

177 / lots 10, 27, 28, 64

Block 177 / 6, 8, 29, 43, 44, 48, 65

Block 177 Lots 10, 27, & 28

Record Owner :

Sears Roebuck & Co.  
Tax Department-568E  
555 East Lancaster Ave  
St. Davids, PA., 19087

Block 177 Lot 64

Record owner :

Peter W. Wasserman  
Trs. of 1815 Realty Trust  
c/o Peter Wasserman  
The Leonard Trust  
1776 Mass Ave #7  
Cambridge, MA.,

Block 177 Lot 6  
Assessed Owner :

Maurice Salamon &  
Alice K. Salamon  
46 Mt. Vernon St  
Cambridge, MA.,

Block 177 Lot 8  
Assessed Owner :

Joseph A. DeGuglielmo  
36 Mt. Vernon St  
Cambridge, MA.,

Block 177 Lot 29  
Assessed Owner :

Queenie Boyajian  
37 Mt. Vernon ST

Block 177 Lot 43  
Assessed Owner :

John P. Bennett &  
Alexander C. Bennett,  
Trs. of Forty-Five Mt.  
Vernon Property Trust  
45 Mt. Vernon St.

Block 177 Lot 44  
Assessed Owner :

George Nichols III  
47 Mt. Vernon St

Block 177 Lot 48  
Assessed Owner :

Marvin E. Gilmore JR  
& Lorna J. Gilmore  
26 Mt. Vernon St

Block 177 Lot 65  
Assessed Owner :

Gilbert P. Sakakeeny &  
Robert E. Sheehy  
40-42 Mt. Vernon St

# Deaths

## Frances Leighton

A memorial service will be held today from Frances Leighton, a lifelong resident of Cambridge who Tuesday, Sept. 23, in Bangor Hospital in Maine after a brief illness.

Mrs. Leighton was a registered nurse at Mount Auburn Hospital. She had been a summer resident of Casco, ME, for more than 20 years.

She attended Cambridge High and Latin School and was graduated from Mount Auburn School of Nursing in 1926.

During her 40-year nursing career, she held a number of supervisory and teaching positions at Mount Auburn Hospital. She was director of archives for the hospital's nursing school from 1978 to 1986.

Mrs. Leighton was a member and past president of the Mount Auburn Hospital Nurses Alumnae Association and chair of the Cambridge chapter of Nursing Services for nearly 25 years. She also supervised many blood drives, was a Red Cross volunteer for 30 years and also taught classes for expectant parents.

She is survived by a son, Robert L. H.; Leighton of Clinton Corners, NY; a daughter, Frances L. Wade of Orono, ME; nine grandchildren and two great-grandchildren.

The memorial service will be held today, Thursday, at 1 pm at Christ Church.

## Doris Ellis

A funeral Mass was held Monday for Doris Ellis, 85, a former Cambridge school teacher who died Friday, Sept. 26, at Youville Hospital after a long illness.

She was a graduate of Emmanuel College and had taught school both in Cambridge and in Gloucester.

She was the daughter of the late John and Josephine (McLennan) and the wife of the late Raymond Ellis. She is survived by her son, Raymond J. Ellis of North Cambridge and by her nieces and nephews.

The funeral Mass was held Monday at St. Joachim's Church in Rockport followed by interment in Oak Hill Cemetery, Gloucester.

In lieu of flowers, donations may be made to Emmanuel College, 400 Fenway, Boston 02115.

Arrangements were made by the James C. Greely Funeral Home in Gloucester.

## Hugh Curry

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A native of Cambridge, he had left the city to join the United States Army Band in Washington, DC, which

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# Artist to set up T station 'cafe'

The MBTA's Kendall Square subway station will be host to artist Q.E. Ryan's conceptual "cafe" from October 7, through early winter.

A neon sign, inviting commuters to "Eat Here," ambient lighting, brightly painted restaurant furniture, "designer coloring," mock menus, waitresses and restaurant reviews will all contribute to this fanciful, unexpected environment that greets commuters as they approach the turnstiles and taken both on the outbound side of the station.

Ryan's installation is a project or Artstops, a temporary art program developed by the MBTA and the Cambridge Arts Council's Arts On The Line program. As part of the MBTA's efforts to ease passenger inconvenience during the renovation of ten Red and Orange line stations, Artstops will present "Eat Here!" as well as many other innovative installations and performances.

"Eat Here!" is one of over twenty temporary art projects which will take place in the Central, Kendall, Park Street, Washington Street (Red and Orange), State, and Essex stations over the next five to ten months. Twenty-one artists have been chosen from the visual, design, performing, and media arts to create murals, sculpture, theatre, puppet shows, poetry, dance, and participatory sound installations for these stations.

"Artstops projects currently being planned will include such innovative

## Harvard GSD wins NEA grant

The Graduate School of Design (GSD) at Harvard University is one of 63 institutions across the country, and one of only two in Massachusetts, to be awarded a three-year grant by the National Endowment for the Arts this year. The GSD will receive \$500,000 in Federal funds to be matched with new contributions on a three-to-one basis over a three-year period. The funds will be used to augment the GSD's endowment for faculty positions.

"For the GSD, this Challenge Grant is both an honor and an opportunity," commented Gerald M. McCue, Dean of the Faculty of Design. "It comes at an important time for the school because we are more than half way through the Capital Fund Drive that we announced nearly a year ago. We expect that this matching grant will serve as an incentive for new donors and the private sector to come forward in support of the GSD's efforts to improve the quality of the built environment."

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## Cantabs

Amy L. Stein of 3 Whittier St., daughter of Dr. Samuel W. Stein and Catherine A. Stein, received a Bachelor of A.A. degree in psychology from Wellesley College. She graduated summa cum laude and was elected to membership in Phi Beta Kappa.

Katherine M. Champion, daughter of Mr. and Mrs. Hale Champion of Cambridge, received a Bachelor of Arts degree in English from Middlebury College at Commencement exercises.

he directed for 23 years.

He is survived by his wife, Kathleen (Howard), a daughter, Lillian Keener, four sisters, Mary Carew of Gardner, Helen Healy of South Yarmouth, and Margaret and Frances Curry of Watertown; and two grandchildren.

A funeral Mass was said at Fort Meyer Chapel in Arlington, followed by interment in Arlington National Cemetery.

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Arrangements were made by the James C. Greely Funeral Home in Gloucester.

## Honoraria Perry

A funeral Mass was held this week for Honoraria S. (Caloura) Perry, who died Sept. 25 at her home after a long illness. She was 92.

Mrs. Perry was a native of Portugal who had lived in Cambridge for many years. She was employed as a stitcher.

She was the wife of the late Serafim M. Perry, and is survived by her daughters, Mary Bentubo and Dorothy M. Kasperwicz; her sisters, Ernesta Leite and Maria KCaloura; and her brother, Carlos Caloura; her grandchildren, James R. Bentubo, Joan Douglas, Dorothy Gannon and Carol Komola. She is also survived by 12 great grandchildren and two great great grandchildren.

A funeral Mass was held at St. Anthony's Church on Monday followed by interment in Cambridge Cemetery.

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Mrs. Karpowicz is survived by her husband, John; her children, Barbara and Peter; her sisters, Stella Karroll, Lillian Boner, Ann Karpowicz, Helen McCulloch, Nellie Butler, Eileen Rodrick; her brother, John Wojlyna; and two grandchildren.

Interment was private.

In lieu of flowers, donations may be made to the Cambridge Hospice program in care of the Cambridge Visiting Nurses Association, Bigelow Street.

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Mrs. Karpowicz is survived by her husband, John; her children, Barbara and Peter; her sisters, Stella Karroll, Lillian Boner, Ann Karpowicz, Helen McCulloch, Nellie Butler, Eileen Rodrick; her brother, John Wojlyna; and two grandchildren.

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**CHESS MATES**—Getting reading for the second annual Cambridge Chess Classic this weekend are, from the left, Harvard Square Chess Master Jim Dracup, tournament director Jonathan Myers, City Councilor Frank Duehay and Raul Moore, property manager in Harvard Square.

# Annual Cambridge chess tourney set

The second annual Cambridge Chess Classic will be held Saturday, October 4, at Charles Square in Cambridge.

This year's tournament is expected to attract 150 players from throughout New England. The tournament will feature New England's top player, Jim Rizzitano, Harvard Square's local chess masters, Murray Turnbull and Charlie Herten, and last year's champion, Joe Fang.

In addition to the tournament itself there will be an exhibition of chess talent by the United States Chess Champion Lev Alburt. Grandmaster Alburt will play 30 opponents at one time, moving from board to board to make his moves.

The Chess Classic and Alburt's exhibition are open to everyone to play or watch. The tournament is open to players of all levels. There are tournament sections for all from novice to master. The format of the tournament games will be thirty minutes per player per game. The quick time limit enhances the excitement for players and spectators alike. Those wishing to register may do so on Saturday from 8:30 am to 9:45 am. The tournament will run from 10 am to 6 pm. Alburt's exhibition will begin at noon.

The Cambridge Chess Classic is another indication that Cambridge is developing into one of the country's leading chess centers. October 4, 1986 is National Chess Day and no less than the United States Champion indicated that Cambridge is where he wanted to be on the day.

Alburt has recently said, "There is no doubt that the Cambridge/Boston area can be a real leader in the national and international chess scene. The amount of recent activity in the area demonstrates a real commitment to the advancement of American chess." The recent activity includes the Cambridge International tournament, the Chess Classics, the upcoming Cambridge Open, and the scheduled 1988 U.S. Open Chess tournament in the area.

In recognition of Cambridge's chess activity Cambridge City Council has designated October as Chess Month in Cambridge. City Councilor Frank Duehay, a chess enthusiast commented in sponsoring the resolution that "chess is an important cultural activity for the city. We should do as much as we can to support Cambridge chess. For next year's International tournament we have invited two players from the Soviet Union to play."

## Stanley Bishop

Private services were held this week for former state and national amateur golf champion, Stanley E. (Ted) Bishop, who died in his Cambridge home on Thursday, Sept. 25.

Mr. Bishop was a native of Natick. He won three state titles, two New England titles and one US amateur title during his long career on the links.

In 1946, he won the state and New England titles and went on to win the US title in New Jersey.

He is survived by his wife, Evelyn R. (Harkins); a brother, Leon S. Bishop of Brockton; and several nieces and nephews.

Private services were followed by interment in Glenwood Cemetery, Natick.

Arrangements by J. S. Waterman, Wellesley.

## Artemio Guarnieri

A funeral Mass was held at St. John's Church on Saturday for Artemio (Tanny) Guarnieri, 73, who died Sept. 24 at Sancta Maria Hospital after a short illness.

Mr. Guarnieri was born in Boston and lived in KCambridge all of his life. He worked as a maintenance man for the Paine Furniture Co. He was an Army veteran of World War II.

He is survived by his wife, Mary (Corkery); his children, John of Chelmsford and Joyce of Cambridge; and his grandchildren, John, Julie and Jennifer Guarnieri. He was also the brother of Euse Kramer and the late Arthur Guarnieri.

A funeral Mass was held Saturday at St. John's Church followed by interment in Cambridge Cemetery.

Arrangements were made by the Keefe Funeral Home.

## Floyd Crutchfield

Funeral services were held Tuesday for Floyd H. Crutchfield, who died Sept. 26 at Mt. Auburn Hospital after a long illness. He was 85.

Mr. Crutchfield was a native of Fredericksburg, VA, and had been employed as a letter carrier.

He is survived by his wife, Doris (Brown); his daughter, Anna, his sister, Mildred Cole; a granddaughter, Victoria Crutchfield; and many other relatives and friends.

Services were held Tuesday at the Union Baptist Church followed by interment in Mt. Auburn Cemetery.

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Comm. from Joseph E. Connarton, Acting City Clerk, transmitting a written protest from Lawrence F. Frisoli, Esq. on behalf of Joseph S. Judkin, Pres., California Products Corp. to the petition of John K. Bissland to rezone from Industry B to Residence C-1 in the area bounded by Chestnut St., Sidney St. & Henry St.

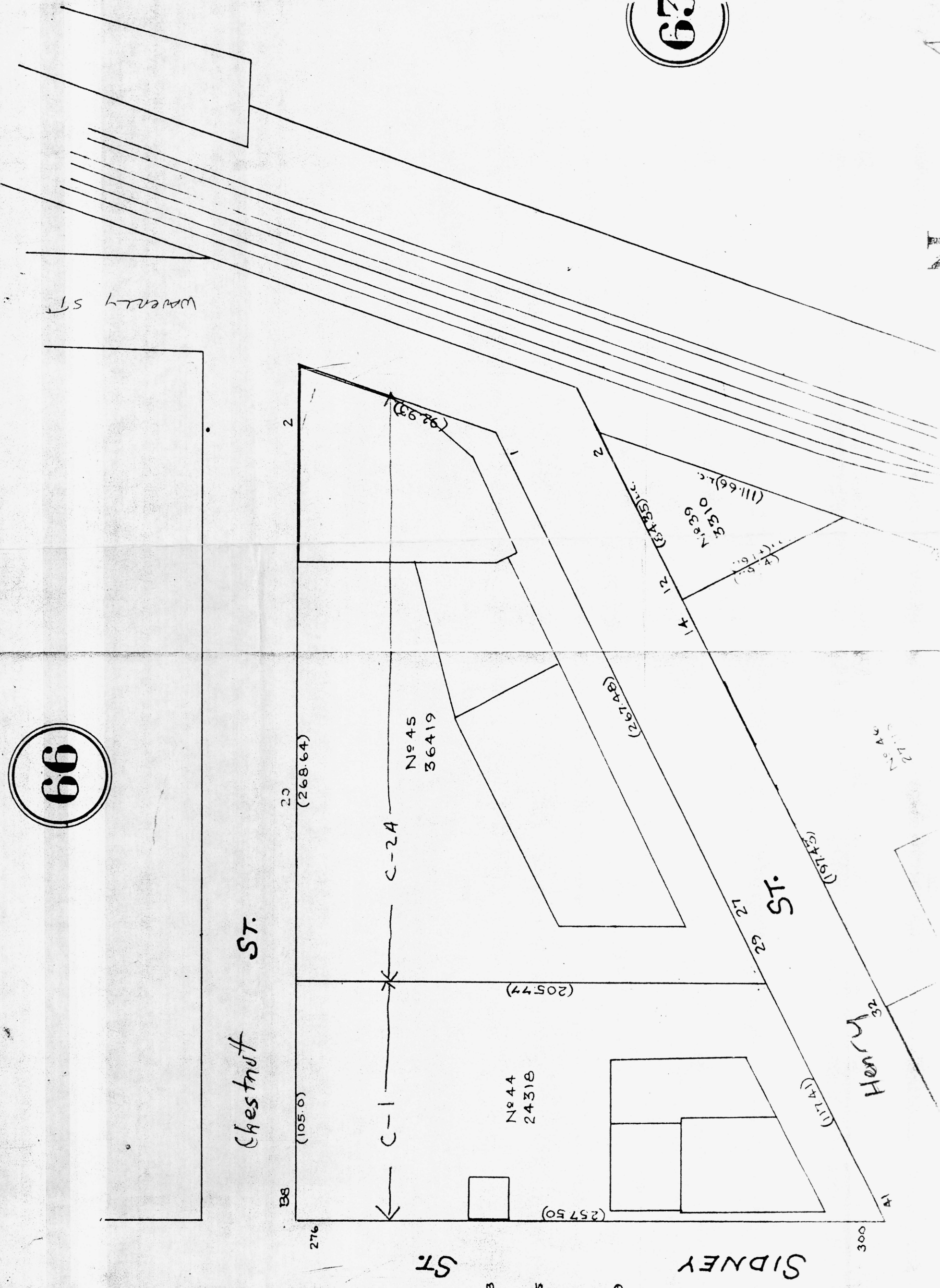
In City Council,

September 29, 1986.

