

# SERVICE REQUESTS

**ASPHALT/PAVING**

**Geno's Asphalt & Construction**  
• Hot Top • Sealingcoat  
• Excavation • Loam Delivery  
• Road for  
• Dumptruck • Bobcat • Backhoe  
646-6248 643-9766

**CONSTRUCTION**

**GENERAL CONTRACTOR**  
REMODELING  
RENOVATIONS  
REPAIRS  
ADDITIONALS  
RESIDENTIAL COMMERCIAL  
J. P. Puopolo, Inc.  
643-5926  
38 YEARS EXPERIENCE  
LIC INSURED

**PAINTING**

**John Magoutis Construction**  
Interior  
Exterior  
Painting  
Gutters  
Porches  
Roofs  
Free Estimates  
666-1664

**PAINTING**

**FATHER & SON PAINTING CO.**  
Carpentry - Roofing  
Free Est. - Fully Ins.  
15 Central St., Somerville  
623-3888

**PAINTING**

**NICK & MIKE'S PAINTING CO.**  
RESIDENTIAL - COMMERCIAL  
APARTMENTS - CONDOMINIUMS  
OFFICES  
QUALITY WORKMANSHIP DEPENDABLE  
SERVICE GUARANTEED BEFORE YOU  
CHOOSE A PAINTING CONTRACTOR  
INTERIOR - EXTERIOR  
PAINTING - CARPENTRY  
ROOFING - GUTTER  
FULL INSURANCE  
GOVERNMENT WORKMEN'S COMP.  
SINCE 1965  
FREE ESTIMATES  
628-5130 628-5133  
SOMERVILLE

**ROOFERS**

**ABOVE ALL! YOUR ROOF!**  
GUTTER SPECIALISTS  
Seamless Aluminum Gutters Installed  
• FULL TRIM COVERING  
• FACIA & SOFFIT COVER  
• CHIMNEY REPAIRS  
• VINYL SIDING & REPLACEMENT WINDOWS  
CARROLL SONS ROOFERS INC.  
A TRUSTED NAME SINCE 1962  
Fully Insured  
628-5334  
667-6736 (nights) Free Estimates

**CRAWFORD PAVING**  
Driveways and Parking Areas  
FREE ESTIMATES  
Cambridge, MA  
661-8429

**CONSTRUCTION**

**PANN CONTRACTING**  
Complete Remodeling  
Residential/Commercial  
• Additions • Tile  
• Renovations  
• Kitchens  
• Bathrooms  
• Electrical  
• Masonry  
• Painting  
• Demolition and  
Waste Removal  
DESIGN - BUILD  
Licensed and Insured  
864-2625  
24-Hour Service  
Available on All Building  
Trades  
207 Prospect Street,  
Cambridge

**PAINTING**

**H.M. Painting Co.**  
INTERIOR  
AND  
EXTERIOR  
Our Work is 100%  
Satisfaction Guaranteed  
10% Discount on  
Exterior Only  
Unbeatable Prices/  
Free Estimates  
Call  
782-9759

**PAINTING**

**JOHN'S PAINTING COMPANY**  
Interior/Exterior  
Free Est. Lic. Fully Ins.  
641-1167  
anytime

**PAINTING**

**Home Painting**  
Interior-Exterior  
Free Estimates  
Mario Estevean, Arlington  
641-3186

**FREE ESTIMATES**  
**G & G ROOFING CO.**  
NEW ROOFS -  
ROOF REPAIRS -  
GUTTERS - CHIMNEYS  
"No job too big,  
no job too small."  
Give Us A Call.  
666-9325

**Heritage Seal Coating**  
Hot Top Paving  
Residential and  
Commercial  
AL SUCHOSKI  
324-6737  
Reasonable Free Estimates  
All Work Guaranteed

**CONSTRUCTION**

**S & S ACoustical Ceilings**  
10x8 Room \$100.00  
Including labor & material.  
For FREE estimate  
Call 646-9225

**PAINTING**

**BRUSH & 4 PAINTING COMPANY**  
Interior & Exterior  
Carpentry-Roofing  
Complete  
Insurance  
Coverage  
Free Estimates  
776-5561

**PAINTING**

**MICK RONAN HOME PAINTING**  
Int.-Ext., carpentry,  
Home remodeling  
Quality workmanship  
Cambridge, 876-9781  
Somerville, 625-4713

**PLUMBING/HEATING**

**RICHARD'S**  
"Why pay for show, call a PRO!"  
KITCHEN • BATHROOM  
Residential • Commercial  
ALL WORK DONE BY  
LICENSED PLUMBERS  
10% SENIOR CITIZEN  
DISCOUNT  
32-4277  
13 YEARS EXPERIENCE  
PLUMBING • HEATING • GAS  
FITTINGS • BOILERS • APPLIANCES  
WATER HEATERS • DRAIN CLEANING  
Lic. No. 20927

**R.P. FARINA**  
ROOFING COMPANY  
Rubber Roof  
Systems, Shingles,  
Gutters, Slate Roof  
Repairs, Chimneys  
FREE ESTIMATES  
648-5446  
ARLINGTON

**ASPHALT PAVING**  
DRIVEWAYS, PARKING LOTS,  
RESIDENTIAL, COMMERCIAL,  
PRIVATE ROADS  
**SPECIAL**  
9X25 \$325  
RICK COOPER  
643-8740 648-5533

**CONSTRUCTION**

**KIM-SHEL CONSTRUCTION**  
• Carpentry • Electrical  
• Plumbing  
• Vinyl Siding  
628-2300

**LANDSCAPING**

Call 628-1800  
to place your  
landscaping  
service ad here.

**PLUMBING/HEATING**

**Pavidis Plumbing & Heating Co.**  
Hot water heaters, boilers, baths and kitchens, gas  
fittings. Master Lic. #9917.  
Res. - Comm. - Ind.  
625-0397; 667-5893

**PLUMBING/HEATING**

**DICK - The roofer other roofers call when they can't find the leak!**  
40 yr. of roof work, your guaranteed  
**SMALL JOB SPECIALIST**  
666-8756 Anytime

**Jim Barry Roofing Co., Inc.**  
Tar, Gravel, Roofing  
Shingles, Gutters, Slate  
FULLY INSURED  
OWNER OPERATED  
625-2576  
Jim Barry Keeps You Covered

**CONSTRUCTION**

**H.F. FENOCHETTI Carpenter Contractor**  
Licensed  
Remodeling-Additions  
Porches-Repairs  
M16-8356 Estimates  
646-8356 646-8356

**CONSTRUCTION**

**DONAHUE CONSTRUCTION**  
ROOFING,  
GUTTERS,  
REMODELING, SIDING,  
PORCHES, ADDITIONS.  
FREE ESTS.  
LIC., FULLY INS.  
662-7556

**MASONRY**

**CHIMNEY SPECIALIST**  
**CHIMNEY GEN. CONST.**  
Chimney Related Painted  
Also all types of brick, block, concrete  
and pointing work. Call the experts  
395-6920

**QUALITY PAINTING**  
• Interior-Exterior  
• Wallpaper  
• Removal  
• Light Carpentry  
Licensed - Fully  
Insured  
Free Estimates  
Dino - 623-0223

**PLUMBING/HEATING**

**PLUMBING HEATING & GAS FITTING SERVICE**  
Removal & Replacing  
Appliances installed  
Drains, Sewers & Water Pipes  
Installed  
No job too small  
No job too large  
E. PUOPOLO & SON  
Master Lic. No. 7158  
648-5239 661-0371  
Residential, Commercial

**Research works.**  
American Heart Association

**CONTRACTING**

**PALMACCI CONTRACTING**  
Carpentry/Remodeling  
LIC/INS.  
387-3263,  
Tony

**CONSTRUCTION**

**JACK'S HOME REPAIR**  
• Porches  
• Gutters  
• Painting  
• Bathrooms/Kitchens  
• Siding  
• Vinyl Siding  
• Chimneys  
864-8351

**MISCELLANEOUS**

**DICK'S SALVAGE CO.**  
Rubbish Removal • Yards &  
Culverts cleaned, Demolition  
Garages, Barns, House Painting,  
Porches, Gutters  
DUMP TRUCK RENTAL  
231-1427

**PLUMBING/HEATING**

**PLUMBING HEATING & GAS FITTING SERVICE**  
Removal & Replacing  
Appliances installed  
Drains, Sewers & Water Pipes  
Installed  
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No job too large  
E. PUOPOLO & SON  
Master Lic. No. 7158  
648-5239 661-0371  
Residential, Commercial

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Drains, Sewers & Water Pipes  
Installed  
No job too small  
No job too large  
E. PUOPOLO & SON  
Master Lic. No. 7158  
648-5239 661-0371  
Residential, Commercial

**TV VCR SERVICE**  
14.95  
IN HOME  
PHONE  
ANYTIME 272-1650  
TomKentronics  
Elect.ronics  
ICC Lic. Master Tech 2941

**LOREN CONSTRUCTION CO.**  
GENERAL CONTRACTOR  
FULLY LIC. & INS. CRAFTSMEN  
RESIDENTIAL & COMMERCIAL  
Free Estimates, No Obligations,  
No Chase Calls  
Fair & Reasonable Prices  
Satisfaction Guaranteed  
Call: 395-0202

**ELECTICIANS**

**Crowley Electric Lic. #E14563**  
Free estimate  
Be it installed by the City Council or the City of Cambridge  
as follows:  
The Zone Map accompanying ordinance passed to be ordered September 28, 1979 entitled "The Zoning Ordinances of the City of Cambridge" and the Zoning Ordinances of the City Council of the City of Cambridge as follows:  
The Zone Map accompanying ordinance passed to be ordered September 28, 1979 entitled "The Zoning Ordinances of the City of Cambridge" and the Zoning Ordinances of the City Council of the City of Cambridge as follows:  
(1) In Section 4.39 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line 1 (Z) - Hotel or Motel, add a new footnote S3 in the ninth column headed Bus. C, S-1.  
(2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote S3 to read as follows: S3. No in Business C-1 Districts.  
(3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (c) as follows with new language underlined:  
(c) H-1-L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 and where the side lot line abuts or is within fifty feet of a lot residentially used, the majority of which lies in a residential zoning district.  
In City Council September 12, 1988.  
Passed to be ordered by a vote of Mayor Victor F. Hayes D. Absent  
Robert W. Healy, City Moderator  
ATTEST: John E. Flynn, Deputy City Clerk  
SEP 15 1988

**PAINTING**

**INTERIOR PAINTING**  
ODD JOBS  
Free Est.  
661-1474

**PLUMBING/HEATING**

**PLUMBING HEATING & GAS FITTING SERVICE**  
Removal & Replacing  
Appliances installed  
Drains, Sewers & Water Pipes  
Installed  
No job too small  
No job too large  
E. PUOPOLO & SON  
Master Lic. No. 7158  
648-5239 661-0371  
Residential, Commercial

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Removal & Replacing  
Appliances installed  
Drains, Sewers & Water Pipes  
Installed  
No job too small  
No job too large  
E. PUOPOLO & SON  
Master Lic. No. 7158  
648-5239 661-0371  
Residential, Commercial

**TV REPAIRS**  
Dave Gonick  
ARCO TV CO.  
876-3100  
Save \$5 with this ad on color or service call on Sep. 29-30 to \$24.95 with ad. Expert repairs on Video Recorders, In-home Computers and Microwave Units.  
Lic. 2978 MD Visa Accepted

