

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 6:58 p.m. The purpose of the hearing was to review the petition of Debra McManus, et al, to amend the Zoning Ordinances relative to amending Article 2.000, entitled "Definitions".

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

The Committee heard from Debra McManus, 19 Cornelius Way, Cambridge; the petitioner; who stated her strong belief that all parking garages which are proposed within development plans should be computed as part of the allowed Floor Area Ratio (F.A.R.). Furthermore, she stated she believed there were far too many such parking garages and cars throughout Cambridge.

Also speaking in support of the petition was Dan Geer, 40 Bellis Circle, Cambridge; Howard Medwed, 58 Washington Avenue, Cambridge; and Webb Nichols, 201 Huron Avenue, Cambridge.

Speaking in opposition to the petition was Paul Casey, Real Estate Manager for Com/Energy, who stated that his company is presently involved in planning a parking garage, but they have been seeking the input of the neighborhood prior to proposing any final plan.

Vice-Mayor Wolf moved the petition be referred to the full City Council without recommendation.

The motion - prevailed.

The hearing was adjourned at 7:07 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 on the petition of Debra McManus, et al, to amend the Zoning Ordinances in Article 2.000, entitled "Definitions".

In City Council,

September 11, 1989

*Yabled pending report
from Planning Board on
motion of Vice-Mayor
Wolf.*

PETITION OF Debra McManis

re: Parking Structures in F.A.R. Computations

Petition filed with the City Clerk June 21, 1989

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

4 days June

31 days July

30 days Aug.

65 days = August 30, 1989 = all hearings

In City Council June 26, 1989

Referred to the Planning Board for report June 26, 1989

Planning Board Hearing Aug 1, 1989

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be Nov. 14, 1989.)

15 days Aug

30 days Sept

31 days Oct.

14 days Nov

90 days

City Council hearing published Chronicle on July 27, 1989

and Aug. 3, 1989

Hearing before the Ordinance Committee August 16, 1989 at 6:30 p.m.

Reported to the City Council _____

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE November 14, 1989

11/14/89 Placed on file due to expiration of time limit

RECEIVED BY
OFFICE OF CITY CLERK

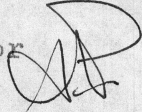
1989 AUG 25 PM 4: 35

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 Debra McManus, et al.

City of Cambridge

August 22, 1989

TO: Sally Powers
Director, Board of Assessors

FROM: Joseph E. Connarton
City Clerk

SUBJECT: Written protest - Debra McManus petition.

Enclosed you will find two copies of the written protest to the petition filed by Debra McManus, 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

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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.

GOODWIN, PROCTER & HOAR

City Council Ordinance Committee
August 15, 1989
Page 2

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 moratorium 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.

GOODWIN, PROCTER & HOAR

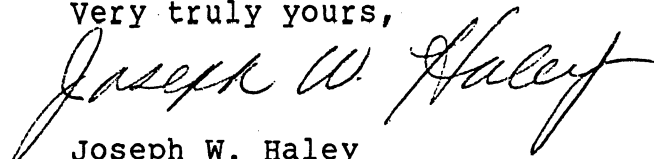
City Council Ordinance Committee
August 15, 1989
Page 3

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
for the Industry B Landowners Group

JWH/vm
cc: Mr. Michael Rosenberg

XP-4431/p

COMEnergy

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AUG 17 AM 11:13
CAMBRIDGE MA.

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 McManus Petition to amend both Article 2.000 - Definitions, "Floor area, gross" by including parking garages and structures used for parking and Article 5.000 - Development Standards by deleting the current provision which excludes parking garages from being calculated into the Floor Area Ratio requirements.


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.

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

<u>Address</u>	<u>Owner</u>	<u>Square Ft.</u>
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



**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) July 27; Aug. 3



**PUBLIC NOTICE
RELATIVE TO ZONING
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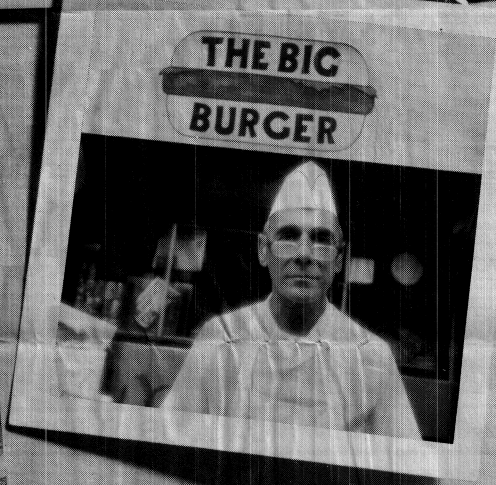
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All persons interested in this matter may appear at this time and be heard.