*Referred to the Petition*

*Copy of this protest, with transmittal letter sent to Joan Astorica, City Engineer - to Faith McDonald, Chair, Board of Assessors requesting the ownership + square footage of this protest represents. 9/30/86 mh (copy within)*

67



66

Waverly St

Chestnut St

Sidney St

Henry St

SIDNEY

No 45  
36419

No 44  
24318

No 39  
3310

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(268.64)

B8

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(92.93)

(267.48)

(373.31)

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# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## 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:

By rezoning to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zoning (Assessor's Plat 65, Lot 45), approximately 105 feet; thence turning and proceeding in a southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's plat #65: Lot numbered 44, approximately 24,318 square feet.

And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; thence turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land:  
premises located on Assessor's Plat #65: Lot numbered 45, approximately 36,419 square feet.

# City of Cambridge

sezone land in the Sidney, Henry & Chestnut Street area.  
 PETITION OF *John K. Bissland, Pres.*  
*Wm. S. Simpson, Inc.*  
 Petition filed with the City Clerk *July 31, 1986*

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

*27 day Aug.*

*30 day Sept.*

*8 day Oct.*

*65 day = October 8, 1986 = all hearings*

In City Council

*Aug. 4, 1986*

Referred to the Planning Board for report

*Aug. 4, 1986*

Planning Board Hearing

*Sept. 2, 1986*

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

*28 day Sept.*

*31 day Oct.*

*30 day Nov.*

*1 day Dec.*

*90 day = December 1, 1986*

City Council hearing published

*- Chronicle - Aug. 21, 1986 & Aug. 28, 1986.*

Hearing before the City Council - *September 10, 1986 at 5 p.m.*

Report to the City Council - *September 15, 1986*

Passed to a second reading - *September 15, 1986*  
published

*- Chronicle - September 18, 1986*

Ready for Ordination  
published

*Sept. 29, 1986  
Chronicle -*

*October 2, 1986*

COMPLETION DATE: *December 1, 1986*

*DCA, Community Dev. Dept, Inspectional Serv. & City  
Solicitor notified 10/1/86*



CITY OF CAMBRIDGE  
INTEROFFICE CORRESPONDENCE

To Joan Lastovica, City Engineer  
Faith McDonald, Chair, Board of Assessors

Date September 30, 1986

From Joseph E. Connarton *JEC* Acting City Clerk

Reference

Subject Written protest filed to the petition of John K. Bissland to rezone from Industry B to Residence C-1 & Residence C-2A in the area bounded by Chestnut St., Sidney St. & Henry St.

Enclosed you will find a copy of the above-referenced petition and a written protest filed to same by Lawrence F. Frisoli, Esq., on behalf of Joseph S. Judkin, President, California Products Corporation.

Would you please be so kind as to check your records as to the property ownership and the amount of square footage this protest represents.

Your very kind attention and cooperation in this matter will be greatly appreciated.

*OWNER*

*William Simpson*

*276-300 Sidney St*

*CAMB MA*

*02139-4899*

*10/8/86*

*SJQ*

JEC/mh

Enclosures

COMMONWEALTH OF MASSACHUSETTS

REC SEP 23 AM 9 55  
MIDDLESEX, SS  
CAMBRIDGE MA.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE  
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT  
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS  
GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by John K. Bissland, President, William S. Simpson, Inc., filed July 30, 1986 and concerning an area of land in the Cambridgeport section of Cambridge bounded by Chestnut Street, Sidney Street, and Henry Street, a copy of which is attached hereto, marked "Exhibit A" and incorporated by reference herein.

The undersigned, being the owners of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:


1. The proposed amendment does not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide development over a twenty year period in the immediate area and the Cambridgeport section of Cambridge.
2. The proposed amendment does not recognize the unique ownership pattern, land and development costs and the

range of needs of the City and of the adjacent neighborhood.

3. The proposed amendment will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the area being zoned.
4. The proposed amendment constitutes spot zoning.
5. The proposed amendment fails to allow for the reasonable use and enjoyment of the undersigned's land area and unreasonably restricts the future use of said land area by creating inconsistent zoning areas adjacent to the undersigned property
6. The petitioner for the rezoning of the area lacks legal standing to petition for the same.
7. The proposed amendment fails to provide for adequate open space in the area to be rezoned.
8. The proposed amendment is being presented for the private financial gain of one individual by creating unique special zones on one parcel in order to allow a proposed overly dense and disruptive development.
9. The proposed amendment was voted out of the City Councils' committee on ordinance on the misrepresentation of the petitioner's agent that the undersigned does not object to the petition.
10. The proposed amendment will result in increased traffic noise and congestion and is inconsistent with the development of so called Simplex Industrial.
11. The proposed zoning amendment is substantially similar to a proposed zoning amendment which was unfavorably acted upon within the last two years by the City of Cambridge

and the undersigned further hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and state that the proposed amendment fails to conform with the provisions for initiating

zoning ordinances or by-laws, an amendment, or repeal thereof  
under Chapter 40A of the Massachusetts General Laws.

  
Joseph S. Junkin, President  
California Products Corporation  
169 Waverly Street  
Cambridge, MA 02139

By its attorney,

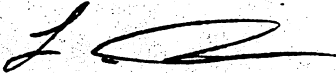
  
Lawrence W. Frisoli, Esq.  
FRISOLI & FRISOLI  
801 Cambridge Street  
Cambridge, MA 02141  
(617) 354-2220

Exhibit "A"

Cambridge, July 30, 1986

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

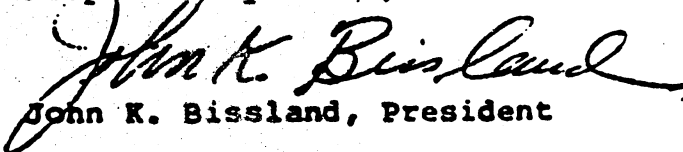
The undersigned  
respectfully pray that the Zoning Ordinance of the City of  
Cambridge be amended as follows: And the Zoning Map of the City  
of Cambridge be rezoned to Residential C-1 that area presently  
zoned Industry B, which is circumscribed by a line beginning at  
the point, said point being the intersection of the center lines  
of Sidney Street and Henry Street; Thence proceeding in a  
northeasterly direction along the centerline of Sidney Street to  
a point of intersection with the centerline of Chestnut Street,  
approximately 260 feet; Thence turning and proceeding in a  
southeasterly direction along the centerline of Chestnut Street  
and its projection to its intersection with the newly proposed  
Residential C-2A zone (Assessor's Plat 65, Lot 45), approximately  
105 feet; Thence turning and proceeding in a Southeasterly  
direction along the border of Lot 45 and 44 (Assessor's Plat 65)  
to Henry Street to the corner of Sidney Street, approximately 117  
feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's Plat # 65 : Lot numbered 44,  
approximately 24,318 square feet.

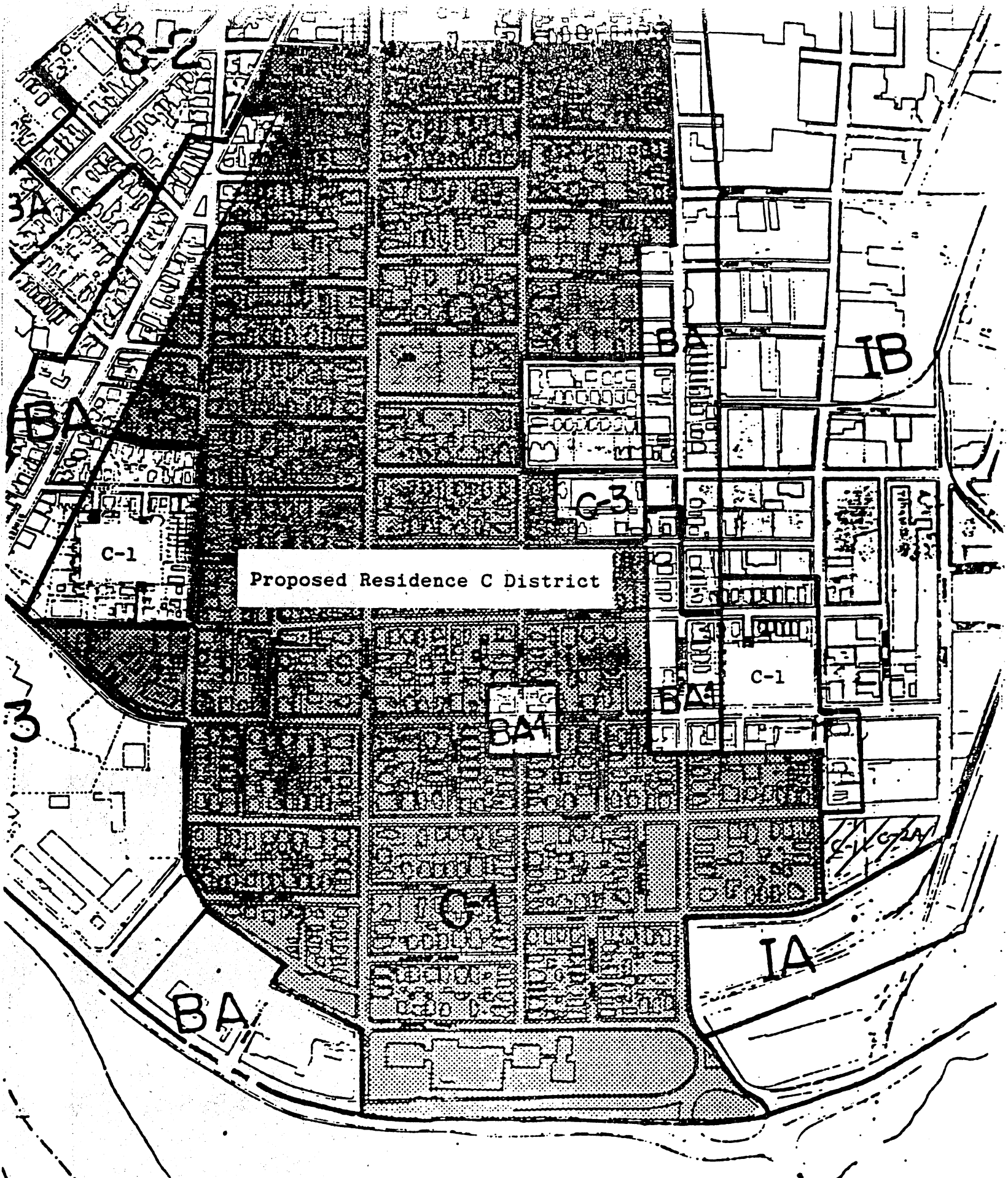
And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of the line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; Thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; Thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; Thence, turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land: Premises located on Assessor's Plat # 65 : Lot numbered 45,  
approximately 36,419 square feet.

Respectfully Yours,

  
John K. Bissland, President

William S. Simpson, Inc.



Proposed Residence C District

C-1

C-3

B

C-1

BA

C-1

BA

IA

<u>District</u>	<u>FAR</u>	<u>HT.</u>	<u>LOT AREA/ DWELLING UNIT</u>	<u>USES</u>
Residence C	0.6	35' (40')*	1800 sq ft/DU (24 units/acre)	Multi- family
Residence C-1	0.75 (0.90)*	35' (40')*	1200 sq ft/DU (36 units/acre)	Multi- family
Residence C-2A	2.50	60'	300 sq ft /DU (144 units/acre)	Multi- family
Industry B	4.0	none	Residential not allowed	Industrial/ commercial

\*Applicable to townhouses only



**CITY OF CAMBRIDGE**  
**INTEROFFICE CORRESPONDENCE**

**To** Joan Lastovica, City Engineer  
Faith McDonald, Chair, Board of Assessors

**Date** September 30, 1986

**From** Joseph E. Connarton, <sup>JEC</sup>Acting City Clerk

**Reference**

**Subject** Written protest filed to the petition of the City Council to rezone two areas abutting Mt. Vernon St. from Residence C-2 to Residence C-1

Attached you will find a copy fo the above-referenced petition and a written protest filed to same from Peter Wasserman and Sharon Cerny, Trustees.

Would you please be so kind as to check your records as to the property ownership and the total affected amount of square footage this protest represents.

Your very kind attention and prompt cooperation in this matter will be greatly appreciated.

JEC/mh

Enclosures

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

The undersigned respectfully pray

That the Zoning Ordinance of the City of Cambridge be amended  
be deleting the current zoning designations of the Zoning Map  
and substituting therefor the designation Residence C-1 for  
the following two areas:

- 1.0 Rezone from Residence C-2 to Residence C-1 an area of land circumscribed by a line beginning at a point, said point being the intersection of the northerly side lot line and the westerly side lot line of lot #28 of Assessor's Plat #177;
- 1.1 Thence turning and proceeding in an easterly direction along the northerly side lot line of lots #28, #27, and #64 to a point 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue for a distance of approximately 240 feet;
- 1.2 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Massachusetts Avenue to its intersection with the southerly side lot line of lot #10, 100 feet distant from the westerly sideline of Massachusetts Avenue;
- 1.3 Thence turning and proceeding in a westerly direction along the southerly lot line of lot #10 on Assessor's Plat #177 to a point at the westerly sideline of lot #10 on Assessor's Plat #177 for a distance of approximately 115 feet;
- 1.4 Thence turning and proceeding in a northerly direction along the westerly side lot line of lot #10 on Assessor's Plat #177 and its northerly extension to the centerline of Mount Vernon Street, for a distance of approximately 128 feet;
- 1.5 Thence turning and proceeding in a westerly direction along the centerline of Mount Vernon Street to a point of intersection with the southerly extension of the westerly side lot line of lot #28 on Assessor's Plat #177;
- 1.6 Thence turning and proceeding in a northerly direction along the southerly extension of the westerly side lot line and the westerly side lot line of lot #28 on Assessor's Plat #177 to the point of origin.

1.01 Premises shown on Assessor's Plat #177:

All or parts of lots #28, #27, #64, and #10  
Odd #1-29 Mount Vernon Street, and even #2-20 Mount  
Vernon Street.

- 2.0 Rezone from Residence C-2 to Residence C-1 an area of land circumscribed by a line beginning at a point, said point being the intersection of a line 100 feet distant from and parallel to the southerly sideline of Upland Road and the centerline of Mt. Vernon Street, Assessor's Plat #177;
- 2.1 Thence turning and proceeding in a southerly direction along the centerline of Mount Vernon Street and southerly extension of Mount Vernon Street to the southerly lot line of lot #6 on Assessor's Plat #177 for a distance of approximately 320 feet;
- 2.2 Thence turning and proceeding in an easterly direction along the southerly lot lines of lots #6, #65, #8, #48, and #47 for a distance of approximately 312 feet;
- 2.3 Thence turning and proceeding in a northerly direction along the easterly side lot line and the extension of lot #47, Assessor's Plat #177 to the centerline of Mount Vernon Street for a distance of approximately 136 feet;
- 2.4 Thence turning and proceeding in a westerly direction along the centerline of Mount Vernon Street to a point of intersection with the southerly extension of the easterly side lot line of lot #29 on Assessor's Plat #177 for a distance of approximately 100 feet;
- 2.5 Thence turning and proceeding in a northerly direction along the southerly extension of the westerly side lot line and the westerly side lot line of lot #29 on Assessor's Plat #177, to its intersection with a line 100 feet distant from and parallel to the southerly sideline of Upland Road, a distance of 180 feet;
- 2.6 Thence turning and proceeding in a westerly direction along a line 100 feet distant from the southerly lot line of Upland Road to its intersection with the centerline of Mount Vernon Street, the point of origin, a distance of approximately 220 feet;

2.01 Premises shown on Assessor's Plat #177

All or parts of lots numbered 44, 43, 29, 6, 65, 8, 48 and 47;

Odd numbers 37-57 Mount Vernon Street;  
Even numbers 24-46 Mount Vernon Street.