## CALL US AT 628-1800 IF YOU HAVE A SERVICE YOU'D LIKE TO ADVERTISE.

**CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS**  
Notice is hereby given under General Laws, Chapter 138, as amended, that CBL, Inc. d/b/a Club Casablanca, Sari Abul-Jabbar, Manager, has applied for a change of premises address to include an outdoor patio (no additional seating, original capacity to be maintained at 212) at 40R Brattle Street and 12-14 Millin Place.  
The premises are described as follows: one assembly room, dining room and storage in the basement, cocktail lounge, two dining rooms with service bar and equipment room on the second floor, small patio outdoors adjacent to the upstairs on Millin Place.  
The hearing on this application will be held on Tuesday evening, September 27, 1988, at six-thirty o'clock, in the Barbara Ackerman Room, Room 200, City Hall, Cambridge.  
James Thaddeus McDavitt  
Anthony G. Pacello  
Thomas V. Scott  
License Commission  
(C)Sept. 15

**CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS**  
Notice is hereby given pursuant to General Laws, Chapter 148, that 1915 Realty Trust, has applied for a parking garage for 339 cars and the loading and storage of 3000 gals. of gasoline in tanks and cars only at 1815 Massachusetts Avenue.  
A hearing on this application will be held on Tuesday evening, September 27, 1988, at six-thirty o'clock, in the Barbara Ackerman Room, Room 200, City Hall.  
James Thaddeus McDavitt  
Anthony G. Pacello  
Thomas V. Scott  
License Commission  
(C)Sept. 15

**INVITATION TO BID**  
The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02138, on September 28, 1988 at 2:00 p.m. for:  
**New Sewer Line at River Howard Homes (3-19)**  
A contract has been contracted for construction available at 270 Green Street, Cambridge, MA 02138, Purchasing Department.  
All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding provisions contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.  
Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.  
The Cambridge Housing Authority reserves the right to reject any and all bids and to waive formalities if it is in the public interest to do so.  
CHA is an Equal Opportunity Employer  
Cambridge Housing Authority  
270 Green Street  
Cambridge, MA 02139  
Stephen O. Smith,  
Senior Purchasing Agent  
(C)Sept. 15

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate and Family Court No. 88P4557A**  
**NOTICE OF ADMINISTRATORSHIP WITHOUT SURETIES**  
Estate of Anna T. Shea  
In the County of Middlesex  
**NOTICE**  
A petition has been presented in the above-captioned matter praying that a certain instrument purported to be the last will of said deceased may be proved and allowed, and that Edward A. Scribner of Needham in the County of Norfolk be appointed administrator without giving surety on his bond.  
If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on September 26, 1988.  
In addition you must file a written affidavit of objection to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.  
Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-fifth day of August in the year of our Lord one thousand nine hundred and eighty-eight.  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 230217**  
**NOTICE OF FIDUCIARY'S ACCOUNT**  
To all persons interested in the estate of Anne A. Pilling (deceased) of Cambridge in said County: I, the undersigned, am hereby notified pursuant to Mass. R.C.P. Rule 72 that the 30th through 32nd day of September 1988, I will file with the Court pay as trustee's (fiduciary) account of the will of said deceased for the benefit of William Thurston and other persons who have been presented to said Court for allowance.  
If you desire to preserve your right to file an objection to the fourth, you or your attorney must file a written appearance in said Court on or before the fourth day of October, 1988, the return day of this citation. You may upon written request, by registered or certified mail to the fiduciary or to the attorney for the fiduciary obtain without cost and copy of any account. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass R.C.P. Rule 5.  
Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 2nd day of September, 1988.  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P296-D1**  
**NOTICE OF FIDUCIARY'S ACCOUNT**  
Anahid Kocharyan-Marj, Plaintiff  
Armen Marj, Defendant  
A complaint has been presented to this Court by your spouse, Anahid Kocharyan-Marj, seeking a divorce.  
If you are required to serve upon Kenneth B. Freedman, plaintiff's attorney, whose address is Four Copley Place, Box 84, Boston, MA 02116 your answer on or before November 21, 1988, if you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.  
Witness Sheila E. McGovern, Esq., First Justice of said Court at Cambridge.  
August 24, 1988  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 18, 15

**CITY OF CAMBRIDGE PURCHASING DEPARTMENT**  
Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, September 29, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:  
**Blood Gas Controls**  
**X-ray Folders**  
**Printing of Monthly Newsletter**  
**Custom Milkwork at Branch Libraries**  
**Removal of Miscellaneous Debris**  
**Miscellaneous Equipment**  
**State of Used Police Vehicles**  
**Replacement of Release Packer Body**  
Sealed proposals may be submitted to the Office of the City of Cambridge reserves the right to waive any informality or to reject any or all proposals.  
Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.  
Each proposal must be in a sealed envelope plainly marked "Proposal for Designate Item," and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts 02139.  
Barbara L. Duffy  
Purchasing Agent  
(C)Sept. 15, 22, 29

**CITY OF CAMBRIDGE PURCHASING DEPARTMENT**  
Sealed proposals will be received at the Office of the Purchasing Agent, Superior Court House, E. Cambridge, MA, until 1:00 P.M. Tuesday, September 27, 1988. Proposals will be opened for Office Supplies for the Middlesex County Commissioners Dept. (Central Supply), Cambridge, MA at 4:30 P.M., Tuesday, September 27, 1988 in the Framingham District Court House, Framingham, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informality they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, Third Floor, Superior Court House, 40 Thornehill St., E. Cambridge, MA (694-6186).  
Middlesex County Commissioners Office  
Carole Kelley, Purchasing Agent  
(C)Sept. 15

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P-177-D1**  
**NOTICE OF ADMINISTRATORSHIP WITHOUT SURETIES**  
Estate of Karen Diane Wallace  
In the County of Middlesex  
**NOTICE**  
A petition has been presented to this Court by your spouse, Joseph Bernardi DuFort, seeking divorce.  
If you are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988, if you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.  
Witness Sheila E. McGovern, Esq., First Justice of said Court at Cambridge.  
September 2, 1988  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15, 22, 29

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 77884**  
**NOTICE OF FIDUCIARY'S ACCOUNT**  
To all persons interested in the estate of Philip Emerson of Cambridge, in said County, who have not presented themselves to the Court for allowance.  
If you are hereby notified pursuant to Mass. R.C.P. Rule 72 that the 30th through 40th days of September 1988, I will file with the Court pay as executor's (fiduciary) account of the property of said deceased has been presented to said Court for allowance.  
If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court on or before the 30th day of September, 1988, the return day of this citation. You may upon written request, by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after the return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass R.C.P. Rule 5.  
Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 30th day of August, 1988.  
Paul J. Cavanaugh  
Register  
(C)Sept. 15, 22, 29

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 87P-177-D1**  
**NOTICE OF FIDUCIARY'S ACCOUNT**  
To all persons interested in the estate of Philip Emerson of Cambridge, in said County, who have not presented themselves to the Court for allowance.  
If you are hereby notified pursuant to Mass. R.C.P. Rule 72 that the 30th through 40th days of September 1988, I will file with the Court pay as executor's (fiduciary) account of the property of said deceased has been presented to said Court for allowance.  
If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court on or before the 30th day of September, 1988, the return day of this citation. You may upon written request, by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after the return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass R.C.P. Rule 5.  
Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 30th day of August, 1988.  
Paul J. Cavanaugh  
Register  
(C)Sept. 15, 22, 29

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P-177-D1**  
**NOTICE OF FIDUCIARY'S ACCOUNT**  
To all persons interested in the estate of Philip Emerson of Cambridge, in said County, who have not presented themselves to the Court for allowance.  
If you are hereby notified pursuant to Mass. R.C.P. Rule 72 that the 30th through 40th days of September 1988, I will file with the Court pay as executor's (fiduciary) account of the property of said deceased has been presented to said Court for allowance.  
If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court on or before the 30th day of September, 1988, the return day of this citation. You may upon written request, by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after the return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass R.C.P. Rule 5.  
Witness, Sheila E. McGovern, Esquire, First Justice of said Court, this 2nd day of September, 1988.  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15, 22, 29

**CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS**  
Notice is hereby given under General Laws, Chapter 138, as amended, that 1988 Jazz Club, Inc., Jerrald Hoffman, Manager, has applied for a change of premises address to include a restaurant/liquor license at 315 Brattle Street.  
The premises are described as follows: kitchen and bar on first floor, basement for storage.  
The officers and directors of 1988 Jazz Club, Inc. are: Robert Polak, President; Jerrald Hoffman, Treasurer and Clerk.  
The hearing on this application will be held on Tuesday evening, September 27, 1988, at six-thirty o'clock, in the Barbara Ackerman Room, Room 200, City Hall.  
James Thaddeus McDavitt  
Anthony G. Pacello  
Thomas V. Scott  
License Commission  
(C)Sept. 15

**CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS**  
Notice is hereby given under General Laws, Chapter 138, as amended, that 1988 Jazz Club, Inc., Jerrald Hoffman, Manager, has applied for a change of premises address to include a restaurant/liquor license at 315 Brattle Street.  
The premises are described as follows: kitchen and bar on first floor, basement for storage.  
The officers and directors of 1988 Jazz Club, Inc. are: Robert Polak, President; Jerrald Hoffman, Treasurer and Clerk.  
The hearing on this application will be held on Tuesday evening, September 27, 1988, at six-thirty o'clock, in the Barbara Ackerman Room, Room 200, City Hall.  
James Thaddeus McDavitt  
Anthony G. Pacello  
Thomas V. Scott  
License Commission  
(C)Sept. 15

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P-177-D1**  
**NOTICE OF ADMINISTRATORSHIP WITHOUT SURETIES**  
Estate of Karen Diane Wallace  
In the County of Middlesex  
**NOTICE**  
A petition has been presented to this Court by your spouse, Joseph Bernardi DuFort, seeking divorce.  
If you are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988, if you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.  
Witness Sheila E. McGovern, Esq., First Justice of said Court at Cambridge.  
September 2, 1988  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15, 22, 29

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P-177-D1**  
**NOTICE OF ADMINISTRATORSHIP WITHOUT SURETIES**  
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In the County of Middlesex  
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Witness Sheila E. McGovern, Esq., First Justice of said Court at Cambridge.  
September 2, 1988  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15, 22, 29

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P-177-D1**  
**NOTICE OF ADMINISTRATORSHIP WITHOUT SURETIES**  
Estate of Karen Diane Wallace  
In the County of Middlesex  
**NOTICE**  
A petition has been presented to this Court by your spouse, Joseph Bernardi DuFort, seeking divorce.  
If you are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988, if you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.  
Witness Sheila E. McGovern, Esq., First Justice of said Court at Cambridge.  
September 2, 1988  
Paul J. Cavanaugh  
Register of Probate  
(C)Sept. 15, 22, 29

**COMMONWEALTH OF MASSACHUSETTS Middlesex, ss. Probate Court No. 88P-177-D1**  
**NOTICE OF ADMINISTRATORSHIP WITHOUT SURETIES**  
Estate of Karen Diane Wallace  
In the County of Middlesex  
**NOTICE**  
A petition has been presented to this Court by your spouse, Joseph Bernardi DuFort, seeking divorce.  
If you are required to serve upon Edward M. Altman, Esq., plaintiff's attorney, whose address is 634 Massachusetts Avenue, Cambridge, MA 02139 your answer on or before October 25, 1988, if you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.  
Witness Sheila E. McGovern, Esq., First Justice of said Court at Cambridge.  
September 2, 1988  
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Register of Probate  
(C)Sept. 15, 22, 29

# DEATHS

## Gary E. Kelley

Gary E. Kelley, 51, died Sept. 7 at Cambridge Hospital after a long illness. He was a longtime resident of Cambridge and an installer for Western Union.

