning the BAYS Division C championship with an 8-1-1 record. Shown in front from the left are Eugene Schreeberg, Samir Randolph, Eliahu Sussman, Carlon Lorenzano, Kans Cumberpactch, Nick Van Vactor. In the second row from the left are Charles Stanley, coach Abraham Sussman, Adrian Nivola, Aldo Pena-Moses, Nick Burke, Zack Hunger, Zephyr Secher, Olivier Humblet and Jeff Gilligan. Missing are Niki Haig, Oliver Hamdi, Gabe Pearlman, Andrew Rutter and coaches Nabil Hambi and Josh Bonkowsky.

Erikson Center kicks off campaign

Mayor Alfred E. Vellucci hosted a meeting recently at Cambridge City Hall to help launch the Erikson Center's "Carriage House Project," a building-renovation project that will convert the center's two-floor, hundred-year-old horse stable/carriage house into a day center for elders; a neighborhood studio and exhibit space for art shows; and two low-cost, rent-controlled studio apartments.

Vellucci praised the Erikson Center for its home-care program for elders, and for "doing the ground work necessary to bring together the Local 40 Carpenters Union, The Rindge Technical Vocational Program, and Just-A-Start, to work on this project with the Center, to make this building project a community program. The mayor's office, said Vellucci, "is in support of worthwhile, community efforts like this one that make possible on-the-job training programs for young people."

Erikson Center's fund-raising efforts are underway to raise money for building materials and supplies, as well as on-site supervision by master builders. The Local 40 Carpenters Union has agreed to provide free labor and to lend a hand with teaching. Local television programs plan to capture the community spirit of the Carriage House Project once the students and their mentors are on the job and hammers are swinging.



BOOSTING the Erikson Center Carriage House project recently were, from the left, Tony Carrabuci, Rindge Technical Vocational Program; Karen Prentice, director of the Rindge Occupational Education program; Carpenters Union Local 40 business manager Robert Bryant; Mayor Alfred Vellucci; Dorothy Austin, director of the Erikson Center; Mitchell Goldman, Goldman Architectural Associates; David Peabody, Local 40; and James Dion, Goldman Associates. (Photo by Maclone Studio)

POLITALKS

Continued from page 4

streets. Reeves says the elimination of the drug trade in the city is one of his priorities. Last week, he spoke with residents in Area 4 about the effectiveness of police efforts to suppress drug deals in Columbia Street park. Reeves has served as an advisor to the Cambridge Youth Enrichment Program and was a founder of the Columbia Point Youth Program.

Hill sides

State Sen. **Dick Kraus** of Arlington, whose district includes Ward 11, was honored along with his staff by the METCO Directors Association for his support of the program. Also thanked was Kraus aide, **Paula Bowen**.

Well, we may know how to spell Cantabrigian, but we do make other errors, like mixing up our Mikes. In last week's paper, it was State Sen. **Mike LoPresti** who asked the executive branch to reevaluate its conditional veto of 43 percent of the funding for the Department of Social Services' area-based account. We meant to say that, but incorrectly attributed the request to state Sen. **Mike Barrett**.

Hey, good think Kraus's first name is Richard, right?

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P195/75R14	$53.69
P205/75R14	$55.13
P205/75R15	$57.05
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P225/75R15	$62.50
P235/75R15	$63.25

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155 SR 13	$38.50
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175 SR 14	$46.50
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185 70 TR13	$52.50
185 70 TR14	$54.50
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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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Susan Yanow, et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

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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

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CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, August 10, 1989 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Automatic Supplies
Microscope
School Supplies
Textiles
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Hydraulic Extrication Tools

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item'" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)July 27,Aug.3

JANITORIAL SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Tuesday, August 15, 1989 until 2:00 PM. Proposals will be opened for **Janitorial Supplies for the Middlesex County Maintenance Dept., Cambridge, MA** at 3:30 P.M. Tuesday, August 15, 1989 at the Leonard J. Russell Hearing Room, level 3, 40 Thorndike St., East 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, Room 382, Superior Court House, 40 Thorndike St., E. Cambridge, MA (494-4106)

Middlesex County Commissioners Office
Carole Kelley,
Purchasing Agent

(C)July 27

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss **Probate Court**
Docket No. 89A0400-C1

To all persons interested in a petition for adoption of **James David Dumbrell** of Cambridge in said County.

A petition has been presented to said Court by **David B. Lutes** and **Gina Louise Dumbrell-Lutes** his wife, of Cambridge in said County, praying for leave to adopt said James David Dumbrell a child of Gina Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the alleged father of parts unknown, and that the name of said child be changed to **James David Lutes.**

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty-first day of September 1989, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this sixth day of July 1989.

Paul J. Cavanaugh
Register.

(C)July 27,Aug.3,10

COMMONWEALTH OF MASACHUSETTS
Middlesex, ss. **Probate Court**
No. 89D2147D1

Summons by Publication
Jose L. Lopez Plaintiff
vs.
Elsa Gloria Garcia Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Jose L. Lopez, seeking divorce.