RECEIVED BY  
CITY CLERK

SEP 26 11:10:43

CAMBRIDGE MA.  
September 25, 1986

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


RE: Petition of Cambridge City Council to re-zone  
two areas abutting Mount Vernon Street from a  
Residence C2 District to Residence C1 District

Dear Mr. Connarton:

The undersigned, owner of the property at 1826  
Massachusetts Avenue, 1840 Massachusetts Avenue, and 21-29  
Mount Vernon Street, containing 40,515 square feet of  
land, which is included in the proposal to change the  
zoning as encompassed in the above-captioned petition,  
does hereby protest the proposed amendments pursuant to  
M.G.L. c. 40A, §5, as amended, which statute provides  
that prior to final approval of the ordinance if there is  
such a written protest, stating the reasons for the  
protest, signed by "the owners of 20% or more of the area  
of the land proposed to be included or of the area of the  
land immediately adjacent extending 300 feet therefrom,"  
then a three-fourths vote would be necessary to enact the  
ordinance.

We file this protest letter because the proposed  
amendment would constitute spot zoning, would unduly  
restrict the use of the land for legitimate reasons  
without any planning justification, would violate  
M.G.L. c. 40A, §4, and would constitute a constructive  
taking by eminent domain without adequate compensation  
and thereby violate the United States Constitution and  
the Massachusetts Constitution as encompassed in the  
Declaration of Rights.

Sincerely,

  
Peter Wasserman, Trustee

  
Sharon Cerny, Trustee



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

TO: The Honorable, the City Council

SUBJECT: Bissland Rezoning Petition

## The Petition

A rezoning is proposed for the entire block bounded by Sidney, Chestnut and Henry Streets from its current Industry B designation to Residence C-1 along Sidney Street, to a depth of 100 feet, and Residence C-2B in the remainder of the site. Multifamily housing would be allowed to a height of 60' in the Residence C-2B portion, and 40' for townhouses in the Residence C-1 portion. A total of 140 units would be possible on the site. The current Industry B zoning has no height limit and a FAR of 4.0; housing in not permitted.

## Recommendation

The Planning Board does recommend rezoning to residential use. The Residence C-1 zone along Sidney Street is appropriate. However the Board recommends a Residence C-2 District for that portion of the site proposed in the petition to be Residence C-2A, for the reasons detailed below.

## Findings

1. The current Industry B designation is inappropriate given the area's proximity to the residential neighborhood, the difficulty of any vehicular access that does not negatively impact the neighborhood, and the scale of development allowed in the IB zone.
2. Residential uses have been proposed for at least portions of the site by the Planning Board, Community Development Department, and various neighborhood groups several times in the past when issues of appropriate development in the Cambridgeport Industrial District have been discussed.
3. The proposed rezoning significantly reduces the density of development that would be allowed on the site by capping the height at 40-60', reducing the FAR from 4.0 to something less than 2.0 over the whole site, and requiring public review should more than 11 units of housing be built in the Residence C-1 portion of the site (twenty units are permitted in that area).
4. The Planning Board has recommended a rezoning of most of the abutting neighborhood to a new Residence C District with the intent of protecting stabilizing an already developed area. Somewhat higher density would appear appropriate on this site both because there is no

existing residential fabric to which to conform while at the same the almost vacant site offers the flexibility to provide new housing needed by the City without the constraints imposed by an existing pattern of development deserving protection.

5. The proposed rezoning is intended to accommodate a housing development of 100 units in townhouse and midrise buildings. The Planning Board is, however, concerned that the proposed rezoning would allow a total of 140 units of housing; once the zone is changed a specific development cannot be mandated (except as possible with a special permit for construction within the C-1 zone of more than 11 units). One hundred and forty units on the site is too dense.

6. A rezoning of the larger portion of the site from Residence C-2A as proposed by the petitioner, to Residence C-2 as recommended by the Planning Board, would reduce the number of units permitted on the site to about 80, a density the Board believes is more appropriate.

7. Recognizing the community desire to secure housing moderated in price, additional units have been proposed and might be acceptable; however a mechanism is necessary which would guarantee such an outcome no matter who owns the property.

While clearly a good faith effort is being made to include moderated units in the proposed development for this site the rezoning proposed does not assure that outcome; nor does it bind existing or potential owners of the site to any specific development. While it would take additional time, a mechanism similar to the Planned Unit Development Districts already established elsewhere in the city could be developed to allow some increased density exchange for the provision of low and moderate income units; such a process would assure either that the development occurred at an acceptable moderate density or if higher density, low/moderate income units were provided and guaranteed. The Planning Board is exploring such a PUD option which would be appropriate in this circumstance as well as elsewhere in the City.

Respectfully submitted  
for the Planning  
Board

*Paul Dietrich*  
Paul Dietrich,  
Chairman



**CITY OF CAMBRIDGE**  
CAMBRIDGE, MASSACHUSETTS 02139  
TEL. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

September 29, 1986

To the Honorable, the City Council:

Enclosed please find copy of the Cambridge Planning Board's recommendation relative to the Bissland Rezoning Petition which requested rezoning the entire block bounded by Sidney, Chestnut and Henry Streets.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Agenda Item No. 8

Re: Planning Board recommendations on the petition of John K. Bissland to rezone from Industry B to Residence C-1 & Residence C-2 in the Sidney, Chestnut & Henry St. area.

In City Council,

September 29, 1986

*Referred to the Petition*



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

August 19, 1986

To Whom It May Concern:

Enclosed you will find a hearing scheduled before the Committee on Ordinances for Wednesday, September 10, 1986 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition of the Planning Board to amend the text of the Zoning Ordinances of the City of Cambridge to create a new Residence C zoning district and to also amend the Zoning Map of the City of Cambridge by deleting the current designation Residence C-1 and substituting therefor the new designation Residence C for an area in the Cambridgeport area.

Your kind attention in this matter will be greatly appreciated.

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

JEC/dl

Enc. (1)

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, September 10, 1986 at 5:30 p. m.

in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.

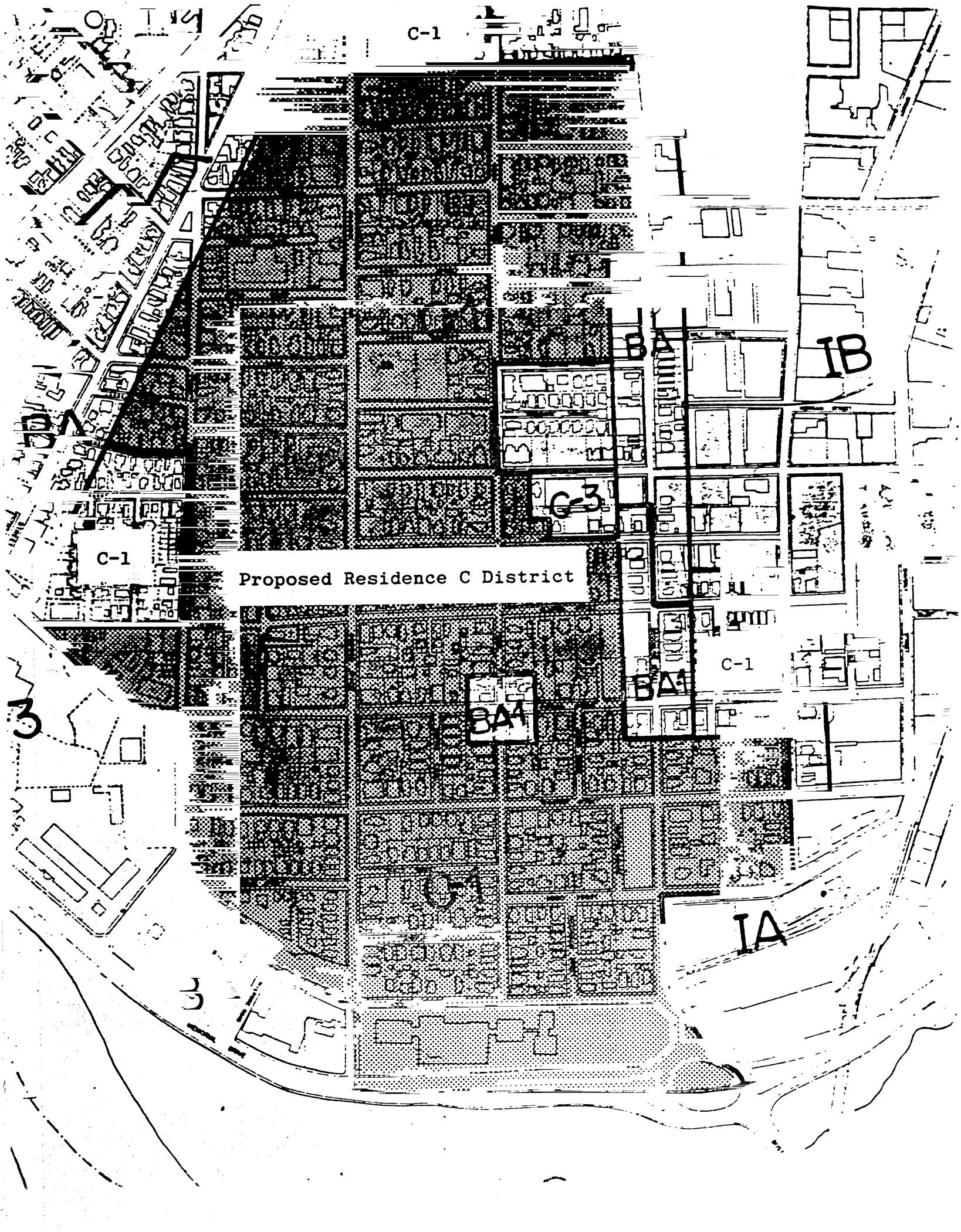
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh  
Chairman.

C-1



Proposed Residence C District

C-1

C-3

B

C-1

BAA

IA

3



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

September 16, 1986

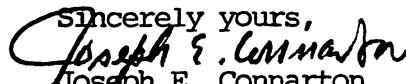
Russell B. Higley, Esquire  
City Solicitor  
City Hall  
Cambridge, MA 02139

Dear Sir:

Enclosed you will find a copy of a proposed zoning ordinance amendment which was passed to a second reading at the City Council meeting held on September 15, 1986 on the petition of John K. Bissland to rezone area in the Sidney, Henry and Chestnut Street area.

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

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,  
  
Joseph E. Connarton  
Acting City Clerk

JEC/dl

Enc. (1) First publication number 2326

c.c. Councillor Walsh, Chairman, Committee on Ordinances  
Mr. Cellucci, Inspectional Services Commissioner.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## 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:

By rezoning to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zoning (Assessor's Plat 65, Lot 45), approximately 105 feet; thence turning and proceeding in a southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's plat #65: Lot numbered 44, approximately 24,318 square feet.

And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; thence turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land:  
premises located on Assessor's Plat #65: Lot numbered 45, approximately 36,419 square feet.

Passed to a second reading at the City Council meeting held on September 15, 1986 and on or after September 29, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
Acting City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

TO: The Honorable, the City Council

SUBJECT: Bissland Rezoning Petition

## The Petition

A rezoning is proposed for the entire block bounded by Sidney, Chestnut and Henry Streets from its current Industry B designation to Residence C-1 along Sidney Street, to a depth of 100 feet, and Residence C-2B in the remainder of the site. Multifamily housing would be allowed to a height of 60' in the Residence C-2B portion, and 40' for townhouses in the Residence C-1 portion. A total of 140 units would be possible on the site. The current Industry B zoning has no height limit and a FAR of 4.0; housing in not permitted.

## Recommendation

The Planning Board does recommend rezoning to residential use. The Residence C-1 zone along Sidney Street is appropriate. However the Board recommends a Residence C-2 District for that portion of the site proposed in the petition to be Residence C-2A, for the reasons detailed below.

## Findings

1. The current Industry B designation is inappropriate given the area's proximity to the residential neighborhood, the difficulty of any vehicular access that does not negatively impact the neighborhood, and the scale of development allowed in the IB zone.
2. Residential uses have been proposed for at least portions of the site by the Planning Board, Community Development Department, and various neighborhood groups several times in the past when issues of appropriate development in the Cambridgeport Industrial District have been discussed.
3. The proposed rezoning significantly reduces the density of development that would be allowed on the site by capping the height at 40-60', reducing the FAR from 4.0 to something less than 2.0 over the whole site, and requiring public review should more than 11 units of housing be built in the Residence C-1 portion of the site (twenty units are permitted in that area).
4. The Planning Board has recommended a rezoning of most of the abutting neighborhood to a new Residence C District with the intent of protecting stabilizing an already developed area. Somewhat higher density would appear appropriate on this site both because there is no

existing residential fabric to which to conform while at the same the almost vacant site offers the flexibility to provide new housing needed by the City without the constraints imposed by an existing pattern of development deserving protection.

5. The proposed rezoning is intended to accommodate a housing development of 100 units in townhouse and midrise buildings. The Planning Board is, however, concerned that the proposed rezoning would allow a total of 140 units of housing; once the zone is changed a specific development cannot be mandated (except as possible with a special permit for construction within the C-1 zone of more than 11 units). One hundred and forty units on the site is too dense.

6. A rezoning of the larger portion of the site from Residence C-2A as proposed by the petitioner, to Residence C-2 as recommended by the Planning Board, would reduce the number of units permitted on the site to about 80, a density the Board believes is more appropriate.

7. Recognizing the community desire to secure housing moderated in price, additional units have been proposed and might be acceptable; however a mechanism is necessary which would guarantee such an outcome no matter who owns the property.

While clearly a good faith effort is being made to include moderated units in the proposed development for this site the rezoning proposed does not assure that outcome; nor does it bind existing or potential owners of the site to any specific development. While it would take additional time, a mechanism similar to the Planned Unit Development Districts already established elsewhere in the city could be developed to allow some increased density exchange for the provision of low and moderate income units; such a process would assure either that the development occurred at an acceptable moderate density or if higher density, low/moderate income units were provided and guaranteed. The Planning Board is exploring such a PUD option which would be appropriate in this circumstance as well as elsewhere in the City.

Respectfully submitted  
for the Planning  
Board

*Paul Dietrich*  
Paul Dietrich,  
Chairman



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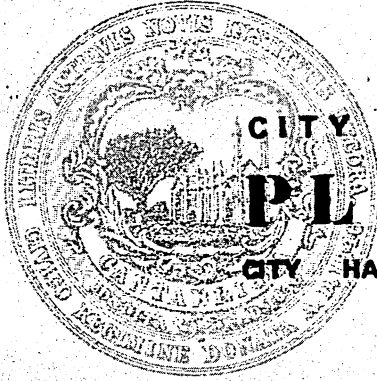
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Board

*Paul Dietrich*  
Paul Dietrich,  
Chairman



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Respectfully submitted  
for the Planning  
Board

*Paul Dietrich*  
Paul Dietrich,  
Chairman



**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, September 10, 1986 at 5:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by John K. Bissland to rezone an area bounded by Sidney, Henry, and Chestnut Streets from its existing Industry B District designation to Residence C-1 and Residence C-2A as shown on the accompanying map. Copies of the petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA.