He was the father of Cheryl and Kellie Richards; son of Al and the late Mildred (Lyle) Kelley; brother of Carol A. Ferrari, Francis X. Kelley and the late Vincent Kelley.

A funeral Mass was said at the Sacred Heart Church. The interment was at Mount Auburn Cemetery. Arrangements were made by the Donovan-Aufiero Funeral Home.

## Annie Brennan

Annie (Roddy) Brennan, 87, died Sept. 8 at Sancta Maria Hospital. Born in County Donegal, Ireland, she was a resident of Cambridge for many years and was an employee of Buckingham school for 25 years.

She was the wife of Jeremiah Brennan; mother of attorney Lawrence W. Brennan of Belmont; and grandmother of Lawrence W. Jr., Steven, Karen, Kathleen, Sheila, Thomas and Ann Brennan. She is also survived by two great-grandchildren.

A funeral Mass was said at St. Peter's Church. The interment was at Cambridge Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.

## Robert L. McNally

Robert L. McNally, 52, of Cambridge died Sept. 11 at Cambridge Hospital. He was a purchasing agent at Boston Metal Door.

He was the brother of Margaret Dean, James and Paul McNally and the late Charlotte Mahoney.

A funeral Mass was said at St. Mary's Church. The interment was at Cambridge Cemetery. Arrangements were made by the Daniel F. O'Brien Funeral Home.

## Margaret A. Ahern

Margaret Agnes (O'Neil) Ahern, 72, died suddenly Sept. 8 in Deltona, FL. She was a resident of Cambridge until moving to Florida 15 years ago.

She was the wife of Timothy Ahern; mother of Patricia Poves, Timothy Jr., Cambridge Police Officer Robert ("Bo"), John and Eugene Ahern; sister of Anna, Nicholas and John O'Neil and the late Thomas O'Neil and Helen Williams. She is also survived by 21 grandchildren and two great-grandchildren.

A funeral Mass was said at St. John's Church. The interment was at St. Patrick's Cemetery, Watertown. Arrangements were made by the Keefe Funeral Home.

## Mary Ellen Sparrow

Mary Ellen (Murphy) Sparrow, 85, died Sept. 9 in Woonsocket, RI, after a long illness. She was a resident of Cambridge for many years and an employee of Cambridge Hospital.

She was the wife of the late Patrick J.; mother of George, Francis P. Sparrow, Ann Wheeler and the late Mary Neas. She is also survived by 17 grandchildren and 11 great-grandchildren.

A funeral Mass was said at St. Mary's Church. The interment was at Mount Auburn Cemetery. Arrangements were made by the Keefe Funeral Home.

## Donato DeSantis

Donato DeSantis, 67, died Sept. 5 at St. Elizabeth's Hospital in Brighton after a long illness. Born in Italy, he was a resident of Cambridge for many years.

He was the husband of Lidia (Federico); father of Angela and Danny DeSantis, both of Somerville; brother of Teresa DeSantis of Australia and Cesidio and Arturo DeSantis, both of Italy; and of the late Angela Gaetano DeSantis.

A funeral Mass was said in St. Raphael's Church. The interment was at St. Michael's Mausoleum in Rosindale.

## Leonard J. Mullen

Leonard J. Mullen Sr., 87, died suddenly Sept. 12 at home in Cambridge. He was the owner of Mullen's Tavern for 45 years.

He was the husband of the late Gertrude V. (McCarthy); father of the late Judge Leonard Mullen Jr.; father-in-law of Shirley Mullen; grandfather of Vaughn and Gregory Mullen; great-grandfather of Jillian and Kristan.

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

## Chester A. McDermott

Chester A. McDermott, 67, died suddenly Sept. 9 at Lawrence Memorial Hospital. He was a lifelong resident of Cambridge.

He was the husband of the late Victoria C. (Surovovch); son of Flora Ridley and the late Frank J. McDermott; father of Diane Russell of Brockton, Robert of Dixon, CA, Joan McMullen of Framingham, Susan Rowe of Yarmouthport, Patricia McDermott-Johansen of Seattle, WA, Julie McDermott-Monzon of Arlington, Peter of Maynard and Paul McDermott of Cambridge; and brother of Frank of Kingston, NH, Geraldine Knowlton of Bourne and Gertrude Ahern of Anaheim, CA, stepbrother of Sandra Dempsey of Griffin, GA and Robert Ridley of Waltham. He is also survived by 20 grandchildren.

A funeral Mass was said at St. Peter's Church. The interment was at Cambridge Cemetery. Arrangements were made by the William T. Hickey and Son Funeral Home.



**YOUTH GAMES** — The Cambridge Camping Association Inner City Day Camp kids, pictured above, recently captured the Fourth Annual Cambridge Department of Human Services Youth Games team trophy. More than 400 youths from camps across the city competed in both track and field events for medals, trophies and ribbons. Cambridgeport Bank, the major sponsor of the event, provided T-shirts, balloons and frisbees to all participants. Vin Cosco-Aigner Associates, Gordon Kelly-MIT, Lori Fisher of Cambridgeport Bank, Polaroid Corp., WR Grace, Draper Labs, Harvard University and Continental Cablevision also helped make the day a success. (Photo by Ben Barnhart)

## Mediation training offered for human service workers

Beginning Oct. 25, The Children's Hearings Project of Cambridge Family and Child Services will offer a mediation training course for educators and human service professionals.

The 36-hour training program provides a solid hands-on approach to the application of mediation and negotiation principles. Drawing upon its expertise in family, parent-child and school mediations, The Children's Hearings Project has trained over 500 professionals in mediation skills since 1982.

The training sessions are scheduled for seven consecutive Tuesday evenings from 6 to 10pm, with two

Saturday mornings — November 5 and 19. All the sessions will take place at the offices of Cambridge Family and Children's Services, 99 Bishop Allen Dr.

Registration is limited to 20 persons to insure maximum individual practice and small group work. The training sessions will be followed by an individual consultation with a trainer to review video-tapes of a practice mediation session.

The cost of the training is \$600 and the deadline for applications is Oct. 3. Contact The Children's Hearings Project for more information at 661-4700.

## New window hours at Central Square post office

New window service hours went into effect at the Central Square Post Office on Monday, Sept. 12.

The new schedule is as follows: Monday - Friday, 8 am-5:30 pm; and Saturday, 9 am-1 pm.

In February, post offices nationwide reduced window hours because of federally mandated budget cuts. Postmaster General Anthony M. Frank, however, made convenient window service a top priority of his administration and ordered savings in other areas so that window hours could be increased this fall.

"The goal of the new hours is to meet the needs of our customers," Central Square Manager Abbott says. He explains that the new window schedules are based on consumer surveys conducted last month to determine what the new hours would be.

Customers who are unable to travel to the post office can order stamps by phone or by mail. Customers can obtain stamps by mail order form from their letter carrier or local post office, or dial toll-free 1-800-STAMP24 and use VISA or MasterCard for payment. When ordering by phone, a \$12.50 minimum purchase is required and there is a \$2 service charge per order.

## Nameless opens season

The Nameless Coffee House, 3 Church St., will feature the "People's Music Network Night," with Rick Goldin, Sue Krantz, Dennis Pearne Band and Marcia Taylor, on Friday, Sept. 16, from 8 to 11:30 pm.

The following night, the Nameless will feature Streetpeople and Hearson, Scott Alarik and Richard Johnson, and Jonatha and Jennifer.

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and many other Fun Games...  
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**NOTICE OF PUBLIC MEETING**  
The Cambridge City Council will conduct a public meeting on Monday, September 19, 1988 at 5:00 p.m. in the Sullivan Chamber, second floor, City Hall on:  
**PROPERTY TAX RATE CLASSIFICATION**  
Under the laws of the Commonwealth, the City has the option of taxing residential and commercial/industrial property at different tax rates. At this public meeting the City Council will review tax rates proposed by the City Manager and the Board of Assessors, and will entertain comment and opinion on the subject from interested citizens and taxpayers.  
Robert W. Healy  
City Manager

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CONSUMER PROTECTION: "Lemon Law" to protect car owners. FOR AGAINST  
UP TO POVERTY: To provide for needy families, women and children. FOR AGAINST  
TENANTS TAX CREDITS: To provide for a tax credit for rent payers FOR AGAINST  
CHILD CARE LINKAGE: To provide child care centers in certain construction sites. FOR AGAINST  
LIBRARY GRANTS: Funding for library projects, equipment, and renovation. FOR AGAINST  
EMPLOYMENT/TRAINING: To provide for a decent wage for single parents in employment-training programs. FOR AGAINST  
DAY CARE SERVICES: Increased funding for child care demonstration projects. FOR AGAINST  
Representative Howe voted FOR COMPARABLE WORTH LEGISLATION, AND IS A CO-SPONSOR OF UNISEX INSURANCE LAW.  
Rep. Howe has sponsored and voted for affordable housing, education and special education programs, rights of women and abused children, reduced fares and fees for senior citizens, health care, working men and women, local aid increases, crime prevention, and other issues to serve the needs of her constituents.  
\*Votes are taken from actual roll call records in the House Clerk's Office. FOR A RIDE TO THE POLLS, CALL: 666-4040; 876-3473.  
PLEASE VOTE DEMOCRATIC ON PRIMARY DAY THURSDAY SEPTEMBER 15, 1988  
Re-Elect MARIE E. HOWE X  
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Marie Howe Constituents 19 Penrose St., Som.

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James Murray 29 Hutchinson St. 4" Gray, blown wall insulation /81  
A. Cappella 18 Hampshire St. 4" Mastik silver grey 2/86  
Rose Sperry 11 Madison Street 4" Homestead smooth gray 9/82  
S. Lee 1236 Mass. Ave. 4" Alcoa Contour II gold vinyl siding, trim cover 8/84  
Albert Manuel 37 Duerer Street Vinyl Siding, Insul., Trim Cover 3/84  
Wm. McGrath 25 Dover Street Vinyl siding, Softi venting, downspouts 5/84  
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 15 Count Save 30° **99¢** ea.

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### PENAL TY LAVATORY & TOILETS (NO INSTALLATION)

Sealed proposals will be received by the Middlesex County Commissioners, Office of the Central Purchasing Office, Superior Court House, E. Cambridge, MA, until 3:00 P.M. Monday, August 1, 1988. Proposals will be opened for final Ty Lavatory & Toilets (no installation) for the Middlesex County Capital Facilities, located at 3000 P.M. Monday, August 1, 1988 at the Leonard J. Russell Hearing Room, One South, 40 Thorneike St., Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or to part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd Floor, Superior Court House, 40 Thorneike St., Cambridge, MA. (494-1106)

Middlesex County Commissioners Office  
Carole Kelley, Purchasing Agent

(C)July7

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### COMMONWEALTH OF MASSACHUSETTS

Probate and Family Court  
Middlesex, ss. Probate and Family Court  
No. 88P-3091E

NOTICE OF PROBATE OF WILL

Estate of Allen Bernard MacCallivray  
also known as  
Allan B. MacCallivray  
late of Cambridge  
in the County of Middlesex

NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will and testament may be proved and allowed and that Rita MacCallivray of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:30 in the forenoon on July 22, 1988.

