

PETITION OF Harvard Square Defense Fund

Petition filed with the City Clerk December 31, 1997

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

~~19 days~~ - January

~~28 days~~ - February

~~19 days~~ - March

65 days = March 18, 1998

In City Council January 12, 1998

Referred to the Planning Board for report January 12, 1998

Planning Board Hearing March 17, 1998

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be June 9, 1998.)

~~20 days~~ March

~~30 days~~ April

~~31 days~~ May

~~90 days~~ = June 9, 1998

City Council hearing published Chronicle on Feb. 19, 1998

and Feb. 26, 1998

Hearing before the Ordinance Committee March 11, 1998

Reported to the City Council March 23, 1998

Passed to a second reading on March 23, 1998

published in Chronicle on March 26, 1998

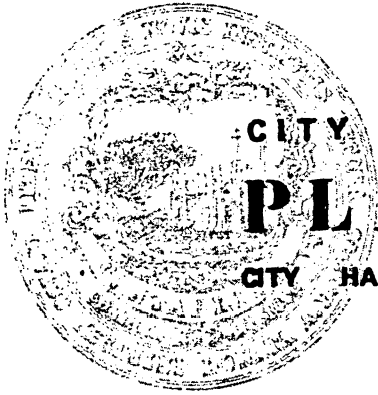
Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE June 9, 1998



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1998

To the Honorable, the City Council:

Subject: Baker, et al Petition to delete Section 11.54.5 of the Harvard Square Overlay District; the section allows the Planning Board to waive required yards in the base zoning districts within the Overlay District.

Recommendation. The Planning Board does not recommend adoption of the Petition. The Board does recommend that the *Harvard Square Development Guidelines* be modified to more explicitly enumerate the considerations that might be relevant in reviewing any request for waiver of yard requirements under Section 11.54.5

Findings.

1. Development in Harvard Square is regulated through two layers of zoning: Firstly, base districts (i.e. Business B, Business A, Office 3, Office 2, Residence C-2B and Residence C-1) establish use and dimensional requirements that are imposed wherever these districts occur in the city, whether in Harvard Square or elsewhere. Secondly, these universal base district dimensional regulations are modified by the provisions of the Harvard Square Overlay District to fit the Harvard Square environment: for example, special (i.e. lower) height limits are imposed, and in the case of Section 11.54.5, required yards (i.e. setbacks) may be reduced or eliminated by special permit. Until 1986 when the Harvard Square Overlay District was substantially revised, there were no yard requirements for any district in any location within the Overlay District.

2. The base districts within the Harvard Square Overlay District differ in the yards that are required; accordingly the impact of this proposal varies throughout the Overlay District. No yards are required in the Business B and Business A districts for a retail or office building. Residential structures (or those portions of a structure devoted to residential use), however, are required to provide front, side and rear yards. The Business B district is centered on Harvard and Brattle Squares; the Business A district is principally located along Church Street. Other districts, located farther east, require yards for all construction: the Office 3 district, Office 2 district, Residence C-2B district and the Residence C-1 district. Where yards are required, their size is determined by a formula that is based on the height and length of a building facade as it faces a front, side or rear

lot line; a minimum 20 foot rear yard and a minimum five or ten foot front yard are required in these districts.

3. As most of the area within the Overlay District was substantially built before zoning was first adopted in 1923, few buildings required to provide setbacks under current regulations actually do so. Almost all existing buildings located in the zoning districts that mandate yards for all construction (i.e. the Office 2 and 3 districts and the Residence C-1 and C-2B district) are substantially out of compliance with current yard requirements; actual development patterns are of buildings with no or very small front yards and party walls at side lot lines, or very small side yard setbacks. Most housing in the Business B district also fails to meet the current requirements for front, side, and rear yards. A prominent exception is the Harvard Inn at Quincy Square, which was built in the recent past in conformance with all yard requirements of the Residence C-2B district within which is located. The Residence C-1 district south of Mt. Auburn Street along the Gold Coast is a more general exception in that the small scale structures located here typically have yards, although they may not perfectly conform in every detail to current requirements.