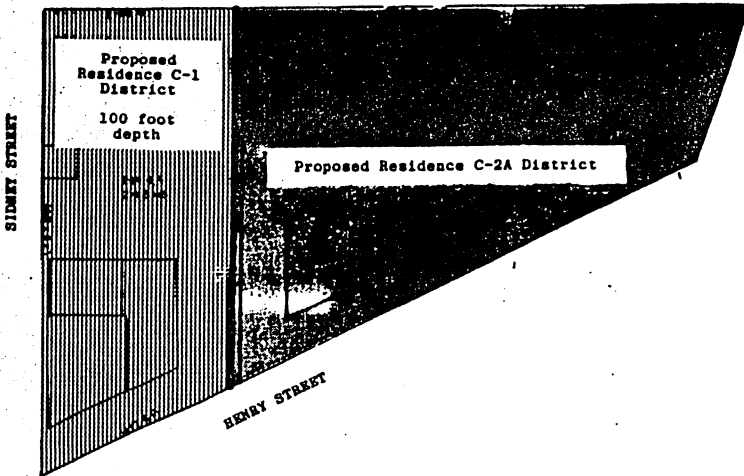
All persons interested in this matter may appear at this time and be heard.

For the Committee,  
Councillor William H. Walsh,  
Chairman

(C)Aug.21,28

**SEAL**

**CHESTNUT STREET**





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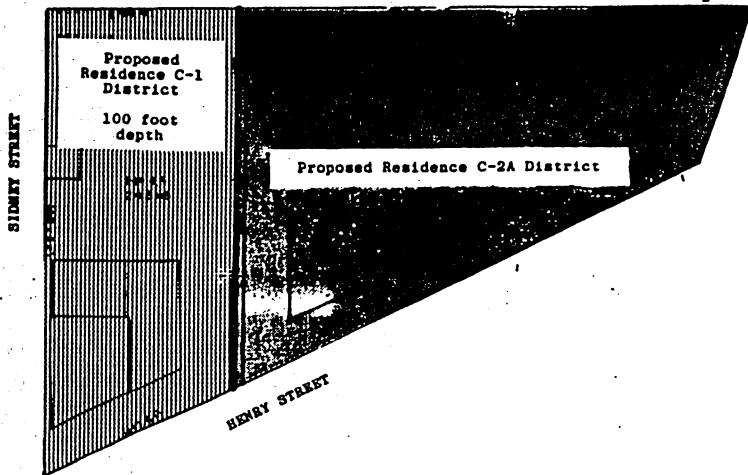
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For the Committee,  
Councillor William H. Walsh,  
Chairman

(C)Aug.21,28

*SCAL*

CHESTNUT STREET





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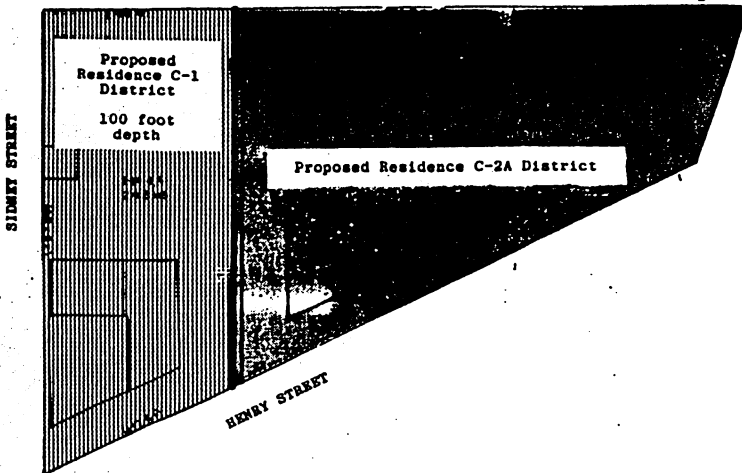
For the Committee,  
Councillor William H. Walsh,  
Chairman

(C)Aug.21,28

*SCAL*

CHESTNUT STREET

2





**CITY OF CAMBRIDGE**  
**INTEROFFICE CORRESPONDENCE**

**To** Joan Lastovica, City Engineer  
Faith McDonald, Chair, Board of Assessors

**Date** September 30, 1986

**From** Joseph E. Connarton *JEC* Acting City Clerk

**Reference**

**Subject** Written protest filed to the petition of John K. Bissland to rezone from Industry B to Residence C-1 & Residence C-2A in the area bounded by Chestnut St., Sidney St. & Henry St.

Enclosed you will find a copy of the above-referenced petition and a written protest filed to same by Lawrence F. Frisoli, Esq., on behalf of Joseph S. Judkin, President, California Products Corporation.

Would you please be so kind as to check your records as to the property ownership and the amount of square footage this protest represents.

Your very kind attention and cooperation in this matter will be greatly appreciated.

JEC/mh

Enclosures

COMMONWEALTH OF MASSACHUSETTS

SEP 23 AM 9 55  
MIDDLESEX, SS  
CAMBRIDGE MA.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE  
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT  
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS  
GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by John K. Bissland, President, William S. Simpson, Inc., filed July 30, 1986 and concerning an area of land in the Cambridgeport section of Cambridge bounded by Chestnut Street, Sidney Street, and Henry Street, a copy of which is attached hereto, marked "Exhibit A" and incorporated by reference herein.

The undersigned, being the owners of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:


1. The proposed amendment does not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide development over a twenty year period in the immediate area and the Cambridgeport section of Cambridge.
2. The proposed amendment does not recognize the unique ownership pattern, land and development costs and the

range of needs of the City and of the adjacent neighborhood.

3. The proposed amendment will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the area being zoned.
4. The proposed amendment constitutes spot zoning.
5. The proposed amendment fails to allow for the reasonable use and enjoyment of the undersigned's land area and unreasonably restricts the future use of said land area by creating inconsistent zoning areas adjacent to the undersigned property
6. The petitioner for the rezoning of the area lacks legal standing to petition for the same.
7. The proposed amendment fails to provide for adequate open space in the area to be rezoned.
8. The proposed amendment is being presented for the private financial gain of one individual by creating unique special zones on one parcel in order to allow a proposed overly dense and disruptive development.
9. The proposed amendment was voted out of the City Councils' committee on ordinance on the misrepresentation of the petitioner's agent that the undersigned does not object to the petition.
10. The proposed amendment will result in increased traffic noise and congestion and is inconsistent with the development of so called Simplex Industrial.
11. The proposed zoning amendment is substantially similar to a proposed zoning amendment which was unfavorably acted upon within the last two years by the City of Cambridge

and the undersigned further hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and state that the proposed amendment fails to conform with the provisions for initiating

zoning ordinances or by-laws, an amendment, or repeal thereof  
under Chapter 40A of the Massachusetts General Laws.

  
Joseph S. Junkin, President  
California Products Corporation  
169 Waverly Street  
Cambridge, MA 02139

By its attorney,

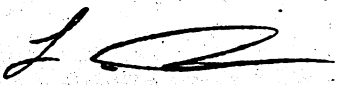
  
Lawrence W. Frisoli, Esq.  
FRISOLI & FRISOLI  
801 Cambridge Street  
Cambridge, MA 02141  
(617) 354-2220

Exhibit "A"

Cambridge, July 30, 1986

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

The undersigned

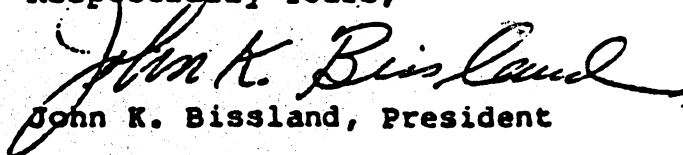
respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows: And the Zoning Map of the City of Cambridge by rezoning to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; Thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zone (Assessor's Plat 65, Lot 45), approximately 105 feet; Thence turning and proceeding in a Southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's Plat # 65 : Lot numbered 44,  
approximately 24,318 square feet.

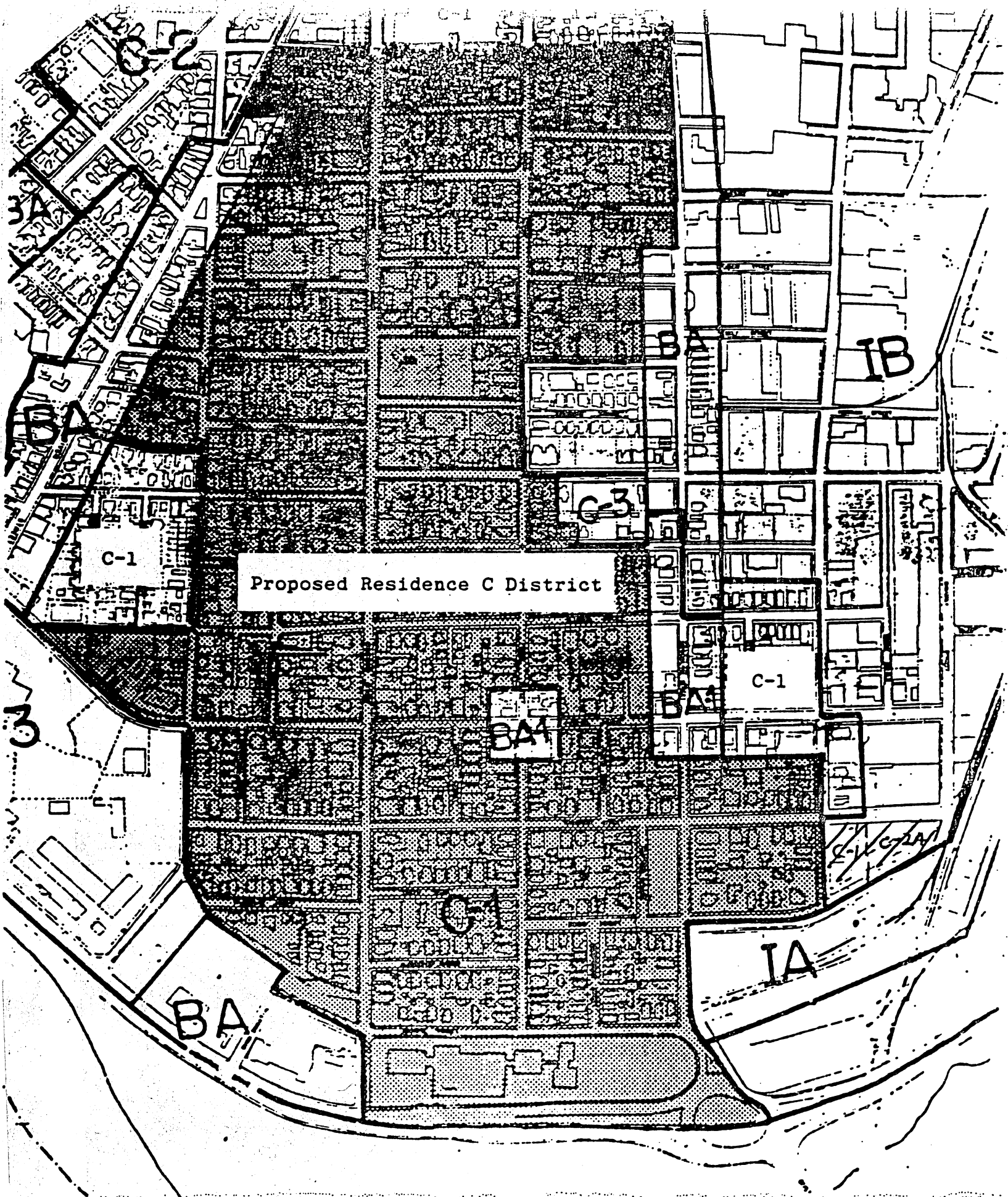
And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of the line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; Thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; Thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; Thence, turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land: Premises located on Assessor's Plat # 65 : Lot numbered 45,  
approximately 36,419 square feet.

Respectfully Yours,

  
John K. Bissland, President

William S. Simpson, Inc.



Proposed Residence C District

C-1

C-3

BA

C-1

C-1

BA

IA

B

3

<u>District</u>	<u>FAR</u>	<u>HT.</u>	<u>LOT AREA/ DWELLING UNIT</u>	<u>USES</u>
Residence C.	0.6	35' (40')*	1800 sq ft/DU (24 units/acre)	Multi- family
Residence C-1	0.75 (0.90)*	35' (40')*	1200 sq ft/DU (36 units/acre)	Multi- family
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Industry B	4.0	none	Residential not allowed	Industrial/ commercial

\*Applicable to townhouses only

# of Square Feet

404 1/2

5

40A 35

pg 93

40A 12

or 2090 2 people  
abstain

# of Square Feet

RECEIVED BY  
OFFICE OF CITY CLERK

1986 SEP 23 AM 9:55  
MIDDLESEX, SS  
CAMBRIDGE MA.

COMMONWEALTH OF MASSACHUSETTS

CAMBRIDGE CITY COUNCIL

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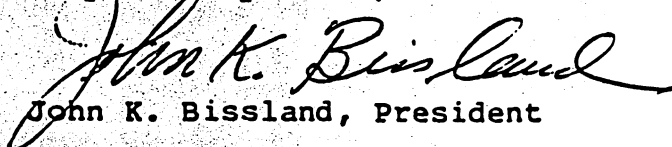
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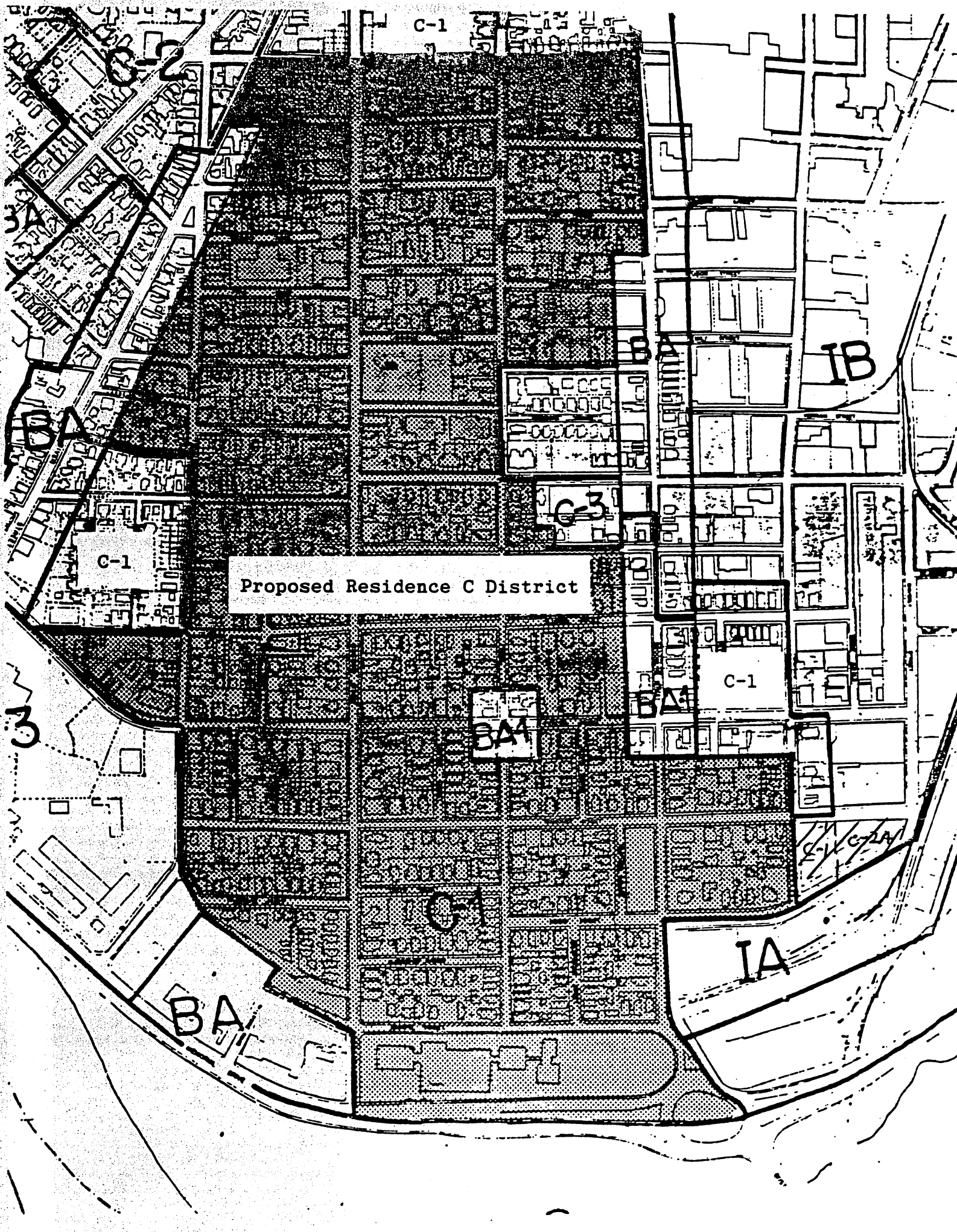
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# City of Cambridge