In addition you may file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the twenty-third day of June in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh  
Register of Probate

(C)July7

### CITY OF CAMBRIDGE

#### NOTICE OF RENT CONTROL VACANCY BOARD VACANCY

Tenant Representative, Cambridge Rent Control Board. The City seeks a Cambridge tenant with knowledge and interest in housing and rent control for September 1, 1988 appointment to the Cambridge Rent Control Board. The five member board administers the Rent Control Act, Chapter 38B of the Acts of 1976) and the Removal Permit Ordinance (Ord. 566, as amended). It adjudicates cases, and develops policies, rules and regulations to further the provisions of the Act and Ordinance. The five member Board meets every Wednesday evening at 6:00 p.m. Duties of all members include review of cases and public policy materials prior to the Board meeting and presence at all Board meetings to vote on policies, regulations and cases. Interested persons should submit a resume to Robert Henry, City Manager, Cambridge City Hall, Cambridge, MA. 621-3930.

(C)June30, July 7, 14

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### PUBLIC NOTICE

#### RELATIVE TO ZONING CITY OF CAMBRIDGE MASSACHUSETTS

Office of the City Clerk.

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, Council, will hold a public hearing on Wednesday, July 20, 1988 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts, a portion of the City Council to amend the text of the Zoning Ordinances as follows:

(1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed B.C., C.;

(2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 as follows:

(3) In Section 4.53, Paragraph 2 - Footnotes, add a new phrase to footnote (a) as follows (with new language underlined):

(4) (H & L) for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a residentially zoned lot, the majority of which lies in a residential zoning 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)June30, July7

### COMMONWEALTH OF MASSACHUSETTS

Probate Court  
Middlesex, ss. No. 88P-2158-AK-1

Summons by Publication

Merrithide Franklin, Plaintiff

vs.

Bernard Louis Pompea, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Merrithide Franklin, seeking an annulment of the marriage.

You are required to serve upon Barry S. Glassman, plaintiff's attorney, whose address is 15 Court Square, Boston, Massachusetts 02108 your answer on or before August 29, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of the City of Cambridge.

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

June 16, 1988

Paul J. Cavanaugh  
Register of Probate

(C)July7, 14, 21

### COMMONWEALTH OF MASSACHUSETTS

Probate Court  
Middlesex, ss. No. 88P-2027E

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of Jean Flanagan also known as Jean F. Flanagan late of Cambridge, in said County, deceased:

You are hereby notified pursuant to Mass. R.C.V.P. Rule 72 that the last and final account of James R. DeLacampo as Executor (the fiduciary) of the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 25th day of July, 1988, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto. A copy to be served upon the fiduciary pursuant to Mass. R.C.V.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 21st day of June, 1988.

Paul J. Cavanaugh  
Register

(C)July7

### 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, July 20, 1988 at 6:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition from Gullfrott Transportation Industries, Inc., et al to amend the map and text of the Zoning Ordinance by inserting after Article 15 a new Article 16 entitled "North Point Residence, Office and Business District," as described as follows:

All of that land within the City of Cambridge and said of Zoning Ordinance O'Brien Highway shown on Assessor's maps numbered 7 and 14, excluding thereon:

1. Lots 35, 39, 47, 40, 27, 28, 19, 18, 41, 42, 34, 31, and 9, and the way between Lots 18 and 41, shown on Assessor's map No. 7;
2. Lot 8 shown on Assessor's map No. 14;
3. That portion of said land north of the MBTA Fitchburg Main Line Track; and
4. That portion of said land heretofore taken in fee by The Commonwealth of Massachusetts Department of Public Works in connection with its Central Artery North Area Construction Project.

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

North Point  
Hudson, Office, Business District

(C)June30, July7

CALL US AT 628-1800 IF YOU HAVE A SERVICE YOU'D LIKE TO ADVERTISE.



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

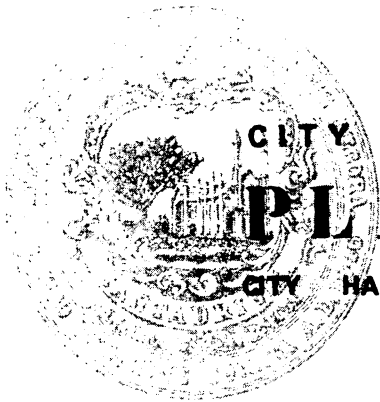
Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich".

Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

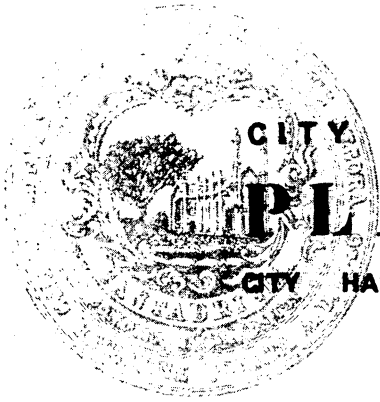
#### Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich".

Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich", written in dark ink.

Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,



Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

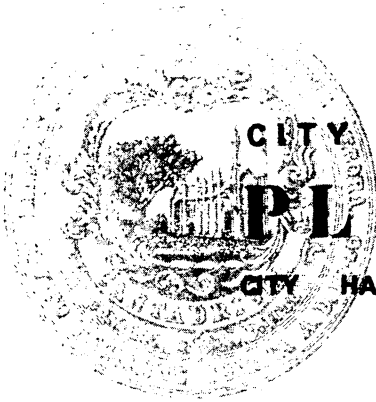
Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in black ink, appearing to read "Paul Dietrich", written in a cursive style.

Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

#### Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich".

Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

Recommendation

The Planning Board recommends adoption of the petition.

Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

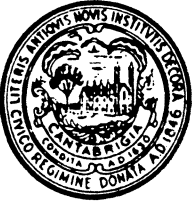
#### Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich", written in black ink.

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 12, 1988

To the Honorable, the City Council:

Attached is an order requesting the appropriation of \$4,500.00 to the Hospital and Ambulatory Care Fund, Commissioner's Office, Other Ordinary Maintenance account. Environmental Health & Engineering, Inc. will focus its efforts on reviewing the risk assessment document prepared by the developer on the former W. R. Grace site. This will include reviewing the assumptions that have been made in the development of the document and the calculations of the risk to the exposed population.

This will include assessing the uncertainties associated with the calculation of emission rates and the indoor and outdoor pollutant concentrations. They will also evaluate the appropriateness of the methodology used to evaluate the significance of the projected health risks. A written response to the City of Cambridge will be provided by September 15, 1988. They also plan on attending the public hearing scheduled for the fall.

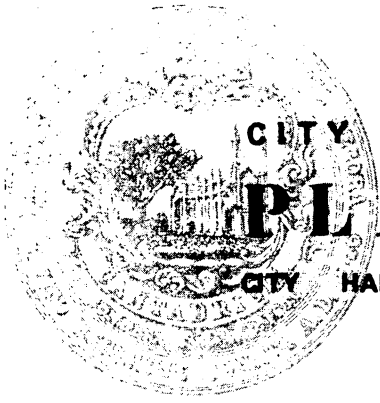
Support for this appropriation will come from property taxes.

Passage of the attached order is recommended.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich".

Paul Dietrich, Chairman

# City of Cambridge

*C. Duguay re: Refiling petition of Business C-1 petition*  
 PETITION OF *Refiling petition of Business C-1 petition*  
 Petition filed with the City Clerk *June 27, 1988*

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

*3 days June*  
*31 days July*  
*31 days Aug*

*65 days = August 31, 1988 = all hearings*  
*June 27, 1988*

In City Council

Referred to the Planning Board for report

*June 27, 1988*

Planning Board Hearing

(CITY COUNCIL must act within 90 days of the City Council ~~Planning Board's~~ hearing which would be October 18, 1988 .)

*11 days July*  
*31 days Aug*  
*30 days Sept*  
*18 days Oct*

*90 days = October 18, 1988*

City Council hearing published - *Chronicle - June 30, 1988*

*July 7, 1988*

Hearing before the City Council - *July 20, 1988 at 6:00P.M.*

Report to the City Council - *July 25, 1988*

Passed to a second reading published  
*July 25, 1988*  
*Chronicle - July 28, 1988*

Ready for Ordination published  
*Sept. 12, 1988*      *8-0-1*  
*Sept. 15, 1988 - Chronicle*

COMPLETION DATE: *October 18, 1988*

*Planning Board report received 9/12/88*  
*Copy sent to City Solicitor, Inspectional Services*  
*Dept. Comm. Dev. Dept. DCA & Ordinance Committee*  
*9/15/88 @*

# City of Cambridge

ne. *Business C-1* PETITION OF *C. Quehay*  
*Petition*  
Petition filed with the City Clerk

*may 2, 1988*

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

*22 days may*  
*30 days June*  
*13 days July*  
*65 days = July 13, 1988 = all hearings*

In City Council

*may 9, 1988*

Referred to the Planning Board for report

*may 9, 1988*

Planning Board Hearing

*(City Council's)*

(CITY COUNCIL must act within 90 days of the ~~Planning Board's~~ hearing which would be \_\_\_\_\_ .)

City Council hearing published

Hearing before the City Council

Report to the City Council

Passed to a second reading  
published

Ready for Ordination  
. published

COMPLETION DATE:



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

**JOSEPH E. CONNARTON**  
CITY CLERK

**JOHN E. FLYNN**  
DEPUTY CITY CLERK

September 15, 1988

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

Dear Mr. Higley:

Enclosed you will find a copy of a proposed amendment to the Zoning Ordinances of the City of Cambridge which was passed to be ordained at the City Council meeting held on September 12, 1988 relative to adding a new footnote 53; Section 4.40 and in Section 5.33 concerning gross floor area residential uses.

Would you kindly review this 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.

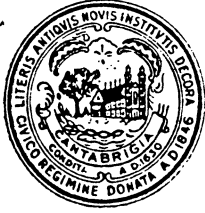
Very truly yours,

John E. Flynn  
Deputy City Clerk

JEF/dl

Enc. (1) Ordinance Number 1075

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



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

## 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:

- (1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.
- (2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.
- (3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined):
  - (o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the marjority of which lies in a residential zoning district.

In City Council September 12, 1988.

Passed to be ordained by a yea and nay vote:- Yeas 8;  
Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn  
Deputy City Clerk



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

September 15, 1988

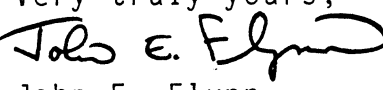
Department of Community Affairs  
Commonwealth of Massachusetts  
100 Cambridge Street  
Room 904  
Boston, MA 02202

Dear Sir:

Enclosed you will find a copy of a proposed amendment to the Zoning Ordinances of the City of Cambridge which was passed to be ordained at the City Council meeting held on September 12, 1988 relative to adding a new footnote 53; Section 4.40 and in Section 5.33 concerning gross floor area residential uses.