For the Committee
Councillor William H. Walsh
Chairman

(C) July 27; Aug. 3

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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
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Textiles
Offset Press
Hydraulic Extrication Tools
See proposal for bid deposit.
The City of Cambridge reserves the right to waive any informality or to reject any or all bids or 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.
(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 2:30 P.M. Proposals are to 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. Esaki Hearing Room, level 3, 40 Thorne St., Esaki Hearing Room, Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or proposals and they may deem in the best interest of the Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd Floor, Room 382, Superior Court House, 40 Thorne St., E. Cambridge, MA (494-4106).
Middlesex County Commissioners Office
Carole Kelley,
Purchasing Agent
(July 27, Aug. 3)

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss 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 R. Lutes and Gine Louise Dumbrell-Lutes his wife, of Cambridge in said County, praying for leave to adopt James David Dumbrell a child of Gine Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the alleged father of parts undated, and that the name of said child be changed to James David Lutes.
If you desire to object thereto 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.
(July 27, Aug. 3)

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss Probate Court No. 89D2147D1
Summons by Plaintiff
Ella Gloria Garcia Defendant
vs.
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
(July 20, 27, Aug. 3)

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Residential, Commercial
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PLUMBING/HEATING & GAS FITTING SERVICE
Residential, Commercial
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CITY OF CAMBRIDGE PURCHASING DEPARTMENT
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COMMONWEALTH OF MASSACHUSETTS Middlesex, ss 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 R. Lutes and Gine Louise Dumbrell-Lutes his wife, of Cambridge in said County, praying for leave to adopt James David Dumbrell a child of Gine Louise Dumbrell-Lutes of Cambridge in the County of Middlesex and to the alleged father of parts undated, and that the name of said child be changed to James David Lutes.
If you desire to object thereto 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.
(July 27 Aug. 3 10)

COMMONWEALTH OF MASSACHUSETTS Middlesex, ss Probate Court No. 89D2147D1
Summons by Plaintiff
Joseph L. Lopez Plaintiff
vs.
Ella Gloria Garcia Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Joseph 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
(July 20, 27 Aug. 3)

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If you desire to object thereto 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.
(July 27 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 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 4:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Sean Yarnes, et al to amend the text of the Zoning Ordinance of the City of Cambridge 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 5-40 would read as follows:
"Where any Office, Business, or Industrial Zone exists in a residential district, any structure or portion thereof erected within said non-residential district shall be set back behind a 45 degree bulb control plane beginning at the 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 bulb control plane only if those portions of the structure above said plane are compliant with height and yard (set-back) 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
(July 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 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 Philip Dawds, 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 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
(July 27 Aug. 3)

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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
(July 27 Aug. 3)

CALL US AT 628-1800 IF YOU HAVE A SERVICE

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

SEP 29 1989
SOUTHBRIDGE, 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.

SEP 22 PM 3:13
CAMBRIDGE MA.

GOODWIN, PROCTER & HOAR

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
COUNSELLORS AT LAW

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.

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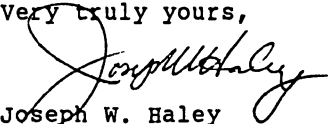
GOODWIN, PROCTER & HOAR

Mr. Joseph Connarton, City Clerk
September 22, 1989
Page 2

RECEIVED
SEP 22 PM 9 13
CANTONMENT RD.

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, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

JUL 12 AM 9:21
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 8:30 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a petition by Debra McManus, et al to amend the text of the Zoning Ordinance 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. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 498-9034.