MASSACHUSETTS

In City Council \_\_\_\_\_ 198

*Suspension of Rules Bessie d Petition*

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

6

3

# City of Cambridge

MASSACHUSETTS

In City Council Sept. 29 1986

Unfinished Business #4

Petition of John K. Bussland / Over comes on Ordination

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy				✓
Mr. Francis H. Duehay	✓			
Ms. Sandra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan				✓
	7	0	0	2

# City of Cambridge

MASSACHUSETTS

In City Council Sept. 29 1986

*C. Jelluci - Moved to table Conf. Bus. # 4*

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay		✓		
Ms. Sandra Graham		✓		
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Mr. David E. Sullivan		✓		
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf		✓		
Mayor Walter J. Sullivan	✓			

3

6

COMMONWEALTH OF MASSACHUSETTS

SEP 23 11 9-55  
MIDDLESEX, SS  
CAMBRIDGE MA.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE  
IN THE CAMBRIDGE ZONING ORDINANCE PURSUANT  
TO CHAPTER 40A, SECTION 5, MASSACHUSETTS  
GENERAL LAWS

There is pending before the City Council a proposed amendment to the Cambridge Zoning Ordinance, submitted by John K. Bissland, President, William S. Simpson, Inc., filed July 30, 1986 and concerning an area of land in the Cambridgeport section of Cambridge bounded by Chestnut Street, Sidney Street, and Henry Street, a copy of which is attached hereto, marked "Exhibit A" and incorporated by reference herein.

The undersigned, being the owners of an area of the land proposed to be included in said proposed change of zoning, or of the area of the land immediately adjacent extending three hundred feet therefrom, hereby protest and object to said proposed amendment in accordance with Section 5 of Chapter 40A of the Massachusetts General Laws and say that the proposed rezoning will not promote the health, safety and general welfare of the inhabitants of the City of Cambridge for the following reasons:

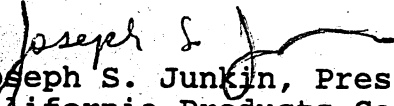
1. The proposed amendment does not meet the development prospects for the area insofar as they fail to provide adequate density and flexibility to guide development over a twenty year period in the immediate area and the Cambridgeport section of Cambridge.
2. The proposed amendment does not recognize the unique ownership pattern, land and development costs and the

range of needs of the City and of the adjacent neighborhood.

3. The proposed amendment will result in a pattern of development that will be disruptive internally to the existing industrial operations and one that does not allow a desirable transition from the adjacent neighborhood to the area being zoned.
4. The proposed amendment constitutes spot zoning.
5. The proposed amendment fails to allow for the reasonable use and enjoyment of the undersigned's land area and unreasonably restricts the future use of said land area by creating inconsistent zoning areas adjacent to the undersigned property
6. The petitioner for the rezoning of the area lacks legal standing to petition for the same.
7. The proposed amendment fails to provide for adequate open space in the area to be rezoned.
8. The proposed amendment is being presented for the private financial gain of one individual by creating unique special zones on one parcel in order to allow a proposed overly dense and disruptive development.
9. The proposed amendment was voted out of the City Councils' committee on ordinance on the misrepresentation of the petitioner's agent that the undersigned does not object to the petition.
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11. The proposed zoning amendment is substantially similar to a proposed zoning amendment which was unfavorably acted upon within the last two years by the City of Cambridge

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zoning ordinances or by-laws, an amendment, or repeal thereof  
under Chapter 40A of the Massachusetts General Laws.

  
Joseph S. Junkin, President  
California Products Corporation  
169 Waverly Street  
Cambridge, MA 02139

By its attorney,


  
Lawrence W. Frisoli, Esq.  
FRISOLI & FRISOLI  
801 Cambridge Street  
Cambridge, MA 02141  
(617) 354-2220

Exhibit "A"

Cambridge, July 30, 1986

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

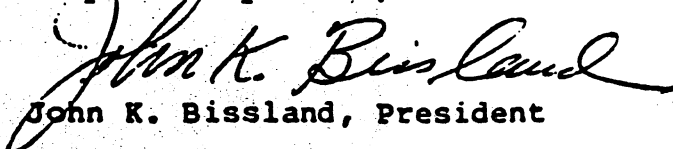
The undersigned  
respectfully pray that the Zoning Ordinance of the City of  
Cambridge be amended as follows: And the Zoning Map of the City  
of Cambridge by rezoning to Residential C-1 that area presently  
zoned Industry B, which is circumscribed by a line beginning at  
the point, said point being the intersection of the center lines  
of Sidney Street and Henry Street; Thence proceeding in a  
northeasterly direction along the centerline of Sidney Street to  
a point of intersection with the centerline of Chestnut Street,  
approximately 260 feet; Thence turning and proceeding in a  
southeasterly direction along the centerline of Chestnut Street  
and its projection to its intersection with the newly proposed  
Residential C-2A zone (Assessor's Plat 65, Lot 45), approximately  
105 feet; Thence turning and proceeding in a Southeasterly  
direction along the border of Lot 45 and 44 (Assessor's Plat 65)  
to Henry Street to the corner of Sidney Street, approximately 117  
feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's Plat # 65 : Lot numbered 44,  
approximately 24,318 square feet.

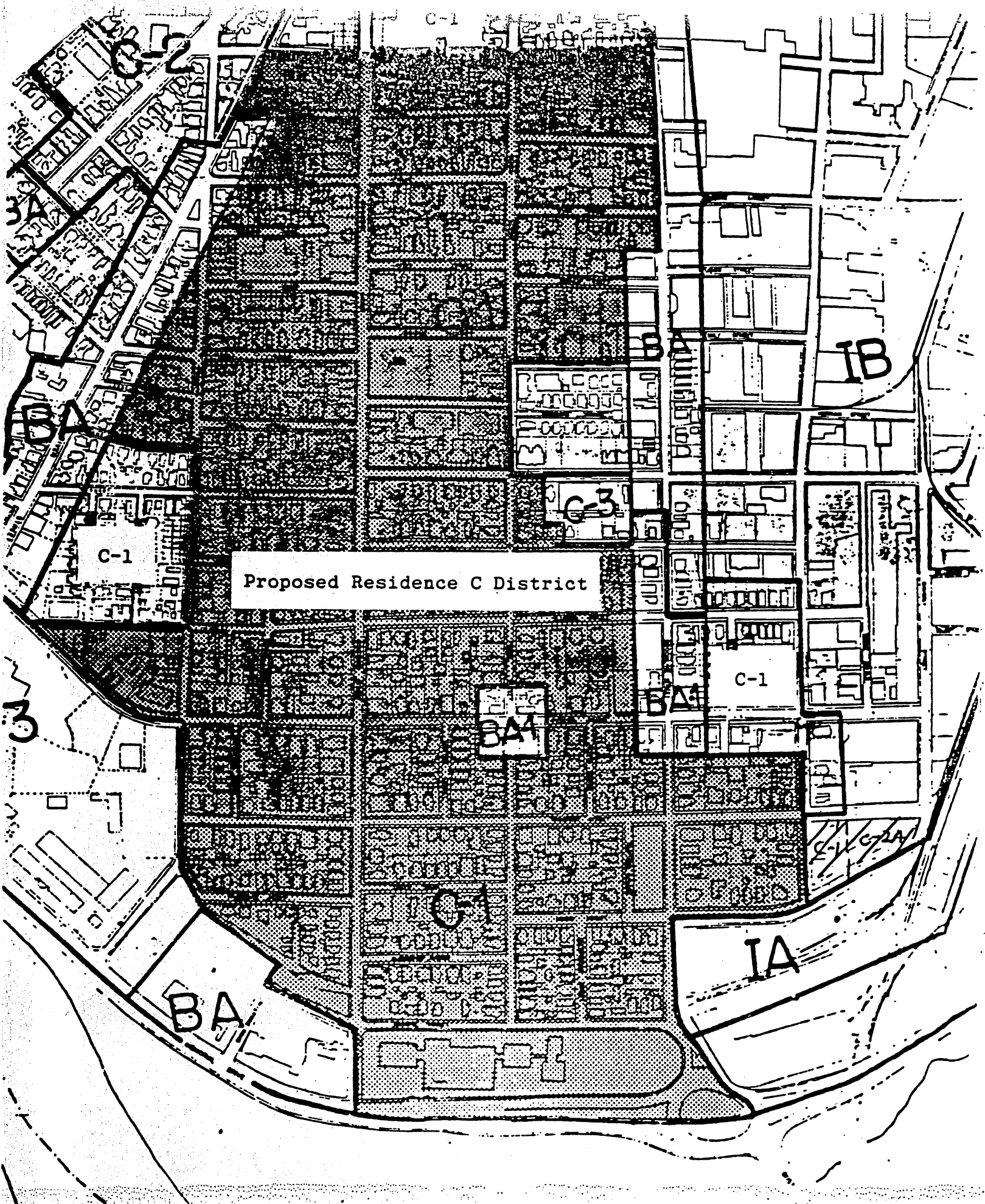
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Said area includes all or parts of the following parcels of land: Premises located on Assesor's Plat # 65 : Lot numbered 45,  
approximately 36,419 square feet.

Respectfully Yours,

  
John K. Bissland, President

William S. Simpson, Inc.



Proposed Residence C District

<u>District</u>	<u>FAR</u>	<u>HT.</u>	<u>LOT AREA/ DWELLING UNIT</u>	<u>USES</u>
Residence C	0.6	35' (40')*	1800 sq ft/DU (24 units/acre)	Multi- family
Residence C-1	0.75 (0.90)*	35' (40')*	1200 sq ft/DU (36 units/acre)	Multi- family
Residence C-2A	2.50	60'	300 sq ft /DU (144 units/acre)	Multi- family
Industry B	4.0	none	Residential not allowed	Industrial/ commercial

\*Applicable to townhouses only



**CITY OF CAMBRIDGE**  
**INTEROFFICE CORRESPONDENCE**

**To** Joan Lastovica, City Engineer  
Faith McDonald, Chair, Board of Assessors

**Date** September 30, 1986

**From** Joseph E. Connarton *JEC* Acting City Clerk

**Reference**

**Subject** Written protest filed to the petition of John K. Bissland to rezone from Industry B to Residence C-1 & Residence C-2A in the area bounded by Chestnut St., Sidney St. & Henry St.

Enclosed you will find a copy of the above-referenced petition and a written protest filed to same by Lawrence F. Frisoli, Esq., on behalf of Joseph S. Judkin, President, California Products Corporation.

Would you please be so kind as to check your records as to the property ownership and the amount of square footage this protest represents.

Your very kind attention and cooperation in this matter will be greatly appreciated.

JEC/mh

Enclosures

COMMONWEALTH OF MASSACHUSETTS

SEP 23 AM 9 55  
MIDDLESEX, SS  
CAMBRIDGE MA.

CAMBRIDGE CITY COUNCIL

WRITTEN PROTEST AGAINST A PROPOSED CHANGE  
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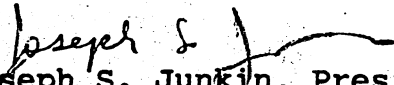
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Joseph S. Junkin, President  
California Products Corporation  
169 Waverly Street  
Cambridge, MA 02139

By its attorney,

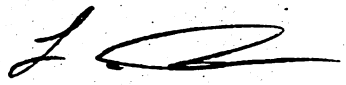
  
Lawrence W. Frisoli, Esq.  
FRISOLI & FRISOLI  
801 Cambridge Street  
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Cambridge, July 30, 1986