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

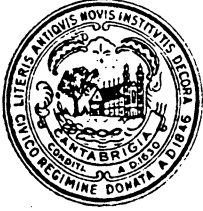
Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
  
John E. Flynn  
Deputy City Clerk

JEF/dl

Enc. (1) Ordinance Number 1075

c.c. Les Barber.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

## 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:

- (1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.
- (2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.
- (3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined:  
(o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the marjority of which lies in a residential zoning district.

In City Council September 12, 1988.

Passed to be ordained by a yea and nay vote:- Yeas 8;  
Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn  
Deputy City Clerk



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

July 29, 1988

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

Dear Mr. Higley:

Enclosed you will find copies of two zoning ordinance amendments which were passed to a second reading at the City Council meeting held on July 25, 1988 as follows:

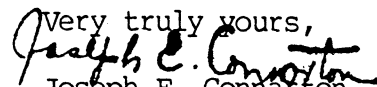
1. Petition of the City Council to add a new footnote 53; Section 4.40 and in Section 5.33 concerning gross floor area residential uses.
2. Petition of Guilford Transportation Industries, Inc. relative to rezoning the Northpoint area.

Enclosed also you will find three copies of zoning ordinance amendments which were passed to be ordained at the City Council meeting held on July 25, 1988 as follows:

1. Petition of the Planning Board re: incentive zoning.
2. Petition of the Planning Board re: interim zoning district for the Cambridge Industrial Development District.
3. Petition of the City Council to amend the zoning in the Rufo Road.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
  
Joseph E. Connarton  
City Clerk

enc. (5) First publications 2417, 2418. Ordinance Numbers 1072, 1073, 1074.

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



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

## 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:

- (1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.
- (2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.
- (3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined):  
(o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the majority of which lies in a residential zoning district.

Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Eighty

## AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled: "The Zoning Ordinances of the City of Cambridge is hereby amended by inserting after Article 15 a new Article 16 entitled "North Point Residence, Office and Business District", as described as follows:

All of that land within the City of Cambridge and north of Monsignor O'Brien Highway shown on Assessor's maps numbered 7 and 1-A, excluding however:

1. Lots 35, 39, 37, 40, 27, 29, 19, 18, 41, 42, 34, 31, and 9, and the way between Lots 18 and 41, shown on Assessor's map no. 7;
2. Lot 6 shown on Assessor's map no. 1-A;
3. That portion of such land north of the MBTA Fitchburg Main Line Track; and
4. That portion of such land heretofore taken in fee by The Commonwealth of Massachusetts Department of Public Works in connection with its Central Artery North Area Construction Project.

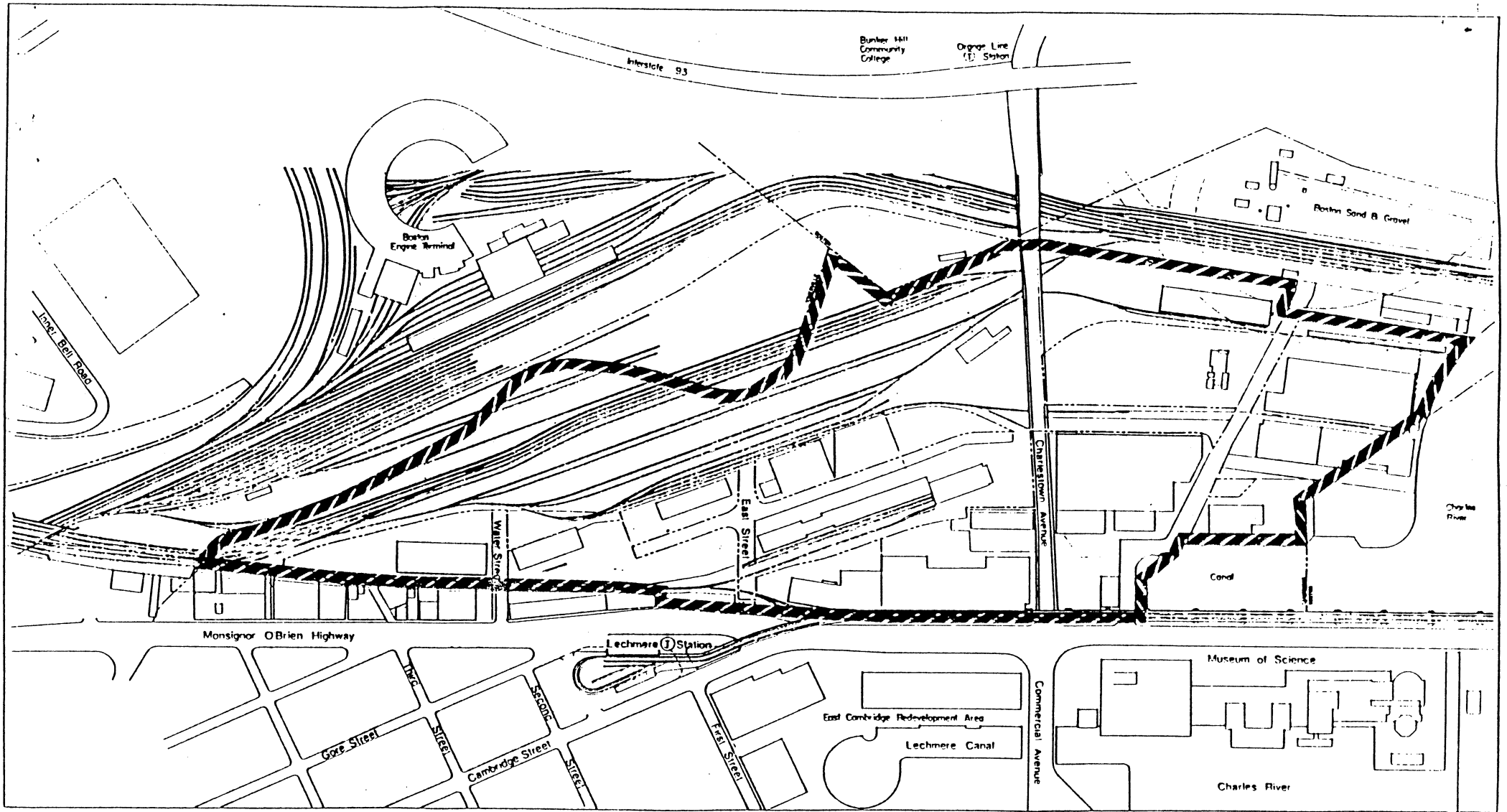
Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton, City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 43, Section 23, Tercentenary Edition, being a part of the City Charter, the Ordinance as aforesaid, which exceeds in length eight octavo pages of ordinary book print may be examined at the Office of the City Clerk in the form of a printed pamphlet during office hours on or after July 26, 1988.

By order of the City Council,

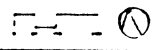
Joseph E. Connarton, City Clerk.



**North Point**  
 Residence, Office, Business District

*District Boundary*

May 25, 1988



Scale Associates Inc.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-eight

## 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:

I. Add the following new Subsection to Section 10.40 -

Special Permits

10.48 As expressly authorized in Section 9 of the Zoning Act, M.G.L., Ch. 40A, the following special permits, which authorize increases in the permissible density of population or intensity of a particular use in the proposed development, shall be subject to the provisions of Section 11.200 of this Ordinance.

- Section 6.35 - Reduction in required parking for non-residential development
- Section 11.108 - Divergence from dimensional requirements - Massachusetts Avenue Overlay District
- Section 11.542 (b) - Additional Height, Harvard Square Overlay District
- Section 11.544 (b) - Waiver of parking and loading requirements, Harvard Square Overlay District
- Section 11.635 - Parkway Overlay District
- Section 11.637 - Divergence from dimensional requirements, Parkway Overlay District
- Article 13.00 - PUD Districts, all permits

II. Delete the existing Section 11.200 and substitute therefor the following:

11.200 Incentive Zoning Provisions

Purpose - The purpose of this Section 11.200 is to promote the public health, safety and welfare by encouraging the expansion and upgrading of the City's housing stock while accommodating the expansion of housing and commercial opportunities in the City; to provide for a full range of housing choice for households of all incomes, ages, and sizes; to mitigate the impacts of commercial development on the availability and cost of housing and especially affordable housing; to increase the production of affordable housing units to meet existing and anticipated employment needs within the City; to provide a mechanism by which commercial development can contribute in a direct way to increasing the

supply of affordable housing in exchange for a greater density or intensity of development than that permitted as a matter of right; and to establish standards and guidelines for the use of such contributions.

11.201 Definitions

Affordable Housing Trust shall mean the entity defined in Section 11.207.

Affordable Unit shall mean any dwelling unit whose rent (including utilities) does not exceed thirty percent of the income of the renting household or whose mortgage payment (including insurance, utilities and real estate taxes) does not exceed thirty percent of the income of the purchasing household or other standards as may be established pursuant to any city, state or federal housing program designed to assist low and moderate income households.

Covered Project shall mean that portion of projects containing uses listed in Section 4.34 and 4.35 subject to the provisions of the special permits listed in Section 11.202.

Developer shall mean any individual, corporation, business trust, estate trust, partnership or association, or any other entity or combination thereof.

Eligible household shall mean any household whose total income does not exceed eighty percent of the median income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Board of Trustees of the Affordable Housing Trust Fund.

Median income shall mean the income set forth in or calculated from regulations promulgated by the United States Department of Housing and Urban Development, pursuant to Section 8 of the Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

11.202 Applicability - Where a developer chooses to seek to obtain a special permit pursuant to the sections listed below, which special permit authorized an increase in the permissible density of population or intensity of a particular use in the proposed development, the developer shall be subject to the provisions of this Section 11.200 et al. Increases in density or intensity of use shall include an increase in gross floor area or height, a reduction or waiver of parking requirements, or a change in dimensional requirements or the addition of uses that result in an increase in density or intensity of use.

- Section 6.35 - Reduction in required parking for non-residential development
- Section 11.108 - Divergence from dimensional requirements - Massachusetts Avenue Overlay District
- Section 11.542 (b) - Additional Height, Harvard Square Overlay District
- Section 11.544 (b) - Waiver of parking and loading requirements, Harvard Square Overlay District
- Section 11.635 - Parkway Overlay District
- Section 11.637 - Divergence from dimensional requirements, Parkway Overlay District
- Article 13.00 - PUD Districts, all permits

11.203 - Incentive Zoning Contributions. A developer of a Covered Project shall either make a Housing Contribution in accordance with this Section 11.203 Subsection (a) or shall create or cause to be created housing, in accordance with this Section 11.203 Subsection (b):

(a) Housing Contribution. For a Covered Project of less than thirty thousand square feet (30,000 s.f.) of gross floor area, no contribution shall be required.

For a Covered Project of more than thirty thousand square feet (30,000 s.f.) of gross floor area, the developer shall contribute two dollars (\$2.00) for every square foot of gross floor area over thirty thousand square feet authorized by the Special Permit.

Before the Superintendent of Buildings issues the first occupancy permit for the Covered Project the developer of the Covered Project shall deliver the Housing Contribution to the then Managing Trustee of the Affordable Housing Trust or its designee.