4. The base districts that require setbacks for all development (particularly the office districts) were initially developed in earlier decades (starting in the 1960s) to serve several objectives: (1) to encourage assembly of small parcels into larger parcels, (2) to encourage redevelopment of antiquated (i.e. the existing historic) building patterns, and (3) to encourage tall, slim office and residential towers. Public policy in Harvard Square has evolved since that time to favor quite the opposite: (1) retention of the existing pattern of small building parcels, (2) preservation of older and historic structures, and (3) encouragement of new construction that is lower in scale and more spread out, in keeping with the character of the existing development context typical of most of the Square regardless of the base zoning district. The setback waiver provision, proposed to be eliminated in this Petition, was adopted in combination with the other sections of the Overlay District to implement those new policy objectives, beginning in 1979 with substantial revisions in 1986. Those policy objectives continue to this day.

5. Some waiver of the setback requirements for new development is frequently appropriate both (1) to assure that new construction respects its surrounding built context and advances the stated urban design objectives set forth in the *Harvard Square Development Guidelines*, and (2) because adjacent properties themselves provide no or much reduced setbacks. The extent of the appropriate waivers that might be granted depends on the specific circumstances of the affected lot, the character of surrounding structures and the details of the proposed new building design. The special permit process allows consideration of each unique circumstance and the issues that arise from each specific context. Elimination of the special permit process would require conformance with zoning provisions that might produce buildings or encourage development patterns inappropriate in the Harvard Square context (e.g. small side yards that could create narrow, dark, unused alleys; or incentives to combine lots because it would be easier to meet the required setbacks). Alternately, variance relief would have to

be sought before the Board of Zoning Appeal where specifically defined "hardship" rather than urban design considerations is the standard for review.

6. The number of future development sites where substantial setbacks would be required (without special permit relief) are limited in number. They are, however, each unique in their context. No single set of rules can reasonably define what specific relief would be appropriate in each circumstance or what the precise details of the new development should be. The special permit process allows consideration of each individual case in an informed and deliberative way. The Board finds that the outcomes of proposals that have been subject to this special permit process have served the objectives of the Overlay District and the *Development Guidelines* in an effective way, all the while providing ample opportunity for all relevant issues to be raised and considered.

7. The alternate approaches that would be required should this Petition be adopted are much less satisfactory: (1) conformance to setback requirements that might encourage building forms inimical to the historic development pattern in Harvard Square, or (2) relief through a variance process that legally requires standards for granting that are not relevant to the urban design issues at stake.