City of Cambridge

1989 AUG -4 PM 3:55
CITY COUNCIL HEARING SCHEDULE
CAMBRIDGE MA.

Monday, August 7, 1989

5:00 P.M. Special City Council Meeting. (Sullivan Chamber)

6:00 P.M. The City Council has scheduled a public hearing pursuant to the provisions of Ordinance No. 733, relative to the request of Sergei Alievsky, Proprietor of Troyka Restaurant, to lease for ten years a City-owned plot of land adjacent to the premises numbered 1154 Massachusetts Avenue, to be converted into a terrace for Troyka Restaurant. Said lease to be subject to the terms of the request and in consideration of \$15,000.-\$18,000. in Capital Improvements. (Sullivan Chamber)

7:00 P.M. The City Council has scheduled a public hearing pursuant to the provisions of Ordinance No. 733, relative to the request of Stop and Shop Companies to purchase from the City Riverside Road, a right of way containing 25,785 square feet for the sum of \$1,000,000. (Sullivan Chamber)

Wednesday, August 16, 1989

The Committee on Ordinances will meet to discuss the following:

✓✓

4:30 P.M. Petition of Susan Yanow, et al, to amend the Zoning Ordinances of the City of Cambridge with regard to transition requirements. (Sullivan Chamber)

✓

5:00 P.M. Petition of R. Philip Dowds, et al to amend the Zoning Ordinances with regard to a Development Control Program. (Sullivan Chamber)

✓✓

5:30 P.M. Petition of Webb Nichols, et al, to amend the Zoning Ordinances with regard to Appeals, Variances and Special Permits. (Sullivan Chamber)

?

✓

6:00 P.M. Petition of Debra McManus, et al, to amend the Zoning Ordinances with regard to parking structures in FAR computations. (Sullivan Chamber)



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 as follows:

A. Amend Article 2.000 - Definitions, Section "Floor area, gross", as follows:

1. Add a new paragraph (g) which shall read:

"(g) Parking garages or portions of structures devoted to parking automobiles, including covered vehicular entrances, ramps and concourses, except as excluded in (1) below."

2. Delete paragraph (1) and substitute therefor the following:

"(1) At-grade off-street parking and loading areas which are unroofed and unenclosed."

B. Amend Article 5.000 - Development Standards by deleting Section 5.25 "FAR Exceptions", and substituting therefor the following:

"5.25 FAR Exceptions for Parking Structures.

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor of a parking structure, or

portion of a structure so used, completely below the finished grades of its lot, shall be excluded from gross floor area computations.

- (2) The Planning Board may, by Special Permit, exempt from floor area computations up to 25% of the floor area of that portion of any parking structure not completely below finished grade, upon making the specific finding that average floor-to-floor heights within said above-grade parking structure are less than eight and one-half feet."



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-nine

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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:

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" (g) Parking garages or portions of structures devoted to parking automobiles, including covered vehicular entrances, ramps and concourses, except as excluded in (1) below."
 2. Delete paragraph (1) and substitute therefor the following:
" (1) At-grade off-street parking and loading areas which are unroofed and unenclosed."
- B. Amend Article 5.000 - Development Standards by deleting Section 5.25 "FAR Exceptions", and substituting therefor the following:
- "5.25 FAR Exceptions for Parking Structures.
- (1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor of a parking structure, or

portion of a structure so used, completely below the finished grades of its lot, shall be excluded from gross floor area computations.

- (2) The Planning Board may, by Special Permit, exempt from floor area computations up to 25% of the floor area of that portion of any parking structure not completely below finished grade, upon making the specific finding that average floor-to-floor heights within said above-grade parking structure are less than eight and one-half feet."



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 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 new language.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge
MASSACHUSETTS

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

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

For the Committee,

Councillor William H. Walsh,
Chairman.

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Chairman.

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For the Committee,

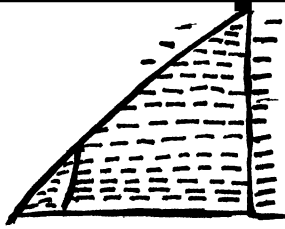
Councillor William H. Walsh,
Chairman.

RECEIVED BY
OFFICE OF CITY CLERK

1989 JUL 25 PM 4:49

CAMBRIDGE MA.