The amount of the Housing Contribution shall be subject to review and recalculation three (3) years after the effective date of this provision and every three (3) years thereafter by the Cambridge City Council based on a consideration of current economic trends including but not limited to

development activity, commercial rents per square foot, employment growth and housing trends measured in terms of, but not limited to, vacancy rates, production statistics, and prices for dwellings units. The Board of Trustees of the Affordable Housing Trust may adjust the amount annually based on CPI or a similar standard to reflect changes in inflation rates.

(b) Housing Creation Option. - The Developer of a Covered Project required to make a Housing Contribution in Subsection 11.203 (a) above may create or cause to be created affordable units for occupancy exclusively by eligible households, or may donate land to be used exclusively for the development of affordable units. These units or land donation, must be of equivalent benefit toward addressing the City's affordable housing need as the housing contribution otherwise required.

When this option is chosen a Developer shall obtain a report from the Board of Trustees of the Affordable Housing Trust, which report shall accompany the special permit application and shall advise the special permit granting authority as to whether the proposed Housing Creation conforms to the intent and purposes of this Section 11.200 et al.

The report shall also recommend such conditions, if any, as the Trustees may find appropriate to the issuance of the special permit to assure full compliance with the intent of this Section 11.200.

The special permit granting authority shall give due consideration to the report of the Board of Trustees in granting any special permit subject to this Section 11.200 et al., and, in its discretion may approve the developers use of the Housing Creation Option.

11.204 Standards for Construction and Occupancy of Affordable Unit. The following standards are intended to provide guidance to the special permit granting authority in instances where the Housing Creation Option is chosen to meet the requirements of this Section 11.200, and to the Board of Trustees in making any report it may make to the special permit granting authority or in authorizing the expenditure of any Housing Contribution funds. In granting any special permit the special permit granting authority may allow for deviations from, or further define, these standards consistent with the purposes of this Section 11.200.

(a) Affordable Units shall be comparable in services and size to dwelling units in the neighborhood where the units are to be located. Units shall generally be designed and intended for families with children. Where the Affordable

Units are for elderly, handicapped, or other special needs households, the similar size standard does not apply.

(b) The Affordable Units shall, to a reasonable extent, serve eligible households of diverse incomes, including very low income, and sizes throughout the city.

(c) The Affordable units shall be subject to restrictions providing that they shall:

(1) be occupied by eligible households.

(2) be conveyed subject to restrictions, which to the extent legally possible shall guarantee the permanent availability of the Affordable Units to eligible households. Such restrictions shall include but not be limited to limited equity deed restrictions.

(3) to the extent possible, give preference to eligible households who are Cambridge residents.

(4) be occupied by Eligible Households selected by the Community Development Department from among Eligible Households who may have the opportunity to rent or purchase an Affordable Unit, using guidelines customarily employed by the Department in selecting tenant and homeowners households under other City, state, or federal housing assistance programs.

(d) Before a building permit will be issued, the developer of a Covered Project subject to the Housing Contribution or Housing Creation option shall have submitted to the Superintendent of Buildings a report from the Community Development Department certifying that final development plans are in conformance with the plans approved pursuant to any special permit process and that the conditions of the special permit have been met.

11.205 Establishment of an Affordable Housing Trust. - To facilitate the implementation of the provisions of this Section 11.200 the City Manager is directed to establish an Affordable Housing Trust Fund into which funds generated by the Section 11.200 and specifically Section 11.203 (a) shall be placed, as well as other funds generated from other sources.

11.205.1 Uses of the Affordable Housing Trust. The Trust property may be made available for, but shall not be limited to, the following uses.

(1) Creation of Affordable Units. To encourage the development of affordable units through a variety of means, including but not limited to, the provision of favorable financing terms or direct write-down of costs for either non-profit or for profit developers or to subsidize the purchase of sites, existing structures or affordable units within a larger development.

(2) Multi-family Rehabilitation Programs. To finance the substantial rehabilitation of deteriorated properties in a manner that preserves the affordability of units through interest rate subsidies, loan guarantees or write-down of project costs. Multi-family housing owned by non-profit entities that ensure maximum long-term affordability shall receive priority funding consideration.

(3) Limited Equity Cooperative Conversion. For acquisition and rehabilitation of potential cooperatives through low interest blanket loans, share loans or direct cost write down.

11.205.2 Administration of the Affordable Housing Trust and Its Activities. The Trust property may be made available to fund reasonable administrative expenses necessary to support Trust activities, including but not limited to consulting services such as legal, appraising or engineering, as well as other project-related expenses. The Community Development Department shall provide the Board of Trustees with technical and administrative assistance.

11.205.3 Establishment of a Board of Trustees of the Affordable Housing Trust. The City Manager shall establish and chair a nine-member Board of Trustees of the Affordable Housing Trust. The Board of Trustees shall be composed of representatives from different sectors of the community concerned with housing policy, and may include members of City boards and agencies, non-profit housing organizations and community representatives. The trustees, with concurrence of the City Manager, shall establish regulations for the operations of the Trust and Board of Trustees, and procedures for the implementation of this Subsection 11.205.

(1) The Board of Trustees shall manage and administer the Affordable Housing Trust Fund including the dispersal of all funds, units and land conveyed to the City of Cambridge.

(2) The Board of Trustees shall review and approve or disapprove proposals submitted for use of the Housing Trust Fund. The Board shall develop policies and

standards appropriate for affordable housing units pursuant to the Incentive Zoning Provisions, Section 11.200. These standards shall be consistent with those included in the Incentive Zoning Provisions Section 11.200.

(3) The Board shall serve as the Advisory Committee for the purpose of the Massachusetts Housing Partnership (MHP). The Board shall review and make recommendations on housing proposals to be submitted to the MHP.

(4) The Board shall explore the feasibility of and assist in establishment of new programs designed to meet Cambridge's affordable housing needs. These programs may include a City-wide Land Bank Program and Home Mortgage Pool.

(5) The Board of Trustees shall provide assistance and necessary reports where appropriate to any special permit granting authority authorized to issue a special permit for any development making use of funds from the Affordable Housing Trust.

11.206 Special Requirements Applicable to the Residence C District. Where it is proposed to employ the provisions of Section 5.31, footnote (i), paragraph (2), applicable to the Residence C District, the following requirements shall apply in lieu of the requirements of Section 11.203 above:

A minimum of 50% of the additional dwelling units permitted under the provision of footnote (i) above the maximum number of dwelling units otherwise permitted in the Residence C District, rounded to the higher number of units in case of an odd number of additional units, shall be Affordable Housing Units and shall be provided on site as part of the approved special permit development. The characteristics of these units shall be as outlined in Section 11.204 above.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-  
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

- II. Amend the Zoning Map of the City of Cambridge as described below:
- 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street,
  - 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet,
  - 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet,
  - 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet,
  - 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet,
  - 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet,
  - 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet,
  - 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet,

- 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet,
- 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet,
- 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet,
- 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet,
- 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet,
- 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston Street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet,
- 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet,
- 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet,
- 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet,

- 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet,
- 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet,
- 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
- 1.01 Premises as shown on Assessor's Plat numbered 69:  
all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
- 1.02 Premises as shown on Assessor's Plat numbered 62:  
all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
- 1.03 Premises as shown on Assessor's Plat numbered 54:  
all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
- 1.04 Premises as shown on Assessor's Plat numbered 55:  
all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.
- 1.05 Premises as shown on Assessor's Plat numbered 56:  
all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68:  
all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.

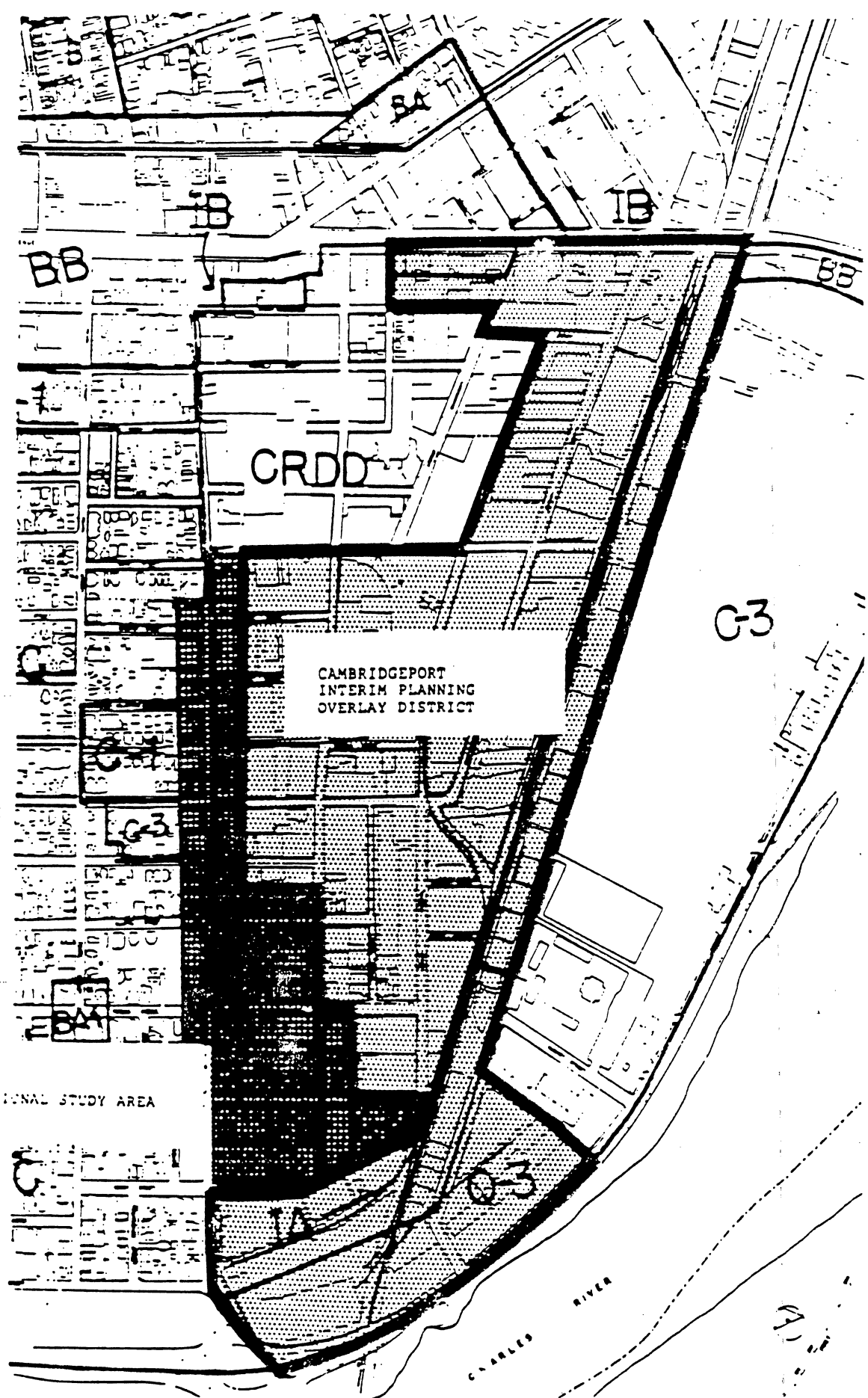
- 1.07 Premises as shown on Assessor's Plat numbered 96:  
all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.
- 1.08 Premises as shown on Assessor's Plat numbered 95:  
all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.
- 1.09 Premises as shown on Assessor's Plat numbered 67:  
all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.
- 1.001 Premises as shown on Assessor's Plat numbered 63:  
all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.
- 1.002 Premises as shown on Assessor's Plat numbered 64:  
all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.
- 1.003 Premises as shown on Assessor's Plat numbered 65:  
all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.
- 1.004 Premises as shown on Assessor's Plat numbered 66:  
all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

In City Council July 25, 1988.