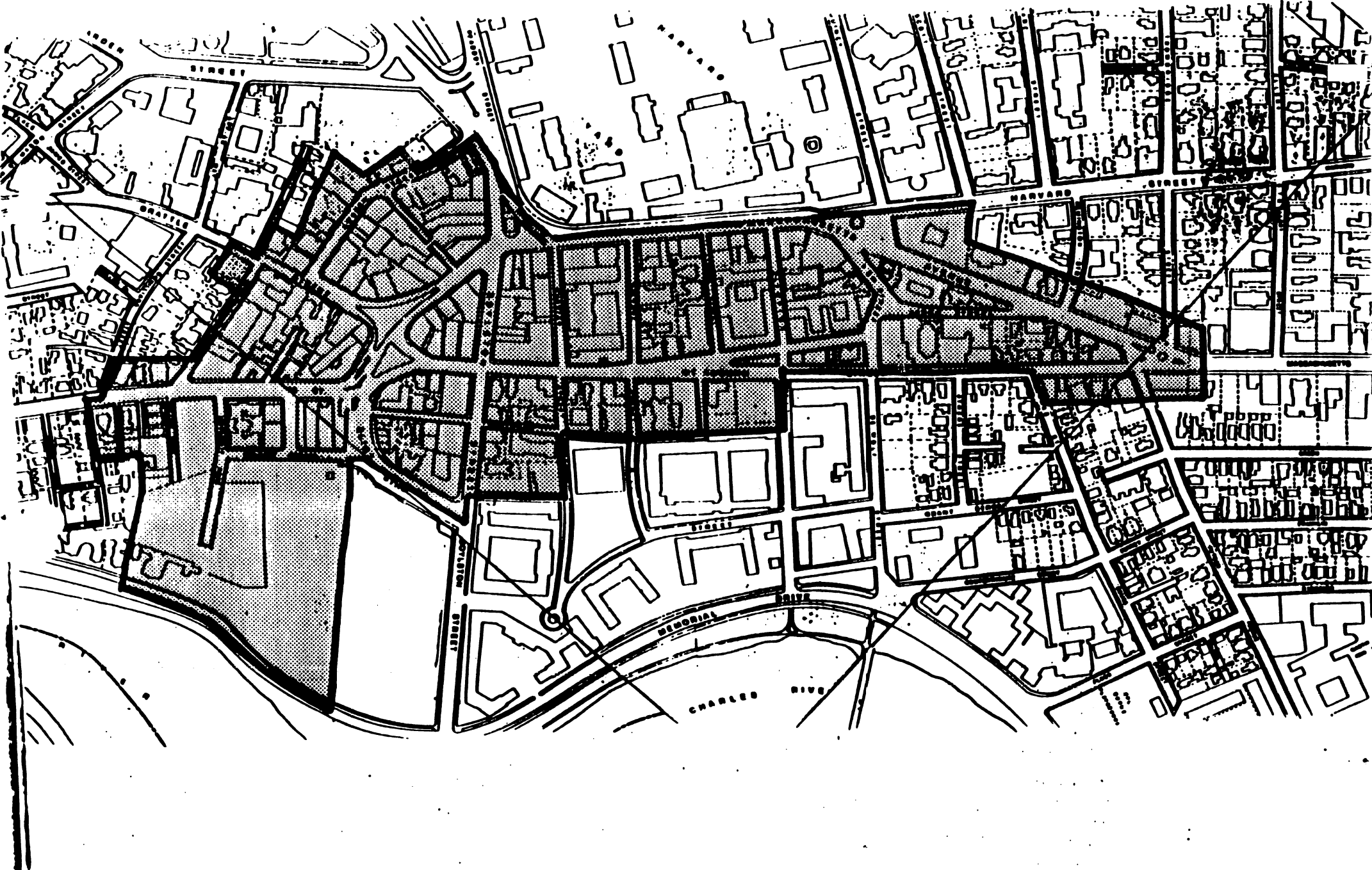
8. An Historic District Study Committee has been established to consider possible creation of an historic district in Harvard Square. As part of that process the *Guidelines* are being reviewed and revisions proposed to reflect current objectives for development in the Square. Regardless of the final recommendation with regard to an historic district, the revised guidelines, which could reflect more explicit enumeration of considerations appropriate to waiving of yard requirements, can be adopted to address the concerns raised by the proponents of this petition.

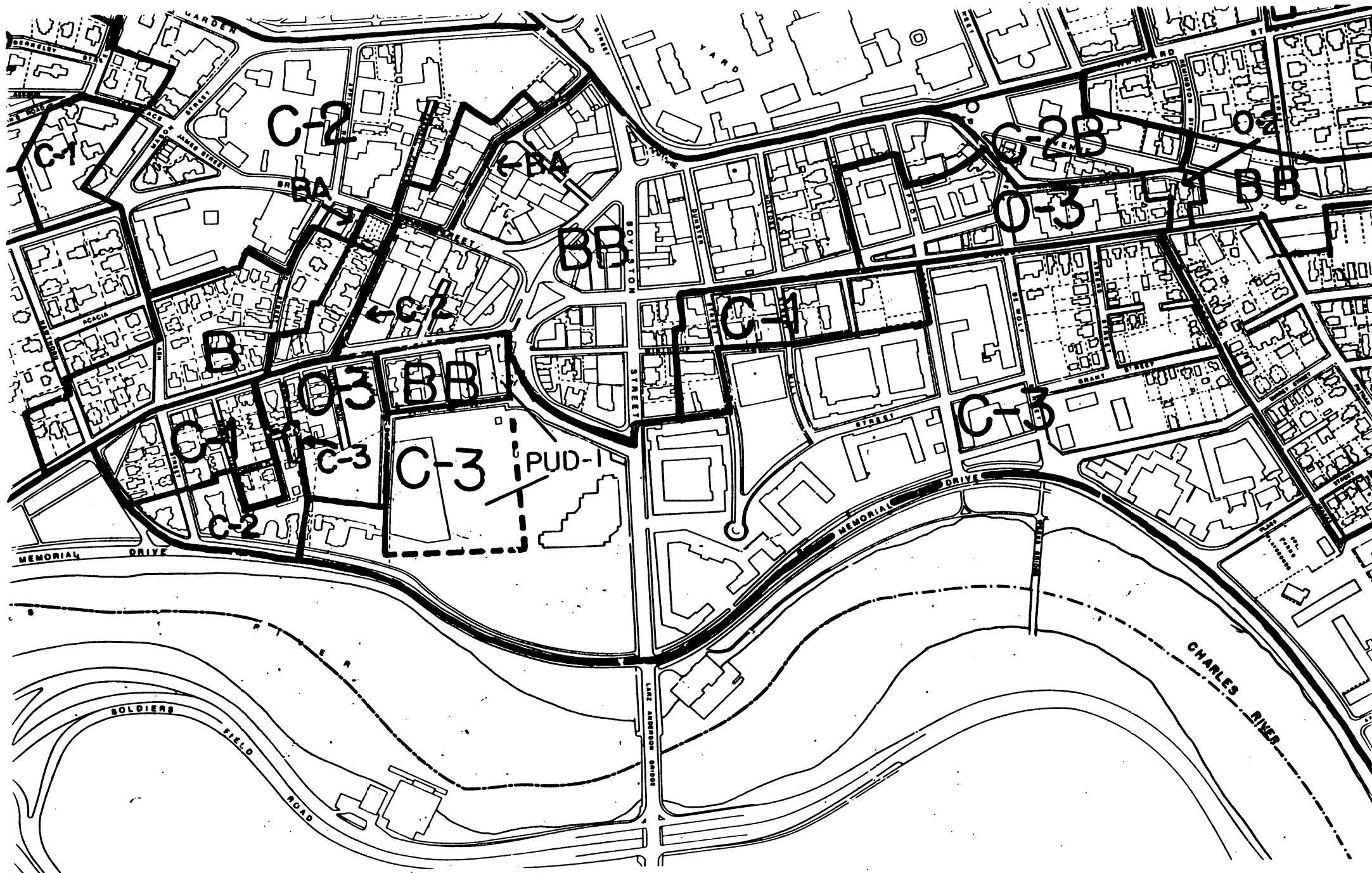
Respectfully submitted for the Planning Board