You are required to serve upon Linda Olmstead, plaintiff's attorney, whose address is 705 Centre St., Jamaica Plain, MA 02130 your answer on or before September 11, 1989. 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 Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq. First Judge of said Court at Cambridge.
July 15, 1989

Paul J. Cavanaugh
Register of Probate

(C)July20,27;Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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 amendment thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council will hold a public hearing on Wednesday, August 16, 1989 at 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Susan Yanow,** et al to amend the text of the Zoning Ordinance of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District. The new Section 5.43 would read as follows:

"Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulk control plane beginning at grade at the residential/non-residential district line, and rising over the non-residential zone. Said structure may be built forward of and above, the build control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

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)July27,Aug.3

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
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, August 16, 1989 at 5:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **R. Philip Dowds,** et al to amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 11.400 - "Development Control Program" which would limit maximum Floor Area Ratio to 2.0 and limit maximum height to 45 feet for the entire city. The stated purpose of the proposal is to protect Cambridge residents from the negative impacts of too rapid development by slowing development, and to limit the height and density of current development proposals during which time the Community Development Department shall study and report on the current state of development and its impacts on the City. The petition proposes to be in force until either February 1, 1992 or until the Community Development Department has completed the tasks as outlined in the petition.

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)July27;Aug.3

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, August 16, 1989 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **Debra McManus,** et al to amend the text of the Zoning Ordinances of the City of Cambridge by amending Article 2.000 - Definitions, "Floor area, gross" to include parking garages and structures used for parking, except for unenclosed parking and loading areas, as gross floor area. Also Article 5.000 - Development Standards is amended by deleting the existing Section 5.25 "FAR exceptions for Parking Structures," and substituting language which would exclude only that floor area used for parking which is below grade and by creating a Planning Board Special Permit process which would allow 25% of the floor area to be exempted from floor area calculations under specific conditions.

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)July27;Aug.3

PUBLIC NOTICE
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CITY OF CAMBRIDGE
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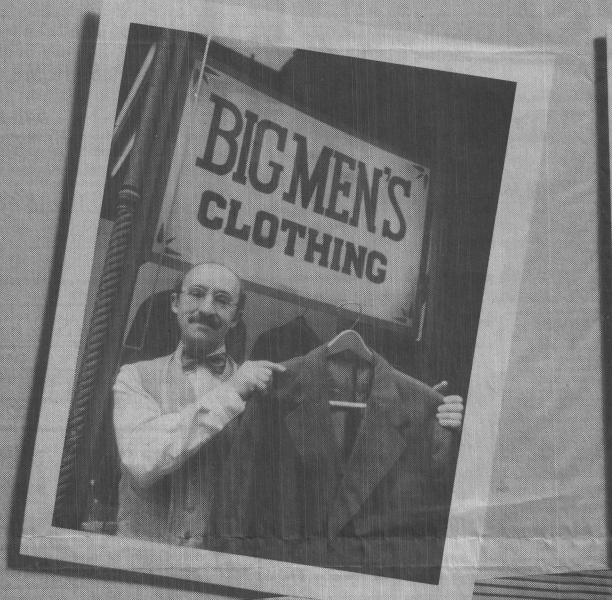
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee
Councillor William H. Walsh
Chairman

(C)July27;Aug.3

A few big businesses who can advertise in the NYNEX Community Directory.





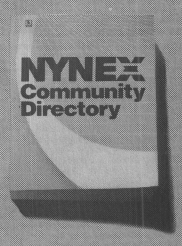




You don't have to be the big man on the block to advertise like one.

Because the NYNEX Community Directory lets you advertise efficiently to your most important prospects–your neighbors. Our new community books for Boston will reach people not only where they live, but where they shop. And because of the NYNEX name, you're assured full coverage and distribution.

So if you've got big ideas for your small business, call your authorized NYNEX sales specialist at 1-800-272-2594.



C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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C. C. 106

PUBLIC NOTICE
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C. C. 106

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For the Committee,

Councillor William H. Walsh,
Chairman

OFFICE OF THE CITY CLERK

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

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 28, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, August 16, 1989 at 4:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Susan Yanow, et al to amend the text of the Zoning Ordinances of the City of Cambridge in Article 5.000 - Dimensional Requirements, by creating a new Section 5.40 - Transition Requirements with regard to Office, Business or Industrial District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,
Joseph E. Connarton
Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

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For the Committee,

Councillor William H. Walsh,
Chairman

OFFICE OF THE CITY CLERK

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Chairman

BULK CONTROL PLANE (YANOW 3) PETITION PAGE 1 OF 1.

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to help protect residential neighborhoods from oversize commercial development next door by amending the Zoning Ordinance in conformance with the Petition attached hereto.