Passed to be ordained as amended by a yea and nay vote:-  
Yeas 8; Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.



ADDITIONAL STUDY AREA

CAMBRIDGEPORT  
INTERIM PLANNING  
OVERLAY DISTRICT

CHARLES RIVER



# City of Cambridge

---

In the Year One Thousand, Nine Hundred Eighty-eight

## 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:

- 1.0 Amend the Zoning Map of the City of Cambridge by rezoning the area currently zoned Industry B and Residence C-1 zones to Open Space an area circumscribed by a line said line beginning a point said point being the intersection of the southwestern extension of the southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22 and the centerline of Gore Street;
- 1.1 Thence proceeding in a northeasterly direction along southeasterly lot line of lot numbered 132 on Assessor's Plat numbered 22 and five connected line segments which together constitute the unbroken southeastern lot line of lot numbered 132 on Assessor's Plat numbered 22, to its intersection with the southwestern lot line of lot numbered 132 on Assessor's Plat numbered 22;
- 1.2 Thence turning and proceeding in a southeasterly direction along the southwestern lot line of lot numbered 132 for a distance of approximately 248 feet to its intersection with the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22;
- 1.3 Thence turning and proceeding in a northeasterly direction along the northwestern lot line of lot numbered 78 on Assessor's Plat numbered 22 and thence turning and continuing along the southeastern sideline of lot numbered 30 on Assessor's Plat numbered 22, in a southwesterly direciton, to its intersection with the northeastern sideline of Winter street, for a distance of approximately 222 feet;
- 1.4 Thence turning and proceeding in a southeasterly direction along the northeastern sideline of Winter Street to its intersection with the northeastern lot line of lot numbered 28 on Assessor's Plat numbered 22 for a distance of approximately 28 feet;
- 1.5 Thence turning and proceeding in a northeasterly direction and along four connected line segments which together constitute the unbroken southeastern lot lines of lots numbered 132 and 130 on Assessor's Plat numbered 22, to its intersection with the Somerville City Line;
- 1.6 Thence turning and proceeding in a generally westerly direction along the Cambridge and Somerville City line to its intersection with the southeastern side line of Rufo Road as shown as lot numbered 92 on Assessor's Plat numbered 35;

- 1.7 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of Rufo Road and its southwesterly extension to its intersection with the centerline of Gore Street, a distance of approximately 284 feet, on Assessor's Plat numbered 35;
- 1.08 Thence turning and proceeding in a southeasterly direction along the centerline of Gore Street to the point of origin, a distance of approximately 508 feet.
- 1.01 All or parts of lots on Assessor's Plat numbered 22:  
lots numbered 132, 133 and 130, 145 Gore Street
- 1.02 All or parts of lots on Assessor's Plat numbered 35:  
lots numbered 95 and 96.

This area is also known as the Gore Street Playground and the MDC Skating Rink.

- 2.0 Rezone from Industrial B to Business A-2 an area of land circumscribed by a line beginning at a point, said point being the intersection of the Cambridge/Somerville City lines and the centerline of Gore Street, on Assessor's Plat numbered 35;
- 2.1 Thence proceeding in a southeasterly direction along the centerline of Gore Street to its intersection with the southwestern extension of the southeastern line of Rufo Road on Assessor's Plat numbered 35;
- 2.2 Thence turning and proceeding in a northeasterly direction along the southwestern extension of the southeastern side line and the southeastern line of Rufo Road, lot numbered 92 on Assessor's Plat numbered 35 to its intersection with the Cambridge/Somerville City lines,
- 2.3 Thence turning and proceeding intially in an northwestern direction along the Cambridge/Somerville line to the point of origin.
- 2.01 All or parts of lots on Assessor's Plat numbered 35:  
lots numbered 88, 89, and 87

In City Council July 25, 1988.

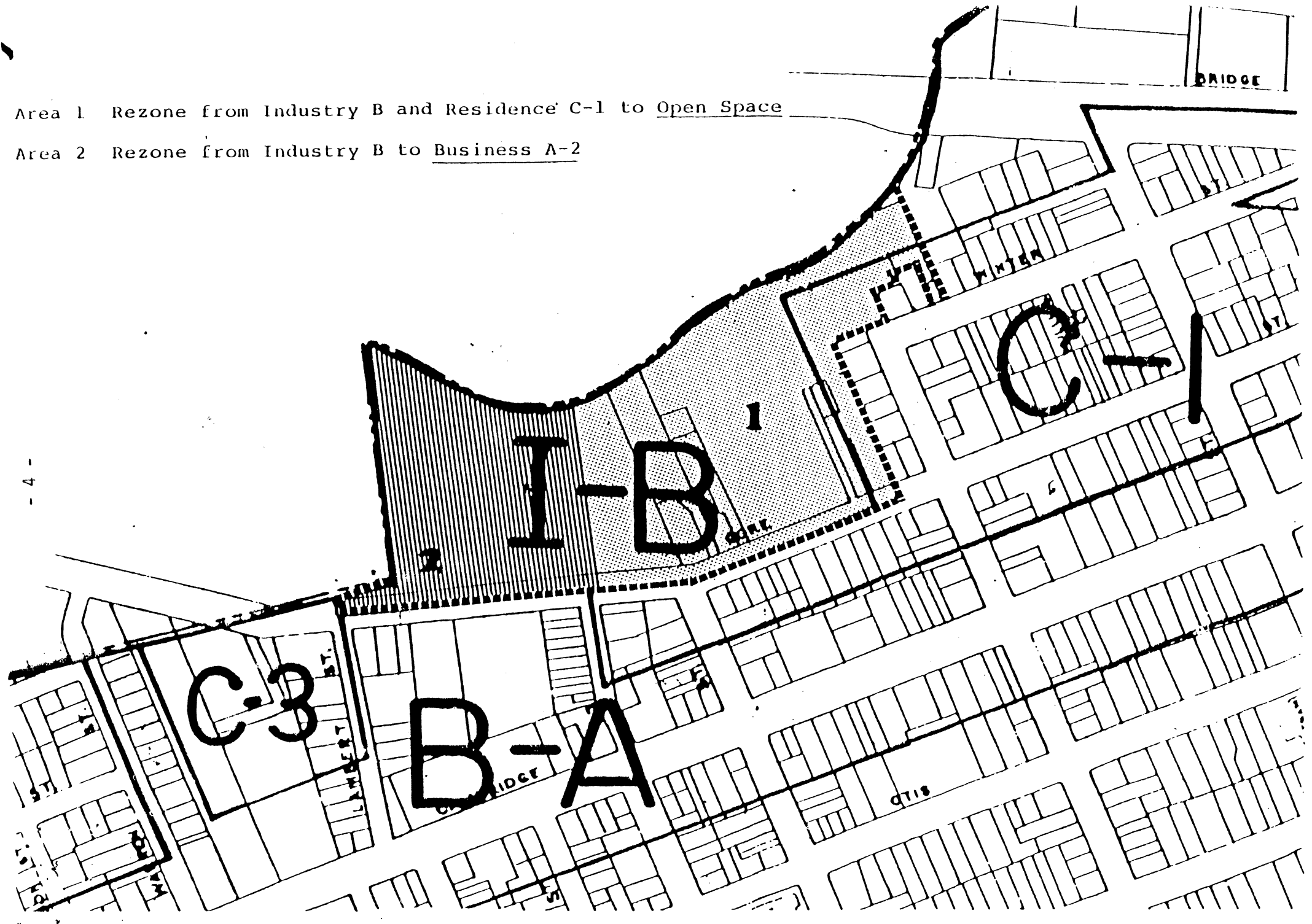
Passed to be ordained by a yea and nay vote:- Yeas 8;  
Nays 0; Absent 1.

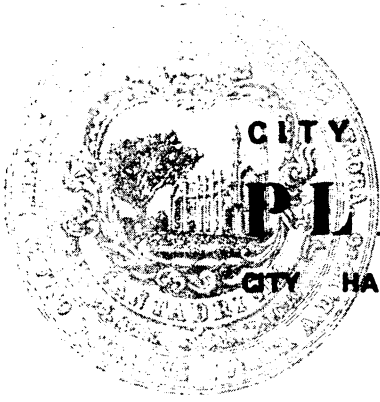
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

Area 1 Rezone from Industry B and Residence C-1 to Open Space

Area 2 Rezone from Industry B to Business A-2





RECEIVED BY  
OFFICE OF CITY CLERK  
CITY OFFICE CAMBRIDGE, MASSACHUSETTS

1988 SEP -9 PM 12:41  
CAMBRIDGE MA.  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

Recommendation

The Planning Board recommends adoption of the petition.

Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
4. The proposed changes to sideyard setback requirements for residential uses abutting another residentially used lot is a very modest protection for the close-in residential lots which surround the Business C-1 District.

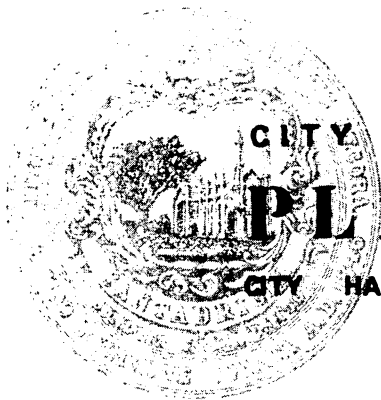
Public Hearing

Public hearings were held by the Planning Board on June 7 and August 30, 1988. No one attended in opposition to the proposed amendment at either hearing. On June 7, 1988 several residents appeared in support of the proposed changes while stating the generally expressed opinion that the hotel and motel uses were inappropriate any location in the Business C-1 District.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich", written in dark ink.

Paul Dietrich, Chairman



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

September 7, 1988

To the Honorable, the City Council:

**SUBJECT:** Recommendation on City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

## Recommendation

The Planning Board recommends adoption of the petition.

## Findings

1. The area encompassed by the Business C-1 zone is essentially a neighborhood service commercial district similar in function and character to the Business A-2 District designation elsewhere along Massachusetts Avenue in North Cambridge.
2. Hotel and Motel uses are most appropriately sited where there is good public transit access and/or where the maximum provision of parking is feasible without disruption to abutting residential districts. The Business C-1 District is reasonably served by public transit but not of the sort likely to be easily used by out-of-town transient guests in a hotel. While sited on the heavily trafficked Massachusetts Avenue, the District is not an ideal location for very auto dependent uses; nor are the lots, with their close proximity to residential neighborhoods, conducive to the installation of the parking facilities associated customarily with motels.

3. For the above reasons among others Hotel and Motel uses are prohibited from both the Business A-1 and A-2 Districts throughout the City and specifically along the rest of Massachusetts Avenue in North Cambridge. Given its location and physical character, such a prohibition is appropriate in the Business C-1 District, which occurs only in North Cambridge.
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Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, appearing to read "Paul Dietrich".