1st flr



The Committee on Ordinances conducted a public hearing, on Wednesday, August 16, 1985 in the Sullivan Chamber, City Hall, beginning at 6:58 P.M. The purpose of the hearing was to review the petition of Delva McManus et al to amend the Zoning Ordinance relative to amending Article 2.000 entitled "Definitions".

Mr. Councilor William Walsh, Chairman of the committee opened the meeting and requested all interested individuals to come forward.

The Committee heard from Delva McManus, 19 Councilor Way, Cambridge, the petitioner, who stated

has strong belief that all parking garages
which are proposed within development plans
should be computed as part of the allowed
Floor Area Ratio (F.A.R.)

Furthermore, she stated ~~she~~ she believed there
were far too many such parking garages
and cars throughout Cambridge.

It also speaking in support of the petition was
Dan Geer, 40 Bellis Circle, Cambridge, Howard
Medwed, 58 Washington Avenue, Cambridge and Webb
Nichols, 201 Huron Avenue, Cambridge.

11) Speaking in opposition to the petition
 was Paul Casey, Real Estate Manager for Com/energy
 who stated that his company is presently involved
 in planning a parking garage but ~~that~~ they
 have been seeking the input of the neighborhood
 prior to proposing any final plan.

12) Vice Mayor Wolf moved ~~the~~ the petition be
 referred to the full City Council without
 recommendation

The motion prevailed

The hearing was adjourned at 7:07 P.M.

For the Committee
 Councilor William Walsh
 Chairman



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

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Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

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For the Committee,

Councillor William H. Walsh,
Chairman.

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For the Committee,

Councillor William H. Walsh,
Chairman.

We the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to provide greater control of building bulk by computing enclosed parking as part of the allowed floor area in conformance with the Petition to amend the Zoning Ordinance attached hereto.

Signature	Printed Name	Address	Phone
	Bill Schmidt	2301 Massachusetts Ave. 02139	876-1422
	Anne Leslie	115 CLIFTON ST. 02139	868-0827 X
	Bruce Pritchard	42 Shepard St. 40	354-2121 X
	John Gintell	20 Cameron Ave. 40	868-0252 X
	PHYLLIS SEIDEL	9 West St	876-5461 X
	Ross Zerchikov	945 MEMORIAL DR.	661-4623
	PEGGY M. KAPISOVSKY	6 Washington Ave 40	491-1392 X
	STEPHANIE ANNE GRANDINI	276 HARVARD ST 02139	868-5439
	HOWARD D. MEADOW	6 Washington Ave 73	491-1392 X
	HOWARD D. MEADOW	58 WASHINGTON AVE	868-8805
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I, the above signed, am a registered voter in the City of Cambridge, MA.

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

**PARKING STRUCTURES IN F.A.R.
COMPUTATIONS**

FINAL AS FILED / 21 JUNE 89

WHEREAS above-grade parking structures are normally among the least attractive buildings in a business district; and

WHEREAS said above-grade structures add to perceived height, bulk and shadowing effects just as do regular, enclosed commercial uses; and

WHEREAS project proponents often argue that, unless granted parking relief by special permit or variance, they will increase the bulk and harm the appearance of their project by incorporating the required but unlimited parking floor area in the structure above grade; and further

WHEREAS townhouse development is often much bulkier than adjacent traditional housing due, in part, to the incorporation of at-grade, fully enclosed garages which do not count as part of the project's FAR;

NOW THEREFORE, we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Amend Article 2.000 - Definitions, Section "Floor area, gross", as follows:

1. Add a new paragraph (g) which shall read:

"(g) Parking garages or portions of structures devoted to parking automobiles, including covered vehicular entrances, ramps and concourses, except as excluded in (1) below."

2. Delete paragraph (1) and substitute therefor the following:

"(1) At-grade off-street parking and loading areas which are unroofed and unenclosed."

B. Amend Article 5.000 - Development Standards by deleting Section 5.25 "FAR Exceptions", and substituting therefor the following:

"5.25 FAR Exceptions for Parking Structures.