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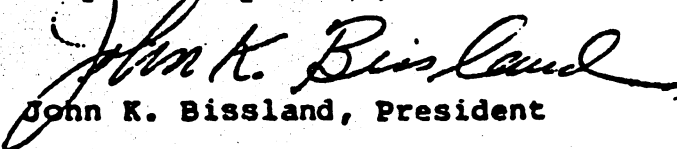
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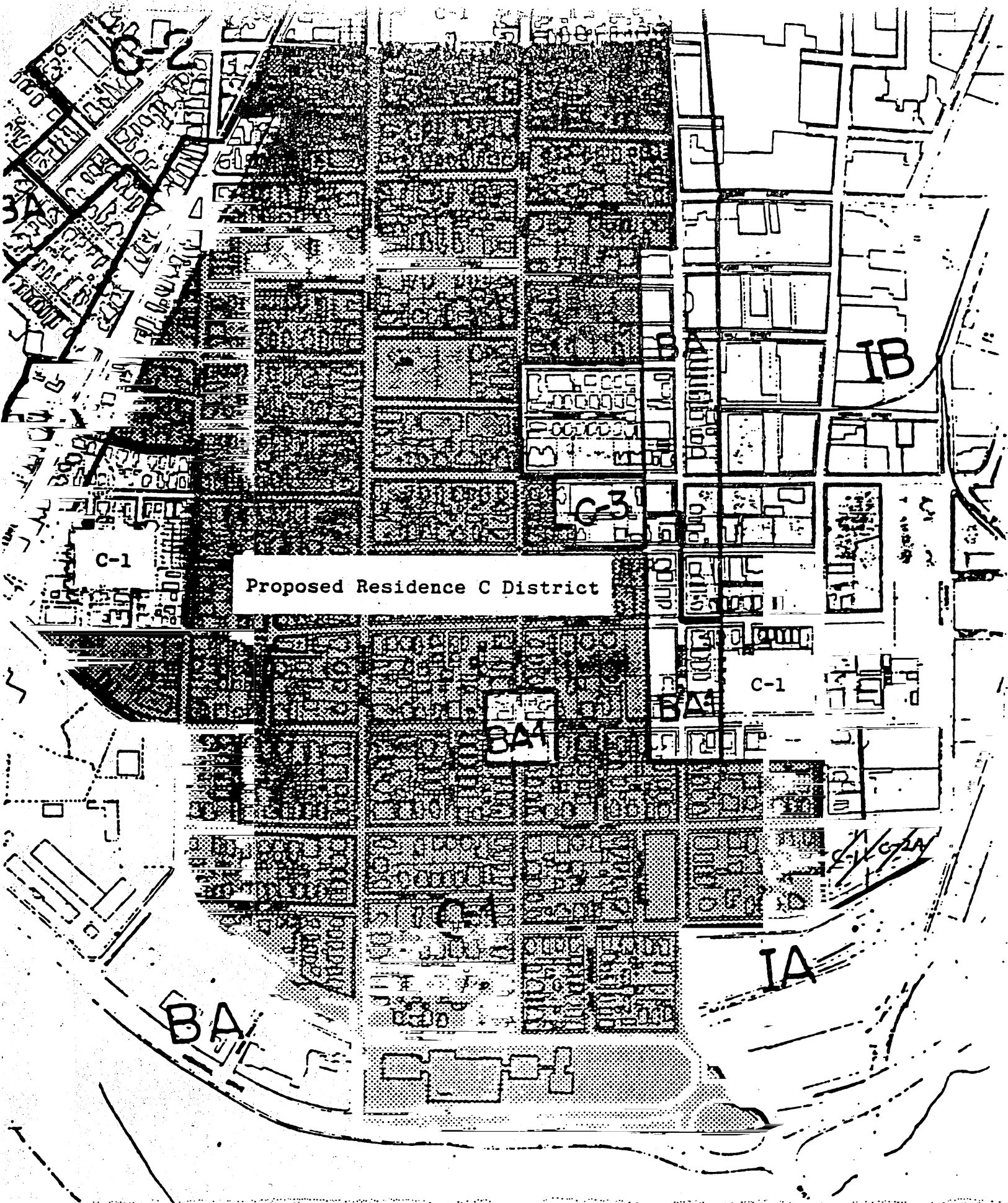
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John K. Bissland, President

William S. Simpson, Inc.



Proposed Residence C District

C-1

C-3

B

C-1

BAA

BAA

IA

<u>District</u>	<u>FAR</u>	<u>HT.</u>	<u>LOT AREA/ DWELLING UNIT</u>	<u>USES</u>
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COMMONWEALTH OF MASSACHUSETTS

SEP 23 11 09 55  
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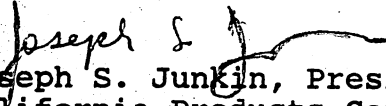
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169 Waverly Street  
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By its attorney,


  
Lawrence W. Frisoli, Esq.  
FRISOLI & FRISOLI  
801 Cambridge Street  
Cambridge, MA 02141  
(617) 354-2220

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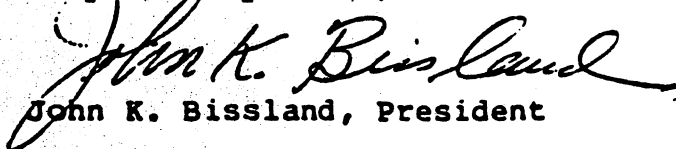
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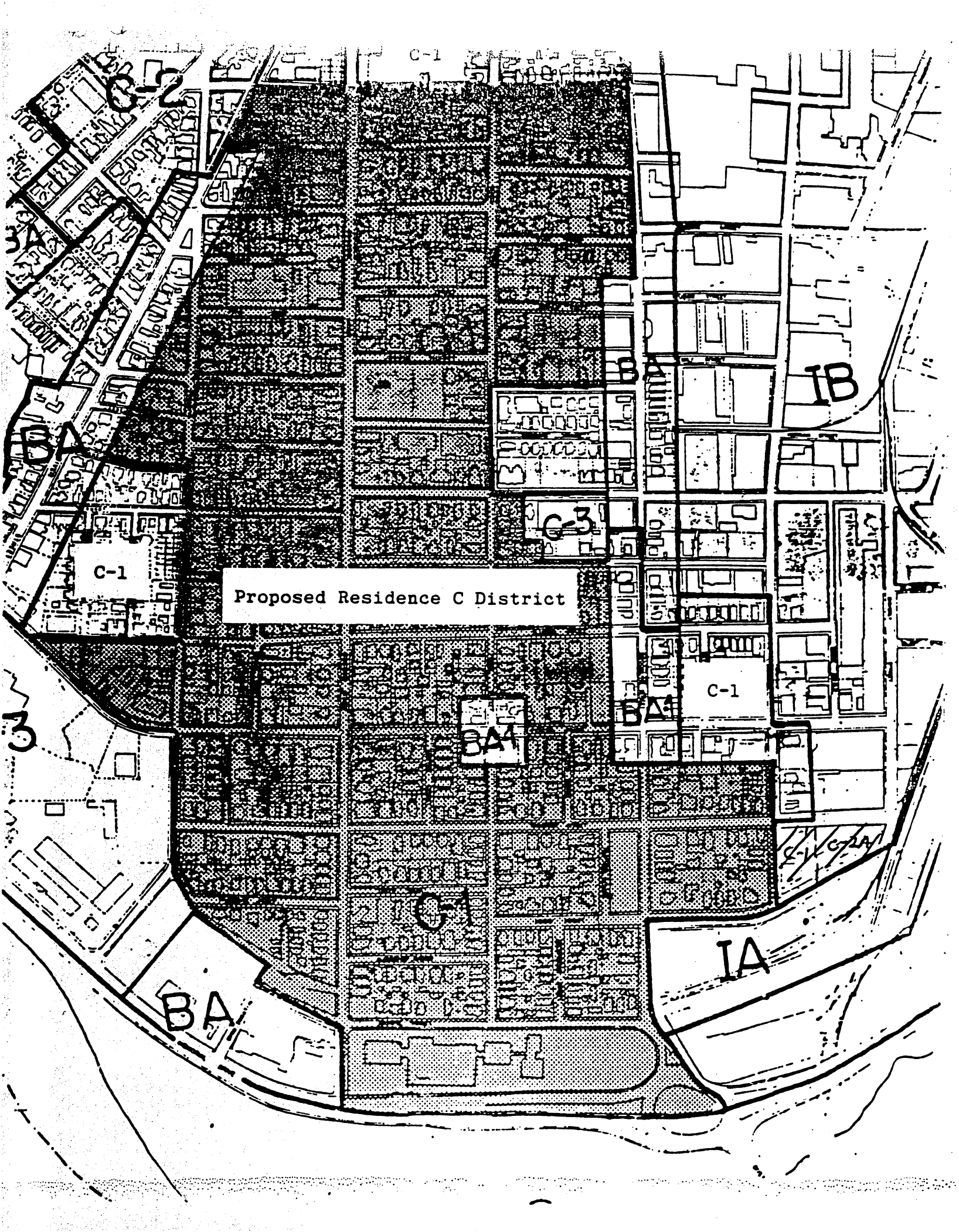
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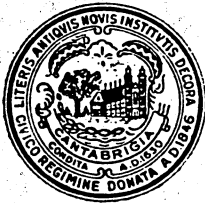
William S. Simpson, Inc.



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<u>District</u>	<u>FAR</u>	<u>HT.</u>	<u>LOT AREA/ DWELLING UNIT</u>	<u>USES</u>
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\*Applicable to townhouses only



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## 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:

By rezoning to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zoning (Assessor's Plat 65, Lot 45), approximately 105 feet; thence turning and proceeding in a southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.

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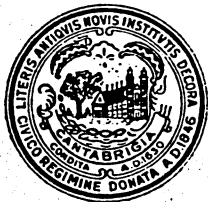
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In City Council September 29, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 0;  
Absent 0; Present 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
Acting City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

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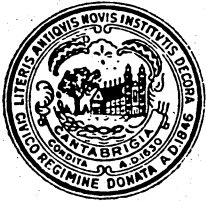
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And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; thence turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land:  
premises located on Assessor's Plat #65: Lot numbered 45, approximately 36,419 square feet.

In City Council September 29, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 0;  
Absent 0; Present 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton.  
Acting City Clerk.

PUBLIC NOTICE  
RELATIVE TO ZONING

# City of Cambridge

MASSACHUSETTS

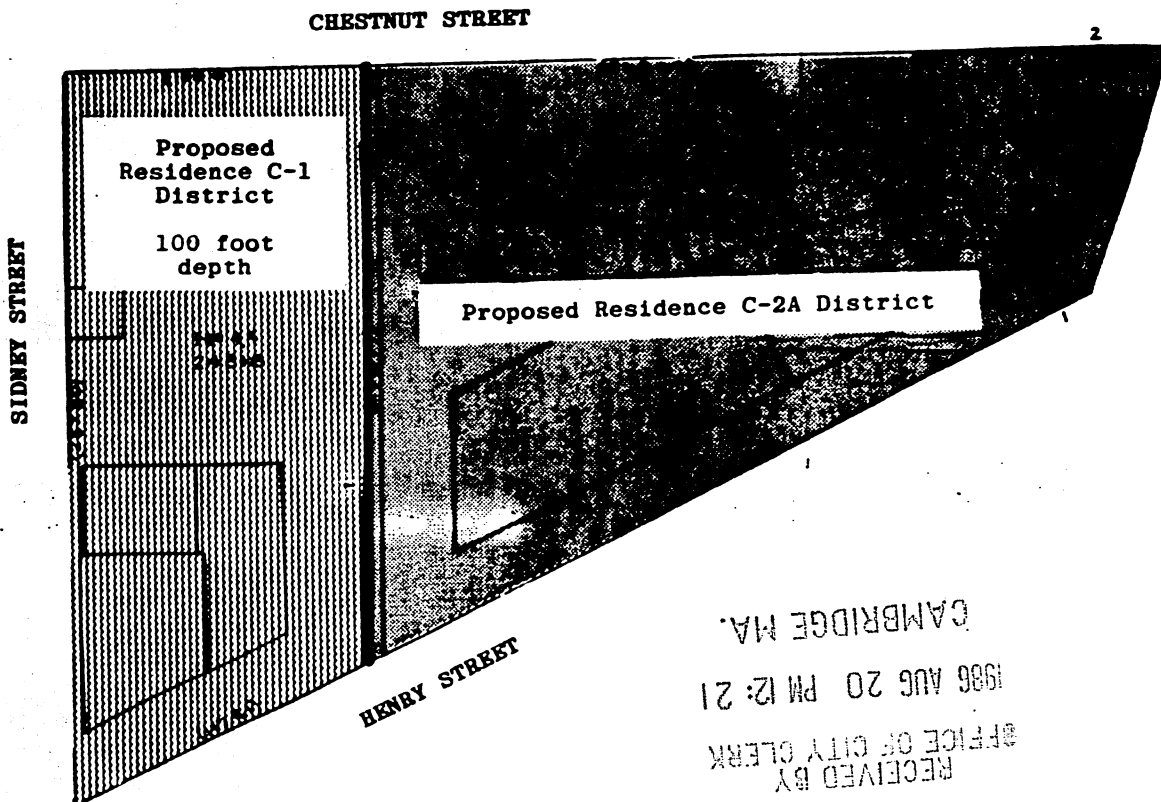
Office of the City Clerk.

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, September 10, 1986 at 5:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by John K. Bissland to rezone an area bounded by Sidney, Henry, and Chestnut Streets from its existing Industry B District designation to Residence C-1 and Residence C-2A as shown on the accompanying map. Copies of the petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA

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

For the Committee,

Councillor William H. Walsh,  
Chairman.





# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

August 19, 1986

To Whom It May Concern:

Enclosed you will find a hearing scheduled before the Committee on Ordinances for Wednesday, September 10, 1986 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition of the Planning Board to amend the text of the Zoning Ordinances of the City of Cambridge to create a new Residence C zoning district and to also amend the Zoning Map of the City of Cambridge by deleting the current designation Residence C-1 and substituting therefor the new designation Residence C for an area in the Cambridgeport area.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
*Joseph E. Connorton*  
Joseph E. Connorton  
Acting City Clerk

JEC/dl

Enc. (1)

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

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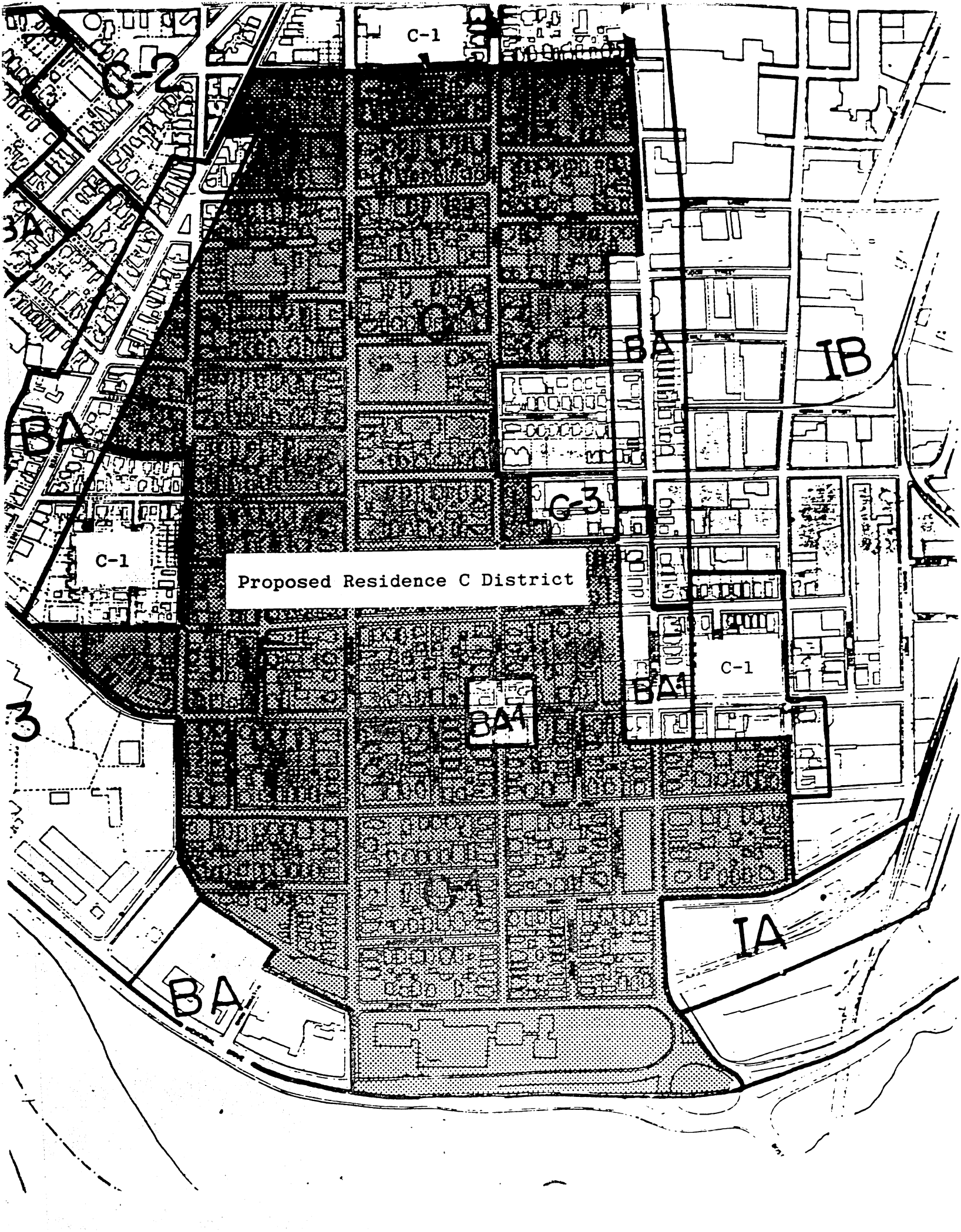
in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.