	Signature	Printed Name	Address	Phone
3/3	Susan Yanow	Susan Yanow	221 Norfolk St 02139	492-1032 ✓
6/3	R Philip Dowds	R PHILIP DOWDS	48 BANKS 02138	354-6024 ✓
10/4	Daniel E Geer Jr	DANIEL E GEER, JR	40 Bellis Circle 02140	354-5253 ✓
1/3	Debra McManus	Debra McManus	19 Cornelius Way 02141	864-2686 ✓
8/3	Priscilla J. McMillen	Priscilla J. McMillen	12 Hilliard St 02138	547-6260 ✓
	Judith VanIngen	Judy VanIngen	21 Chauncy St. 02138	492-7873
	John R Pitkin	John R. Pitkin	18 Fayette St.	492-4035
4/3	P D Kinder	Peter D. Kinder	7 Dana Street	5473236 ✓
9/1	W Nichols	WOLFGANG NICHOLS	201 HURON AVE, CAMB	491-4298 ✓
3/3	Vincent Lawrence Dixon	VINCENT LAWRENCE DIXON	287 HARVARD ST.-UNIT 6H	492-0954 ✓
3/3	Phillip Sego	PHILLIP SEGO	221 Norfolk St.	492 1032 ✓
6/3	Anne R. Loop	Anne R. Loop	194 Green St. Cambridge	547-3834 ✓
5/3	Walter Grant	WALTER GRANT	302 Brookline St	864-1441 ✓
7/1	Henry J. Shanahan	HENRY J. SHANAHAN	1857 MASS AVE	864-4635 ✓
1/3	J.D. Marks	J.D. MARKS	7 Cornelius Way	661-7236 —

RECEIVED IN THE OFFICE OF THE CITY CLERK CAMBRIDGE, MA. 2001 JUL -8 AM 11:30

I, the above signed, am a registered voter in the City of Cambrige, MA.

✓ = Reg. Voters

City of Cambridge

ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

BULK CONTROL PLANE

"Yanow Three"

FINAL AS FILED / 30 MAY 89

WHEREAS Susan Yanow et al have filed two previous versions of this Petition to provide better protections to residential districts abutting higher density commercial districts; and

WHEREAS the Planning Board, in its review of the most recent of these Petitions, declared that while the Petition had certain merit, the Board nonetheless needed more time to study the impacts and implications of the Petition; and

WHEREAS it is the intent of the Undersigned to ensure that the City has time and opportunity to pursue said study;

NOW THEREFORE, we the Undersigned refile the Yanow Petition, and thus respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Zoning Ordinance of the City of Cambridge by adding to Section 5.40, Transition Requirements, a new subsection 5.43 reading as follows:

"5.43 Where any Office, Business, or Industrial Zone abuts any residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45° bulk control plane beginning at grade at the residential / non-residential district line, and rising over the non-residential zone. Said structure may be built forward of, and above, the bulk control plane only if those portions of the structure above said plane are compliant with height and yard (setback) requirements of both the non-residential zone applicable to its lot, and also the residential zone immediately adjacent."

BULK CONTROL PLANE (YANOW 3) PETITION PAGE 1 OF 1.

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10/4		DANIEL E GEER, JR	40 Bellis Circle 02140	354-5253	✓
1/3	Debra McManus	Debra McManus	19 Cornelius Way 02141	864-2686	✓
8/3	Priscilla J. McMillen	Priscilla J. McMillen	12 Hilliard St 02138	547-6260	✓
	Judith VanIngen	Judy VanIngen	21 Chauncy St. 02138	492-7873	
	John R Pitkin	John R. Pitkin	18 Fayette St.	492-4035	
4/3	P Kinder	Peter D. Kinder	7 Dana Street	5473236	✓
9/1	W Nichols	WOLCOTT NICHOLS	201 HUNNEWELL, CAMB	491-4298	✓
3/3	Vincent Lawrence Dixon	VINCENT LAWRENCE DIXON	287 HARVARD ST.-UNIT 64	492-0954	✓
3/3	Phillip Sego	PHILLIP SEGO	221 Norfolk St.	492 1032	✓
6/3	Anne R. Loop	Anne R. Loop	194 Green St. Cambridge	547-3834	✓
5/3	Walter Grant	WALTER GRANT	302 Brookline St	864-1441	✓
1/3	Henry J. Shawah	HENRY J. SHAWAH	1857 MASS AVE	864-4635	✓
1/3	J.D. Marks	J.D. MARKS	7 Cornelius Way	661-7236	—

RECEIVED IN THE OFFICE OF THE CITY CLERK CAMBRIDGE, MA. 2000 JUL -8 AM 11: 30

I, the above signed, am a registered voter in the City of Cambrige, MA.

✓ = reg. voters

City of Cambridge

ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

BULK CONTROL PLANE

"Yanow Three"

FINAL AS FILED / 30 MAY 89

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City of Cambridge

ZONING PETITION

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BULK CONTROL PLANE

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FINAL AS FILED / 30 MAY 89

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City of Cambridge

ZONING PETITION

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CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

BULK CONTROL PLANE

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O-126

Petition of Susan Yanow, et al, transmitting the "Yanow III" petition to amend the Zoning Ordinances by adding to Section 5.40, Transition Requirements, a new subsection 5.43 with regard to Office, Business or Industrial Zones abutting residential districts & that any structure or portion thereof erected within the non-residential district be set back behind a 45° bulk control plane.

11/14/89 No action taken
Placed on file due to
expiration of time limit

In City Council,

June 12, 1989

Referred to Ordinance
Committee & Planning Board
for hearing & report
Copy sent to PB & Ord Comm.
6/13/89 @