Paul Dietrich, Chairman

13

Harvard Square Overlay District





Base Districts in Harvard Square



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



2.

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

May 4, 1998

To The Honorable, The City Council:

Please find attached for your consideration a recommendation from the Planning Board **against** the Baker, et al Petition to delete Section 11.54.5 of the Harvard Square Overlay District; the section allows the Planning Board to waive required yards in the base zoning districts within the Overlay District.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec

Consent Agenda #2

**Relative to a Planning Board
recommendation against the
Baker, et al Petition to
delete Section 11.54.5 of the
Harvard Sq. Overlay District.**

In City Council May 4, 1998

Referred to
Calendar Item #15



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

February 23, 1998

To Whom It May Concern:

Please be advised that Councillor Davis, Chair of the Ordinance Committee, has scheduled two public meetings for Wednesday, March 11, 1998 in the Sullivan Chamber as follows:

- 5:30 P.M. Alewife Petition submitted by the Planning Board to amend the Zoning Ordinance to extend the effective date of the Industry C and Planned Unit Development IC District Temporary Moratorium, Section 3.13 of the Zoning Ordinance.
- 6:30 P.M. Harvard Square Petition to amend the Zoning Ordinance to eliminate the provisions for a special permit waiver of yard requirements in Article 11.50, Harvard Square Overlay District.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/mc

cc: Councillor Davis

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& MOLLY CAMPBELL
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& CATALINA LASERNA
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MIAMI, FL 33131