Paul Dietrich, Chairman



**CITY OF CAMBRIDGE**

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

September 12, 1988

RICHARD C. ROSSI  
Deputy City Manager

To the Honorable, the City Council:

Enclosed please find a copy of the Planning Board's recommendation relative to the City Council Petition amending the Business C-1 District regulations to prohibit Hotel and Motel uses and to impose additional side yard requirements on residential buildings.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Agenda Item No. 2

Re: enclosed Planning Board recommendation on the City Council petition to amend the Business C-1 District regulations to prohibit Hotel & Motel uses & to impose additional side yard requirements on residential buildings.

In City Council,

September 12, 1988

# City of Cambridge

MASSACHUSETTS

In City Council September 12 1988

C. Duehay

Unfinished Business # 1 - Hotel or Motel Concerning  
Business C-1 Districts.

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

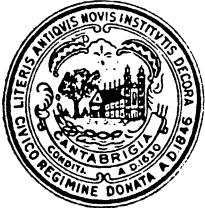
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C. Duehay  
ms  
RF.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

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

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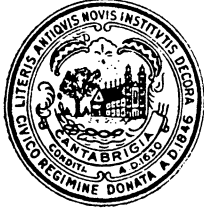
- (1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.
- (2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.
- (3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined):  
(o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the majority of which lies in a residential zoning district.

In City Council September 12, 1988.

Passed to be ordained by a yeas and nays vote:- Yeas 8;  
Nays 0; Absent 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn  
Deputy City Clerk



# City of Cambridge

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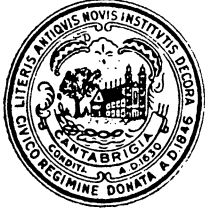
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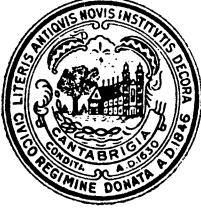
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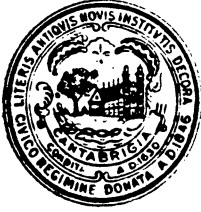
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Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
City Clerk.



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# City of Cambridge

---

In City Council July 25, 1988

*The Ordinance Committee*

The Committee on Ordinances, comprised of the entire membership of the City Council conducted a public hearing on Wednesday, July 20, 1988 at 6:40 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review the petition of Councillor Francis H. Duehay, relative to amending the Zoning Ordinances "Table of Use Regulations".

Councillor William Walsh, Chairman of the Committee, called the hearing to order and recognized Councillor Duehay.

Councillor Duehay stated he filed this petition in response to many neighborhood concerns relative to the current Zoning Ordinances regarding hotel and motel use. He stated he strongly supports the petition.

Also speaking in favor of the petition was Mr. Michael Brandon of 27 Seven Pines Avenue, who stated the petition was limited in scope and only affected the Business C-C1 district as it relates to hotels and motels. Furthermore, he stated this petition would benefit neighbors in the Trolley Square area of North Cambridge, since currently a hotel could conceivably be built under current guidelines.

He further stated the adoption of this petition would prevent any additional traffic being generated through already congested neighborhoods.

Also speaking in favor of the petition were Mr. Peter Cash of 48A Rice Street, Mr. Joseph Costello of 17 Goldstar Road and Mr. John Landry of 12 Goldstar Road.

At this time, Councillor Walter Sullivan moved the petition be referred to the full City Council without recommendation - and the motion - prevailed.

The hearing was adjourned at 6:55 p.m.

For the Committee,

Councillor William H. Walsh  
Chairman.

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In City Council July 25, 1988

## *The Ordinance Committee*

The Committee on Ordinances, comprised of the entire membership of the City Council conducted a public hearing on Wednesday, July 20, 1988 at 6:40 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to review the petition of Councillor Francis H. Duehay, relative to amending the Zoning Ordinances "Table of Use Regulations".

Councillor William Walsh, Chairman of the Committee, called the hearing to order and recognized Councillor Duehay.

Councillor Duehay stated he filed this petition in response to many neighborhood concerns relative to the current Zoning Ordinances regarding hotel and motel use. He stated he strongly supports the petition.

Also speaking in favor of the petition was Mr. Michael Brandon of 27 Seven Pines Avenue, who stated the petition was limited in scope and only affected the Business C-C1 district as it relates to hotels and motels. Furthermore, he stated this petition would benefit neighbors in the Trolley Square area of North Cambridge, since currently a hotel could conceivably be built under current guidelines.

He further stated the adoption of this petition would prevent any additional traffic being generated through already congested neighborhoods.

Also speaking in favor of the petition were Mr. Peter Cash of 48A Rice Street, Mr. Joseph Costello of 17 Goldstar Road and Mr. John Landry of 12 Goldstar Road.

At this time, Councillor Walter Sullivan moved the petition be referred to the full City Council without recommendation - and the motion - prevailed.

The hearing was adjourned at 6:55 p.m.

For the Committee,

Councillor William H. Walsh  
Chairman.

# City of Cambridge

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In City Council July 25, 1988

**The** Ordinance

**Committee**

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For the Committee,



Councillor William H. Walsh  
Chairman.

## REPORT

### Committee on Ordinances

Re: petition of Councillor Duehay to amend the Zoning Ordinances in Section 4.30, Table of Use Regulations, line i (2), Hotel or Motel, concerning Business C-1 districts.

*Passed to second reading.*

In City Council,

July 25, 1988



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-eight

## 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:

- (1) In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.
- (2) In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows: 53. No in Business C-1 Districts.
- (3) In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) as follows (with new language underlined):  
(o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the marjority of which lies in a residential zoning district.

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Passed to a second reading at the City Council meeting held on July 25, 1988 and on or after August 8, 1988 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
City Clerk.



# City of Cambridge

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In the Year One Thousand, Nine Hundred Eighty-eight

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

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

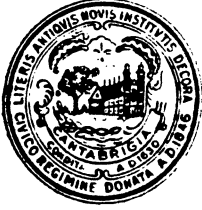
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# City of Cambridge

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# City of Cambridge

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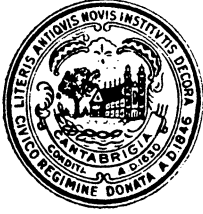
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# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-eight

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ATTEST:- Joseph E. Connarton  
City Clerk.

The Committee on Ordinance

conducted a public hearing on Wednesday  
July 20, 1988 beginning at 6:40 P.M. in the  
Sullivan Chamber City Hall. The purpose  
of the hearing was to review the petition

of Councillor Francis H. Dwyer relative to amend

the zoning ordinance "Table of Use Regulations"

① Councillor William Walsh, chairman of the Committee

called the hearing to order and recognized Councillor

Dwyer.

② Councillor Dwyer stated he filed this petition

in response to many neighborhood concerns relative

to the current zoning ordinance regarding Hotel

and motel use. He stated he strongly supports the petition.

TP Also speaking in favor of the petition was Mr. Michael Brandon of 27 Seven Pines Avenue who stated the petition was limited in scope and only affected the Bus C-C1 district as it relates to hotels and motels. Furthermore he stated this petition would benefit neighbors in the Valley Square area of North Cambridge since currently a hotel could conceivably be built under current guidelines.

He further stated the adoption of this petition

would prevent any additional traffic  
 being generated through already congested  
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It also speaking in favor of the petition  
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 Mr. Joseph Corbello of 17 Goldstar Road  
 and Mr. John Landry of 12 Goldstar Road.

It at this time Councilor Walter Sullivan  
 moved the petition be referred to the  
 full City Council without recommendation  
 the motion prevailed.

The hearing was adjourned at 6:55 PM  
 For the Council  
 W H W



**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, July 20, 1988 at 6:00 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the text of the Zoning Ordinances as follows:

(1) **In Section 4.30** - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus. C, C-1.

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

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

For the Committee,  
Councillor William H. Walsh,  
Chairman.

(C) June 30, July 7



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Let for good

WILSON  
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# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

June 28, 1988

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, July 20, 1988 at 6:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition submitted by the City Council to amend the Zoning Ordinances in Section 4.30 - Table of Use Regulations, subsection 4.31 Residential Uses in line i (2) - Hotel or Motel by adding a new footnote 53; Section 4.40; and in Section 5.33, paragraph 2 -Footnotes concerning gross floor area residential uses.

Your kind attention in this matter will be greatly appreciated.

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

JEC/dl

Enc. (1)

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For the Committee,

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Chairman.



# OFFICE OF THE CITY CLERK

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

JEC/dl

Enc. (1)



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

**To** The Honorable, The City Council

**Date** June 24, 1988

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

**Reference**

**Subject**  
Refiling of Zoning petitions

I respectfully request the refiling of two zoning petitions as follows:

1. Business C-1 petition submitted by Councillor Duehay
2. Harvard Square parking relief moratorium petition filed by Philip Dowds, et al.

These refilings are necessary due to the fact that the time line for these hearings is insufficient to allow the Ordinance Committee to proceed and consequently without this refiling, said petitions would be void.

Thank you for your cooperation in this matter.

*In City Council June 27, 1988*



# City of Cambridge

COUNCILLOR DUEHAY

Calendar Item No. 11  
31.

IN CITY COUNCIL

May 2, 1988

May 9, 1988

ORDERED: That the Zoning Ordinance of the City of Cambridge be amended as follows:

## Section 4

- 1.0 In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus C, C-1.
- 2.0 In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows:

53. No in Business C-1 District

## Section 5

- 3.0 In Section 5.33, Paragraph 2 - Footnotes, add a new phrase to footnote (o) (new language underlined) as follows:
- (o) H+L/6 for all buildings having 50% or more of their gross floor area devoted to residential uses specified in Section 4.31 where the side lot line abuts or is within fifty feet of a lot residentially used, the majority of which lies in a residential zoning district.

In City Council May 9, 1988.

Adopted by the affirmative vote of 9 members.

Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

*Joseph E. Connarton*  
Joseph E. Connarton, City Clerk.



# City of Cambridge

COUNCILLOR DUEHAY

Calendar Item No. 11  
31.  
IN CITY COUNCIL

May 2, 1988  
May 9, 1988

ORDERED: That the Zoning Ordinance of the City of Cambridge be amended as follows:

## Section 4

- 1.0 In Section 4.30 - Table of Use Regulations, Subsection 4.31 - Residential Uses, line i (2) - Hotel or Motel, add a new footnote 53 in the ninth column headed Bus C, C-1.
- 2.0 In Section 4.40 - Footnotes to the Table of Use Regulations, add a new footnote 53 to read as follows:

53. No in Business C-1 District

## Section 5

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5/2/88 - CHARTER RIGHT EXERCISED BY COUNCILLOR WALTER J. SULLIVAN.





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*O'Connell #11*  
*52*

C. Duehay order re: that the Zoning Ordinances be amended in Section 4.30-Table of Use Regulations, Subsection 4.31-Residential Uses in line i (2)-Hotel Or Motel by adding a new footnote 53; Section 4.40; & in Section 5.33, Paragraph 2-Footnotes concerning gross floor area residential uses.

*5/2/88 - Charter righted  
by Councilor Walter  
Sullivan*

*5/9/88 - Order adapted  
Referred to Planning  
Board & Ordinance Committee  
for hearing & report.*

*9/12/88 Passed to be  
Ordained*

*9/15/88 - Published -  
8-0-1  
In City Council, Chronicle*

May 2, 1988

*copy sent to Les Baster, Planning Board  
on 5/11/88. Copy to Councilor Welch, Chairman,  
Ordinance Committee 5/13/88*