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-1

IB

C-3

Proposed Residence C District

C-1

C-1

BA

BA

BA

IA

3

RECEIVED BY  
OFFICE OF CITY CLERK

1986 JUL 30 PM 1:32

CAMBRIDGE MA.

Cambridge, July 30, 1986

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

The undersigned respectfully pray that the Zoning Ordinance of the City of Cambridge be amended as follows: And the Zoning Map of the City of Cambridge be rezoned to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; Thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zone (Assessor's Plat 65, Lot 45), approximately 105 feet; Thence turning and proceeding in a Southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## 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:

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Passed to a second reading at the City Council meeting held on September 15, 1986 and on or after September 29, 1986 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
Acting City Clerk.



# City of Cambridge

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ATTEST:- Joseph E. Connarton  
Acting City Clerk.

# City of Cambridge

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In City Council..... September 15, 1986

**The** Committee on Ordinances conducted a public hearing on Wednesday, September 10, 1986 beginning at 5:00 PM in the Sullivan Chamber, City Hall. The purpose of this hearing was to discuss and consider the petition of John K. Bissland to re-zone land in the area of Sidney, Henry and Chestnut Streets.

At this time Councillor William Walsh, Chairman of the Committee, opened the hearing and requested the petitioner to come forward. Mr. Alex Steinberg of Resource Capital Group appeared before the committee and stated he was representing Mr. Bissland who had petitioned the City Council to amend the zoning ordinances for the Chestnut, Sidney and Henry Streets to C-1 and C-2A districts. Mr. Steinberg outlined the proposal and stated that currently that no height or development limitation exists in the area. He further stated that two previous petitions for this area had been submitted to the City Council within the past eighteen mnths without favorable action. He further stated that this was a revised petition which addressed the previous concerns of many people. Furthermore, he stated the the overall development plan called for the construction of a maximum of one hundred (100) housing units with ten (10) units being dedicated to the Cambridge Housing Authority and the Riverside Cambridgeport Community having the potential of purchasing an additional seventeen (17) units subject to the availability of state financing.

Councillor Wolf questioned the status of California Paint Products Inc. relative to this development and any concern it may cause within the neighborhood. Mr. Steinberg responded by stating the Planning Board had discussed this issue during their public hearing on September 2, 1986 and believed that the issue of California Paint Products was more psychological than one of public safety. He further stated that it was his hope that the proposed development would be designed in such a way as to block the view of the paint company.

Also speaking in favor of the petition were:

Mr. Pablo Calderon  
Executive Director - Riverside  
Cambridgeport Community Center

William Cavellini  
274 Brookline Street  
Cambridge, MA

Willam Commons  
234 Huron Avenue  
Cambridge, MA

Timothy O'Connell  
43 Roberts Road  
Cambridge, MA

# REPORT

## Committee on Ordinances

Re: petition of John K. Bissland to rezone the area bounded by Sidney St., Henry St. & Chestnut St. from Industry B to Residence C-1 & Residence C-2A.

In City Council,

September 15, 1986

C. Dwyer

Passed to a 2<sup>nd</sup> Reading  
v/u  
9

At this time Councillor Saundra Graham stated that she was in full support of this petition. She further stated that she had been working with the petitioner and the neighborhood on developing a compromise for appropriate development for this area.

Councillor David Sullivan stated that he wanted to be assured that written commitments were completed with the developer, Housing Authority and Riverside Cambridgeport Community Center relative to housing units for lower and moderate income people.

Mr. Steinberg responded by stating he would make such agreements, or they were, available.

Speaking in opposition to this petition were:

Geneva Malenfant  
75 Henry Street  
Cambridge, MA

Henrietta Dows  
120 Chestnut Street  
Cambridge, MA

Decia Goodwin  
47 Chestnut Street  
Cambridge, MA

All of whom stated their opposition to the petition because they felt the density was too high and would create even more traffic congestion than currently exists within the neighborhood.

Councillor Saundra Graham moved that the petition be referred to the full City Council with a favorable recommendation.

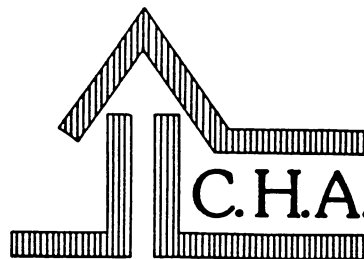
The motion carried. The hearing was adjourned at 6:02 PM.

For the Committee,



William H. Walsh  
City Councillor  
Chairman

CAMBRIDGE HOUSING AUTHORITY



C A M B R I D G E  
M A S S A C H U S E T T S  
02139  
(617) 864-3020

July 21, 1986

Alex M. Steinbergh  
Resource Capital Group  
1000 Massachusetts Avenue  
Cambridge, MA 02138

RE: 300 Sidney Street

Dear Mr. Steinbergh:

In response to your letter of July 9, 1986, the CHA would potentially be interested in purchasing 10-25% of the units you are proposing to develop at 300 Sidney Street. There are several outstanding issues that must be resolved before we can involve the State Executive Office of Communities and Development (EOCD), our funding source:

1. Zoning - The Cambridge Community Development Department is in the process of evaluating the Sidney Street site to determine appropriate zoning. Once the City has a formal position, we will assess our own position relative to the project.
2. Family Units in Elevator Buildings - As you discussed with Terry Lurie, the CHA prefers low rise, non elevator apartments for families. In fact, EOCD has not allowed purchase of units for families in elevator buildings in recent years. We have asked EOCD to review its policy, and expect a response in the near future. Notwithstanding the EOCD position, CHA has grave concerns regarding this proposal.

When these issues are resolved, we will contact you to discuss your plan at greater length.

Thank you for your interest.

Sincerely,

  
Daniel J. Wuenschel  
Executive Director

DJW/ko

MEMORANDUM OF UNDERSTANDING

WHEREAS, the Resource Capital Group (hereafter "RCG"), a general partnership, 1000 Massachusetts Avenue, Cambridge, Massachusetts, 02138, has entered into a purchase and sale agreement dated August 5, 1985, for the purchase of a 60,600 square foot lot in the City of Cambridge, County of Middlesex, Massachusetts, known and numbered as 300 Sidney Street (hereafter "the site") with the intention of developing such real property for residential use;

WHEREAS, Riverside/Cambridgeport Community Corporation (hereafter "RCCC"), 217 Western Avenue, Cambridge, Massachusetts, 02138, is a tax-exempt, non-profit community development corporation, which was organized for, among other purposes, the creation of additional housing opportunities for low- and moderate-income households in the Riverside and Cambridgeport neighborhoods of Cambridge;

WHEREAS, the land is currently zoned Industrial B (I-B) which permits only non-residential use up to a maximum of 242,400 square foot (FAR = 4.0), and in the absence of residential zoning, RCG intends to build a non-residential (e.g. office) project on the site;

WHEREAS, RCG and RCCC prefer residential development of the site, and to accomplish such development a zoning change is necessary;

WHEREAS, RCG and RCCC desire that any residential project ultimately developed on the site contain a substantial number of units affordable to low- and moderate-income tenants and inhabited by such tenants; and

WHEREAS, RCG and RCCC believe that a collaborative effort on developing the site will maximize the chances for achieving their mutual goal;

THEREFORE, RCG and RCCC enter into this Memorandum of Understanding dated this 3rd day of September, 1986.

The principles upon which this collaborative arrangement will be based are the following:

1. Assuming that an amendment to the Cambridge Zoning Ordinance designating the site as C-1 (24,318 s.f.) and C-2A (36,419 s.f.) rather than I-B is approved by the Cambridge City Council, RCG agrees to the construction of a maximum of 100 condominium units on the site, with the C-1 portion of the lot to



be built as low-rise units and the C-2A portion of the lot to be built in a mid-rise building not to exceed 60 feet in height. Parking will be provided for at least the number of units on the site.

2. RCG will offer for sale to the Cambridge Housing Authority (hereafter "CHA") upon completion of the project 10% of the units built or 10 2-bedroom condominium units at prices to be negotiated with the CHA and the Massachusetts Executive Office of Communities and Development, such units to be rented to low- and moderate-income tenants. The cost of such units will be written down by RCG to CHA purchasing limits to ensure that such tenants will occupy units in the project.

3. To the extent that public resources are available to write down and make such units affordable, RCG will set aside an additional 17% of the units built or 17 units at the site for low- and moderate-income tenants. RCCC will have the option of converting this right to a purchase of 3 additional units at CHA purchasing limits.

4. RCCC will work closely with RCG on the development of the site. Specifically, RCCC will be responsible for assisting RCG with the following:

a. obtaining approval of a zoning amendment for the site to C-1 and C-2A designation and of other necessary public permits (e.g. special permits, curb cut on Henry Street);

b. identification of potential public and charitable funding sources and assistance with applications to obtain sufficient funds from these sources to make available 17% of the units, or 17 units at the site affordable by low- and moderate-income tenants, including SHARP, section 705, section 707, Massachusetts Housing Partnership, Massachusetts Government Land Bank, Massachusetts Housing Finance Agency, Community Development Finance Corporation, Housing Development Action Grants, Local Initiatives Support Corporation, and Cambridge "voluntary linkage" fund; and

c. selection of tenants to occupy the units to be set aside for low- and moderate-income use.

5. This agreement may be specifically enforced by RCCC provided RCG or any successor obtains sufficient construction financing for the project.

6. This agreement is binding on any successor in interest to RCG in the site except for any bank or subsequent successor that may acquire the property through foreclosure.

7. The parties agree that this agreement is contingent on the approval of the Cambridge City Council prior to November 1, 1986, of an amendment to the City Zoning Ordinance changing the

SIDNEY

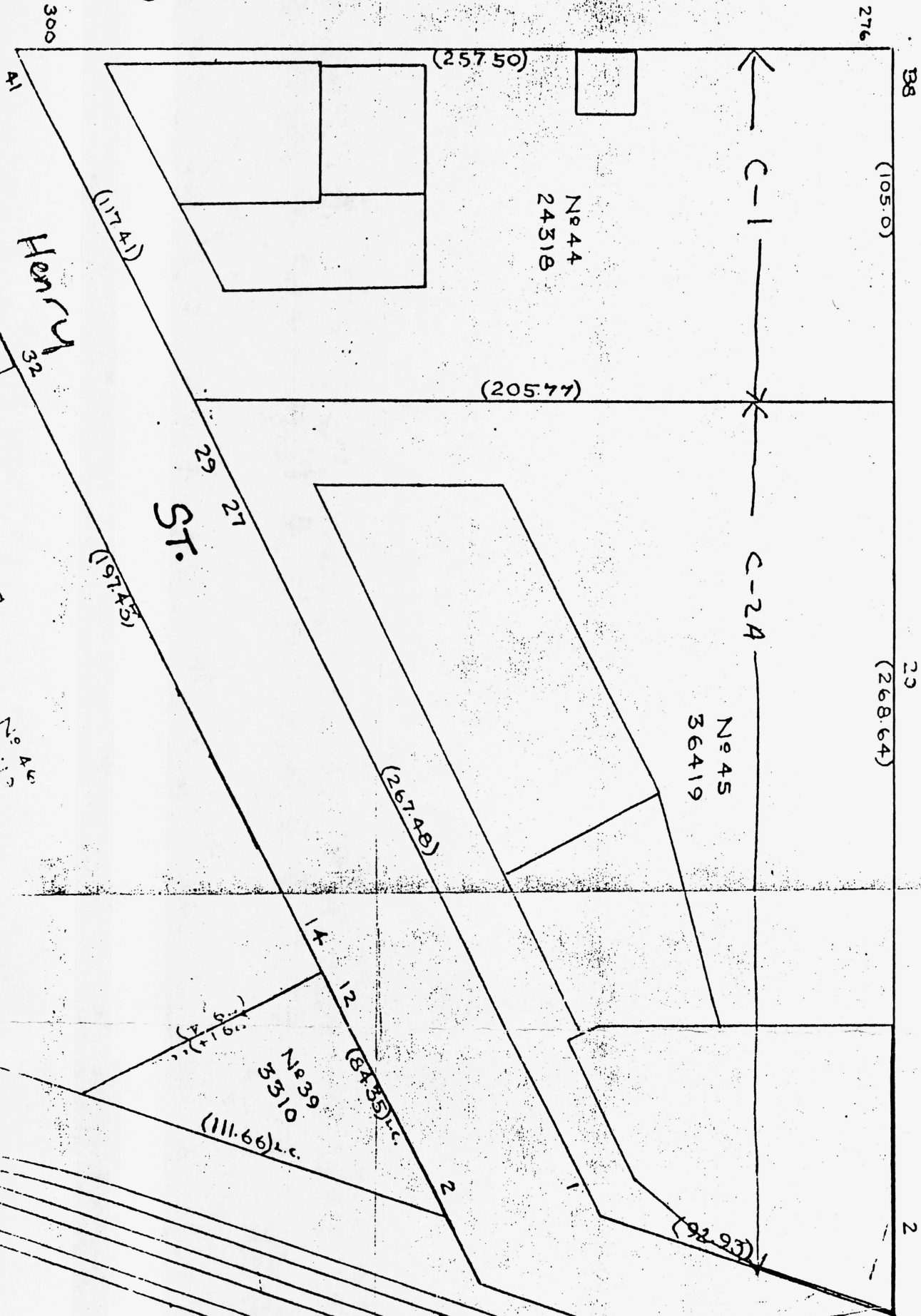
ST.

Chestnut

ST.



Waverly ST



RESOURCE CAPITAL GROUP  
1000 Massachusetts Avenue  
Cambridge, MA 02138  
(617) 491-8315

July 9, 1986

Ms. Terry Lurie  
Cambridge Housing Authority  
Planning & Development Department  
485 Massachusetts Avenue  
Cambridge, MA 02139

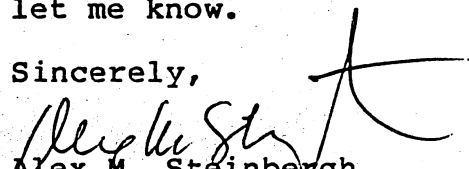
Dear Ms. Lurie:

As discussed in our meeting of July 2, 1986, Resource Capital Group ("RCG") is prepared to work with Riverside-Cambridgeport Community Corporation ("RCCC") to develop a 90-100 unit condominium project on RCG's 300 Sidney Street site. If we secure the necessary C-2 zoning prior to November 1, 1986, and construction financing, we are prepared to offer to CHA for purchase under its Section 705 program up to 10 units at the prevailing acquisition limits. These units would be 2-bedroom units in our planned 8-story elevatored mid-rise building. Each 2-bedroom unit would contain approximately 850-900 square feet.