LOH HWASUN
1105 MASS AVE #11D
CAMBRIDGE, MA 02138

LEIBOVICH, MIGUEL
83 CAMBRIDGE PKWY #609W
CAMBRIDGE, MA 02142

GIANNACOPOULOS, PETER,
TR. OF DIMAS REALTY TRUST
11 EDGEWATER DR.
NEEDHAM, MA 02192

CHANG, HOWARD & FANG-HUI CHANG
1105 MASS AVE #11G
CAMBRIDGE, MA 02139

LUNT, HORACE G. &
SALLY H. LUNT
1105 MASS AVE 11H
CAMBRIDGE, MA 02138

LOEFFLER, ELAINE P.
1105 MASS AVE UNIT 12A
CAMBRIDGE, MA 02138

MAHDI, MUHSIN SAYYID
1105 MASS AVE UNIT 12C
CAMBRIDGE, MA 02138

SUN, EDWARD W. &
KATHLEEN MAGUIRE SUN
132 CRICKET HILL RD.
COLUMBIA, SC 29223

RAYPORT, MARK &
SHIRLEY FERGUSON RAYPORT
409 EAST FRONT ST.
PERRYSBURG, OH 43551

LEVITT, JUNE E.
10 OLD BASS RIVER RD
SOUTH DENNIS, MA 02660

R. S. T. REALTY, INC.
239 MARLBOROUGH ST
BOSTON, MA 02116

R. S. T. REALTY, INC.
239 MARLBOROUGH ST
BOSTON, MA 02116

HOUSMAN, CHARLES L., et al TRS.
C. & A. ASSOCIATES REALTY TRUST
C/O COMPUTER SPORTS SYSTEMS
1100 Mass Avenue
CAMBRIDGE, MA 02139

RUSNOCK, JOHN T.
1105 MASS AVE #1E
CAMBRIDGE, MA 02138

BERSON, ALMA &
FRANK G. BERSON
1105 MASSACHUSETTS AVE., #1F
CAMBRIDGE, MA 02138

KOMACK, LAUREN J. &
MORTIMER B. JACOBS, TRS.
JACOBS/KOMACK REALTY TRUST
9 COUNTRYSIDE RD.
NATICK, MA 01760

DAVIS, MACK I., II &
ROCHELLE LAZERSON
9 FAYETTE ST.
CAMBRIDGE, MA 02138

FOEHL, JOHN C. & MARK J.
GOLDBLATT, TRS OF THE
1105 UNIT 2C REALTY TRUST
1105 MASS AVE, SUITE 2C
CAMBRIDGE, MA 02138

DILLER, EMMELINE,
MICHAEL BADER &
IRVING BADER
1105 MASSACHUSETTS AVE., #2D
CAMBRIDGE, MA 02138

CUMMIN, LELSEY, TR.
OF CUMMIN REALTY TRUST
C/O MARY AKERSON, TR
1105 MASS AVE #2F
CAMBRIDGE, MA 02138

AKERSON, MARY, TR. OF
CEA OFFICE REALTY TRUST
1105 MASS. AVE., #2F
CAMBRIDGE, MA 02138

HAGHAYEGHI, HOSSEIN &
EHTERAM HAGHAYEGHI
1105 MASS AVE #PHA
CAMBRIDGE, MA 02138

ABELSON, SUSAN
1105 MASSACHUSETTS AVE., #3B
CAMBRIDGE, MA 02138

FRIEDMAN, HOLLY,
STEVEN LUZ-ALTERMAN &
LINDA LUZ-ALTERMAN
1105 MASSACHUSETTS AVE., #3C
CAMBRIDGE, MA 02138

LEVINE, JOHN B.
1105 MASS. AVENUE #3D
CAMBRIDGE, MA 02138

CHIRBAN, JOHN T.
1105 MASSACHUSETTS AVE., #3E
CAMBRIDGE, MA 02138

TAY, VIRGINIA, BRIAN REYNOLDS
KENNETH REICH, TRS. OF
1105 MASS AVE #3F
CAMBRIDGE, MA 02138

OWADES, STEPHEN H.
1105 MASS AVE #3G
CAMBRIDGE, MA 02138

STEFANONI, CHRISTOPHER L.
& MARGARET F. NOTTEBOHM
1105 MASS AVE #4A
CAMBRIDGE, MA 02138

ZARE, NANCY CAROL SAKLAD
& MICHAEL KALMAN ZARE
35 ELIZABETH CIRCLE
FRAMINGHAM, MA 01701

NIAMIR, KAZEM P. & MATILDA S.
NIAMIR, TRS OF THE NIAMIR
FAMILY TRUST
1001 GENTER ST #4D
LA JOLLA, CA 92037

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1105 MASS AVE #4D
CAMBRIDGE, MA 02138