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor of a parking structure, or

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Signature	Printed Name	Address	Phone
<i>[Signature]</i>	<i>Carol's mother</i> 2301 Mass. Ave.	2301 Mass. Ave.	876-1420 11-3
<i>[Signature]</i>	BILL SCHMIDT	115 CLIFTON ST.	868-0827 X
<i>[Signature]</i>	Anne Leslie	42 Shepard St.	354-2121 8-1 X
<i>[Signature]</i>	Bruce Pritchard	20 Cameron Ave.	868-0252 11-4 X
<i>[Signature]</i>	John Gintell	9 West St	876-5461 3-3 X
<i>[Signature]</i>	PHYLLIS SEIDEL	945 MEMORIAL DR.	661-4623 8-4
<i>[Signature]</i>	Ross Zerchyleov	6 Washington Ave	491-1392 7-3 X
<i>[Signature]</i>	PEGGY M. KAPISOVSKY	276 HARVARD ST	868-5439
<i>[Signature]</i>	Stephanie Anne Granlun	6 Washington Ave	491-1392 7-3 X
<i>[Signature]</i>	HOWARD D. MEDWED	58 WASHINGTON AVE	868-8805
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I, the above signed, am a registered voter in the City of Cambridge, MA.

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

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The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC UTILITIES

JUN 22 PM 12:37
CAMBRIDGE MA.

June 15, 1989

D.P.U. 89-17

MID-ATLANTIC TELECOMMUNICATIONS, INC.

Mid-Atlantic Telecommunications, Inc. has petitioned the Department of Public Utilities for a certificate as a radio utility to provide regional domestic public land mobile radio and radio paging service in Massachusetts, for an area extending from Boston, Massachusetts to Norfolk, Virginia.

The above investigation is officially captioned:

Application of Mid-Atlantic Telecommunications, Inc. for a certificate as a Radio Utility to provide Mobile Radio Utility Service within the Commonwealth of Massachusetts.

The Department of Public Utilities will conduct a public hearing on this matter on Thursday, July 27, 1989 at 10:00 a.m. at its hearing room, #1210 Leverett Saltonstall Building, 100 Cambridge Street, Boston, Massachusetts.

By Order of the Department,

Handwritten signature of Mary I. Cottrell in cursive script.

MARY I. COTTRELL, SECRETARY

Cambridge Citizens for Liveable Neighborhoods

P.O. Box 19, Cambridge, Mass. 02238 354-5670

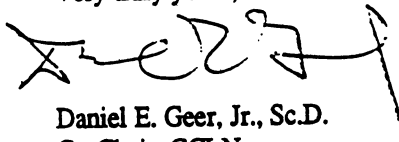
20 Jun 1989

Hon. Alfred Velluci
Office of the Mayor
City Hall
Cambridge, Mass. 02139

Dear Mayor Velluci,

Please clarify for us why Mr. David Clem is routinely permitted in the Council's private chambers, including especially when matters of material financial interest to his real estate development company are before you.

Very truly yours,



Daniel E. Geer, Jr., Sc.D.
Co-Chair, CCLN

cc: Cambridge City Council
all Cambridge neighborhood associations
Cambridge Tab
Cambridge Chronicle

CAMBRIDGE MA.
JUN 22 PM 12:21

Cambridge, June 21 19⁸⁹

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray

to receive a peddler's license to sell jewelry in Cambridge. The items
would be mounted on a board and will not require much sidewalk space.

The selling will be mainly evenings and week ends. Thank you for considering
this request.

Charles Cohen
266 Harvard Street
Cambridge, MA 02139
864-9748

RECEIVED
CITY CLERK
JUN 21 11 12: 46
CAMBRIDGE MA.

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

City of Cambridge
ZONING PETITION

Sponsored by:
CAMBRIDGE CITIZENS FOR LIVEABLE NEIGHBORHOODS

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1.

0-125

Petition of Debra McManus, et al, to amend the Zoning Ordinances in Article 2.000, Definitions, Section "Floor area, gross" by adding a new paragraph (g) Re: parking garages & structures devoted to the parking of automobiles & in Article 5.000, Development Standards, by deleting Section 5.25 "FAR Exceptions" & substituting a new Section 5.25, "FAR Exceptions for Parking Structures" concerning gross floor area computations.

*11/14/89 Placed on file
due to expiration
of time limit*

In City Council,

June 26, 1989

*Copy sent to both Leo Barber,
Planning Board + Benita Walsh,
Ordinance Committee Chair
6/28/89 arb*