As also discussed, up to another 17 units would be available for low-to-moderate income purchasers/renters if other public funds are available to buy down the acquisition from market levels. Some of these units contain 3 and 4 bedrooms. They would either be one of the approximately 61 units in the mid-rise building or be one of the approximately 34 townhouse-style units planned for the site. Alternatively, we are willing to discuss some of the first 10 units being larger units should public funds be available to buy down the incremental purchase price.

If you need further information concerning our proposal please let me know.

Sincerely,

  
Alex M. Steinbergh  
Resource Capital Group

COR:WPP\_CHS\_LURIE

Received 9/10/86

Cambridge, July 30, 1986

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

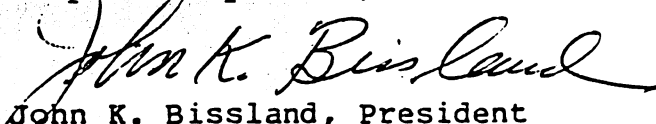
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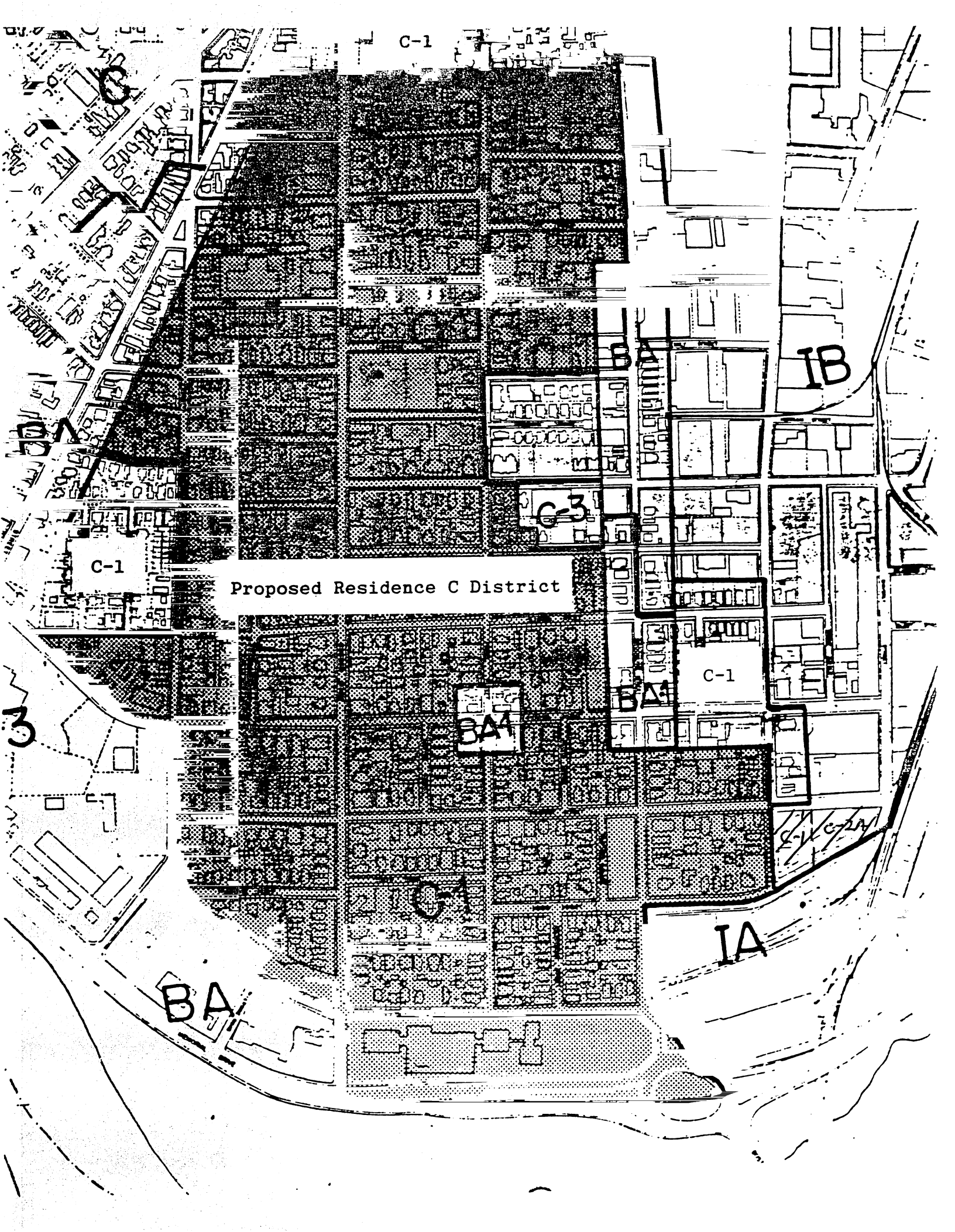
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Respectfully Yours,

  
John K. Bissland, President

William S. Simpson, Inc.

C-1



C-1

Proposed Residence C District

C-3

C-1

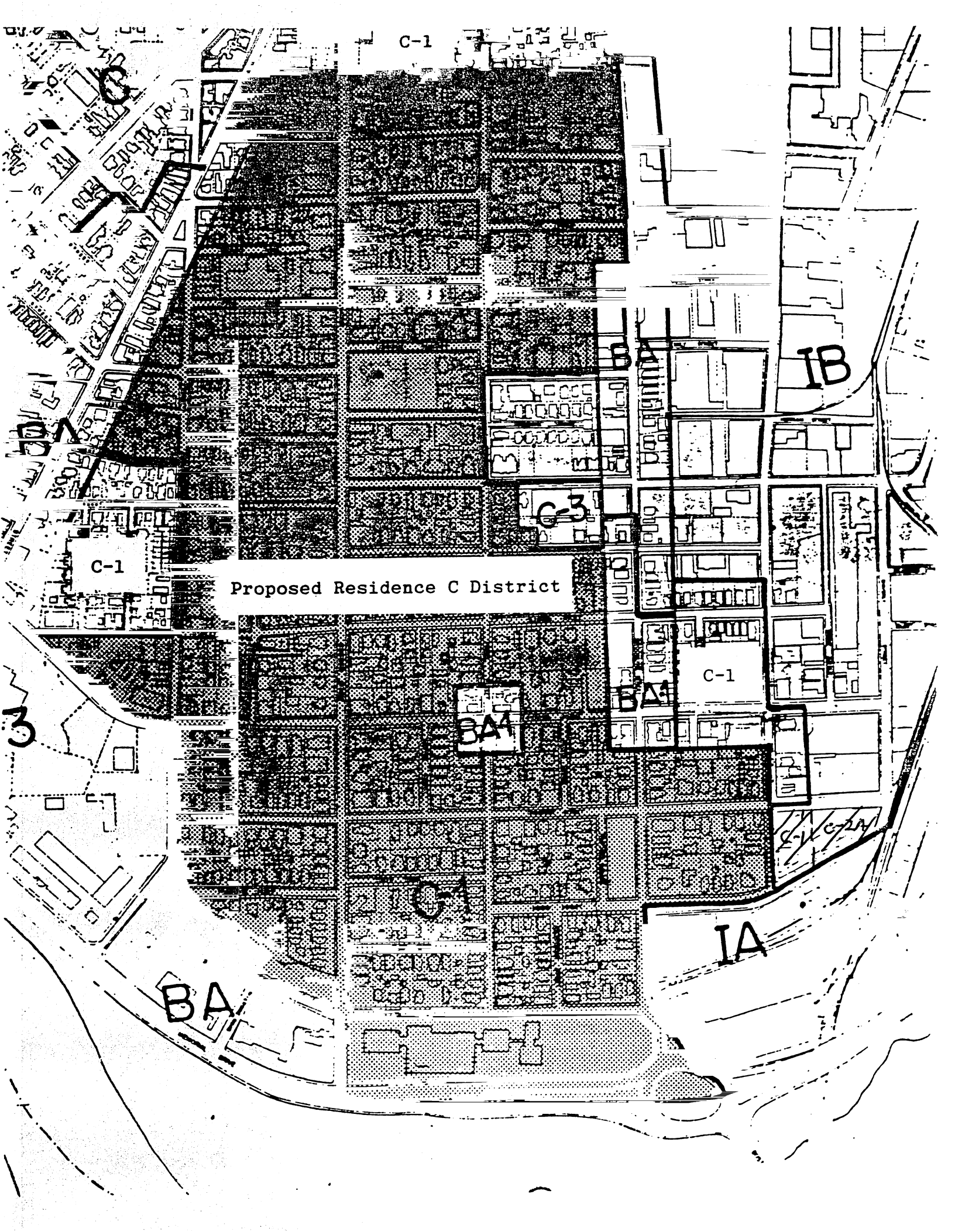
BA1

IB

IA

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3



<u>District</u>	<u>FAR</u>	<u>HT.</u>	<u>LOT AREA/ DWELLING UNIT</u>	<u>USES</u>
Residence C	0.6	35' (40')*	1800 sq ft/DU (24 units/acre)	Multi- family
Residence C-1	0.75 (0.90)*	35' (40')*	1200 sq ft/DU (36 units/acre)	Multi- family
Residence C-2A	2.50	60'	300 sq ft /DU (144 units/acre)	Multi- family
Industry B	4.0	none	Residential not allowed	Industrial/ commercial

\*Applicable to townhouses only



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

October 1, 1986

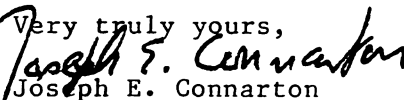
Department of Community Affairs  
Commonwealth of Massachusetts  
100 Cambridge Street  
Room 904  
Boston, MA 02202

Dear Sir:

Enclosed you will find a copy of a Zoning Ordinance amendment which was passed to be ordained at the City Council meeting held on September 29, 1986 on the petition of John K. Bissland, President, William S. Simpson, Inc. to rezone from Industry B to Residential C-1 in the area bounded by Sidney Street, Henry Street and Chestnut Street.

This amendment is being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
  
Joseph E. Connarton  
Acting City Clerk

JEC/dl

Enc. Ordinance Number 1040

c.c. Les Barber



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## 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:

By rezoning to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zoning (Assessor's Plat 65, Lot 45), approximately 105 feet; thence turning and proceeding in a southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's plat #65: Lot numbered 44, approximately 24,318 square feet.

And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; thence turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land:  
premises located on Assessor's Plat #65: Lot numbered 45, approximately 36,419 square feet.

In City Council September 29, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 0;  
Absent 0; Present 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton.  
Acting City Clerk.



# CITY OF CAMBRIDGE

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

OFFICE OF  
THE CITY CLERK

October 1, 1986

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

Dear Sir:

Enclosed you will find a copy of a zoning ordinance amendment which was passed to be ordained at the City Council meeting held on September 29, 1986 on the petition of John K. Bissland, President of William S. Simpson, Inc. to rezone land in the Sidney Street, Henry Street, and Chestnut Street area.

Enclosed you will find a copy of a general ordinance amendment which was passed to be ordained at the City Council meeting held on September 29, 1986 in Article XXXII, entitled "Cambridge Consumer Advisory Commission" of Chapter Two entitled "Administration" by amending Section Two entitled "Members; Terms".

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.

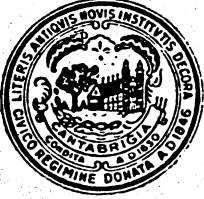
Sincerely yours,

Joseph E. Connarton  
Acting City Clerk

JEC/dl

Encs. Ordinance Numbered 1040 and 1041

c.c. Councillor Walsh, Chairman, Committee on Ordinances  
Mr. Cellucci, Inspectional Services Commissioner



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

## 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:

By rezoning to Residential C-1 that area presently zoned Industry B, which is circumscribed by a line beginning at the point, said point being the intersection of the center lines of Sidney Street and Henry Street; thence proceeding in a northeasterly direction along the centerline of Sidney Street to a point of intersection with the centerline of Chestnut Street, approximately 260 feet; thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street and its projection to its intersection with the newly proposed Residential C-2A zoning (Assessor's Plat 65, Lot 45), approximately 105 feet; thence turning and proceeding in a southeasterly direction along the border of Lot 45 and 44 (Assessor's Plat 65) to Henry Street to the corner of Sidney Street, approximately 117 feet.

Said area includes all or parts of the following parcels of land:  
Premises located on Assessor's plat #65: Lot numbered 44, approximately 24,318 square feet.

And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; thence turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land:  
premises located on Assessor's Plat #65: Lot numbered 45, approximately 36,419 square feet.

In City Council September 29, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 0;  
Absent 0; Present 2.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton.  
Acting City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred and Eighty-Six

## AN ORDINANCE

In amendment to Ordinance No. 961 (June 1981)

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

Article XXXII, entitled " Cambridge Consumer Advisory Commission, of Chapter two, entitled "Administration", of "The Code of the City of Cambridge", is hereby amended to read as follows:

### Section 2. Members; Terms.

The Commission shall consist of seven (7) members. The Sealer of Weights and Measures and the Chairperson of the License Commission of the City of Cambridge shall serve as ex-officio members. Five (5) members shall be residents of the City of Cambridge and appointed by the City Manager.

The five members appointed from the public-at-large shall serve for a term of two years each. Any member so appointed may be removed at the discretion of the City Manager. A vacancy occurring otherwise than by expiration of term, shall be filled for the unexpired term in the same manner as the original appointment.

In City Council September 29, 1986.

Passed to be ordained by a yea and nay vote:- Yeas 9;  
Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
Acting City Clerk.

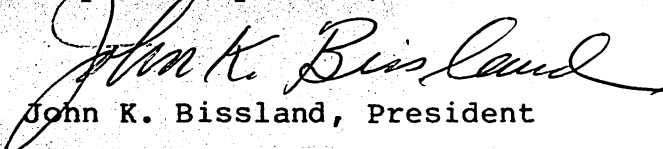
Said area includes all or parts of the following parcels of land:

Premises located on Assessor's Plat # 65 : Lot numbered 44,  
approximately 24,318 square feet.

And the Zoning Map of the City of Cambridge by rezoning to Residential C-2A that area presently zoned Industrial B, which is circumscribed by a line beginning at the point, said point being the intersection of the line separating Lot 44 from Lot 45 (Plat #65) and Henry Street; Thence proceeding in a northeasterly direction along the line separating Lot 44 from Lot 45 to the center of Chestnut Street, approximately 206 feet; Thence proceeding in a southeasterly direction along the center of Chestnut Street and its projection with the current Industry A zone, approximately 270 feet; Thence, turning and proceeding in a southwesterly direction along the Northeast line of the current Industry A zone and following said line along Henry Street to the intersection of Henry Street with the aforementioned dividing line between Lots 44 and 45.

Said area includes all or parts of the following parcels of land: Premises located on Assessor's Plat # 65 : Lot numbered 45,  
approximately 36,419 square feet.

Respectfully Yours,

  
John K. Bissland, President

William S. Simpson, Inc.

*Property owner in area affected.*

Petition received from John K. Bissland, Pres.,  
William S. Simpson, Inc. to amend the Zoning  
Ordinances of the City of Cambridge by rezon-  
ing to Residential C-1 the area presently  
zoned as Industry B in the area bounded by  
Sidney St., Henry St. and Chestnut Street.

9/29/86 - Passed to be ordained  
7-0-0-2

10/2/86 - Published - Chronicle

In City Council,  
August 4, 1986

Referred to Ordinance  
Committee and Planning  
Board

copy sent to Leo Barber, Planning  
Board 8/6/86 mh

copy to Councilor Welch, Ord. Committee  
Chair 8/8/86