ADLER, JOANNE ALINE
1105 MASS. AVE. #4E
CAMBRIDGE, MA 02138

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KIMLEE REALTY TRUST
1258 BEACON ST.
BROOKLINE, MA 02146

JONES, J. BRADFORD
1105 MASS AVE #4G
CAMBRIDGE, MA 02138

GAVALYA, ALICIA
75 WILLARD ROAD
BROOKLINE, MA 02146

VANDER MOLEN, GAIL ELAINE &
DEBORA JEAN VANDER MOLEN
88 COLUMBIA ST #1
CAMBRIDGE, MA 02146

BERNSTEIN, ISIDORE
51 HOLIDAY DR
WOODBURN, NY 11797

GEORGIPOULOS, CHRISTOS
C/O SUPER COMPUTER COMPUTATIONS
RES. INS
THE FLORIDA STATE UNIVERSITY
TALLAHASSEE, FL 32306

RITZ, CHARLES H., TR.
OF CHARLES H. RITZ FAMILY TRUST
1105 MASSACHUSETTS AVE., #5F
CAMBRIDGE, MA 02138

BURKE, JANET
16 NILES LAND
WINCHESTER, MA 01890

LAVI, ALTA & SHOSHAN LAVI
16 RUSHMORE STREET
BRIGHTON, MA 02135

LEVINE, JOHN B.
1105 MASS. AVE., SUITE 3D
CAMBRIDGE, MA 02138

WALZER, JANET
1105 MASS AVE #6C
CAMBRIDGE, MA 02138

WILKENS, JOHN B. &
VIRGINIA F. WILKENS
73 CUMMINGS LANE
WESTPORT, MA 02790

LEE, JAY HOON
1105 MASS AVE #6E
CAMBRIDGE, MA 02139

STOKEY, EDITH M.
1105 MASS. AVENUE #6F
CAMBRIDGE, MA 02138

GREENE, MICHAEL F.
16 NILES LANE
WINCHESTER, MA 01890

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1105 MASS AVE UNIT 7A
CAMBRIDGE, MA 02138

LEE, ANTHONY RODERICK
1105 MASS AVE 7B
CAMBRIDGE, MA 02138

ALBERT, MICHAEL A. AND
DOROTHEE ROZENBERG
1105 MASS AVE #7C
CAMBRIDGE, MA 02138

EID, MARTHA AIDA
% STANLEY B. MARROW
1105 MASS AVE APT 7D
CAMBRIDGE, MA 02138

JICK, TODD D. &
ROSE ZOLTEK
87 PERRY STREET
BROOKLINE, MA 02146

ANDERSON, JANE V.
124 KIRKSTALL RD
NEWTONVILLE, MA 02160

BROWNE, THOMAS P.
1105 MASS AVE #7G
CAMBRIDGE, MA 02138

DOZ, MAURICE
538, SERRA CAPEOU
06110 LE CANNET
FRANCE, 00 00000

OPPENHEIMER, JAMES K.
1105 MASSACHUSETTS AVE #8A
CAMBRIDGE, MA 02139

KOPP, BRUCE R.
1105 MASS AVE #8B
CAMBRIDGE, MA 02138

GIESSER, JAMES R.
11 NEHOIDEN RD
WABAN, MA 02168

ROTA, GIAN-CARLO
1105 MASS. AVE., APT. F
CAMBRIDGE, MA 02138

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ESSEX COUNTY
MANCHESTER/SEA, MA 01944

TOURREILLES, FRANCISCO D.,
et al TRS
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GOTTSCHALK, RITA
15 GARLAND RD
NEWTON, MA 02159

HUFFER, HERMAN J., TR
CORNELIA J. HUFFER REVOCABLE
1105 Mass Ave, #9c
CAMBRIDGE, MA 02140

VON ZWECK, HEIMORT, CONS. FOR
MARIANNE DIERKS VON ZWECK
221 MT AUBURN ST
CAMBRIDGE, MA 02138

MARVIN, URSULA B. &
THOMAS C. MARVIN
1105 MASS AVE UNIT 9E
CAMBRIDGE, MA 02138

OSULLIVAN, ROGER F.
1105 MASS AVE 9F
CAMBRIDGE, MA 02138

BERNSTEIN, RONALD M.
38 MINEOLA AVE.
ROSLYN ESTATE, NY 11576

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1105 MASSACHUSETTS AVE., #9H
CAMBRIDGE, MA 02138

HAGHAYEGHI, HOSSEIN
& EHTERAM HAGHAYEGHI
1105 MASS AVE #PHA
CAMBRIDGE, MA 02138

LETTVIN, JEROME Y & MARGARET B
LETTVIN, TRS OF LETTVIN REALTY
MARGARET B LETTVIN
1105 MASS AVE #PHB
CAMBRIDGE, MA 02138

SUN, EDWARD &
KATHLEEN M. SUN
132 CRICKET HILL RD
COLUMBIA, SC 29223

RAYPORT, SHIRLEY FERGUSON, TR
1105 MASS AVE #PHD
CAMBRIDGE, MA 02138

WOLF, DANIEL H., SUZANNE C. LEVINE &
JULIA B. WASSERMAN, TRS.
1105B REALTY TRUST
P.O. BOX 8397
BOSTON, MA 02114

SYKES, DAVID & MARGARET EARLY
9 REMINGTON ST #A
CAMBRIDGE, MA 02138

BECKWITH, KRISTIN &
THOMAS OBOE LEE
9 REMINGTON ST., UNIT B
CAMBRIDGE, MA 02138

MACKINNON, ELMER M., et al
OF THE MACKINNON REALTY TRUST,
5 Remington Street
CAMBRIDGE, MA 02138

LATHAM, RAMONA M.
1137 MASS. AVE. #1
CAMBRIDGE, MA 02138

WINTHROP, MORTON M., TR.
VAUGIRARD TRUST
44 LOCKELAND AVE.
ARLINGTON, MA 02174

SMITH, THOMAS C.
1137 MASS. AVE., #21
CAMBRIDGE, MA 02138

ROBERTSON, PAUL E.
1137 MASS AVE #22
CAMBRIDGE, MA 02138

DUSSAULT, DONNA
1137 MASS AVE #23
CAMBRIDGE, MA 02138

SCHOLZ, KATHLEEN A.
1137 MASS. AVE., #24
CAMBRIDGE, MA 02138

DAVIS, JEFFREY W.
1137 MASS AVE #25
CAMBRIDGE, MA 02138

SWANSON, KELLY
90 UNION ST
PORTSMOUTH, RI 02871

MAMMONE, CHERYL
86 STANDISH RD
WATERTOWN, MA 02172

FRANKINA, JAN FRANCES
9586 W. MARSHALL DR.
COLOMBUS, IN 47201

HARRIS, JONATHAN D.
1137 MASS. AVE. #32
CAMBRIDGE, MA 02138

PAGE, SUSAN M.
1137 MASS. AVE., #33
CAMBRIDGE, MA 02138

TIAMPO, JANET M.
1 OAKLAND ST
LEXINGTON, MA 02173

MURPHY, KEVIN
1137 MASS AVE #35
CAMBRIDGE, MA 02138

BERGMAN, J. ANDREW, TR.
OF JULES ANDREW REALTY TRUST
1137 MASSACHUSETTS AVE., #36
CAMBRIDGE, MA 02138

MELBIN, MURRAY
36 HIGHLAND AVE. #52
CAMBRIDGE, MA 02139

BLACKWELL, DAVID C.
C/O WON SUK PARK, ET AL
2165 YARDI ST.
BRADBURY, CA 91010

GREENBLATT, JAMES M.
1137 MASSACHUSETTS AVE #41
CAMBRIDGE, MA 02139

BROMELL, WILLIAM B.
& MARY M. BROMELL
76 TREMONT ST
CAMBRIDGE, MA 02139

BOUDREAU, CATHERINE A.
140 CLARENDON ST #1209
BOSTON, MA 02116

CROSBY, GEORGE DE F.
& CITY OF CAMBRIDGE TAX TITLE
14 WEST 57TH ST #5F
NEW YORK, NY 10023

CUNNINGHAM, HELEN M.
1137 MASS. AVENUE #45
CAMBRIDGE, MA 02138

SHIPMAN, DAVID W.
1137 MASS. AVENUE #47
CAMBRIDGE, MA 02138

RICARDO, FRANK
1137 MASS AVE., #5
CAMBRIDGE, MA 02138

MENHALL, ABDEL NASSER
P.O. BOX 392
HOOPESTON, IL 60942

CRUCES, EDGARDO,
L. B. SABLAY-CRUCES &
J. V. JOVI CRUCES
1137 MASS. AVE., #53
CAMBRIDGE, MA 02138

LITTELL, ANDREW
1137 MASSACHUSETTS AVE., #54
CAMBRIDGE, MA 02138

BOETTNER, CAROLYN J. AND
CITY OF CAMB. TAX TITLE
1137 MASS. AVENUE #55
CAMBRIDGE, MA 02138

SCOTTI, RICHARD L.
1137 MASS AVE UNIT 56
CAMBRIDGE, MA 02138

KIS, DANIELLA,
HENRY J. KIS & MOLLY KIS
1137 MASS AVE - #57
CAMBRIDGE, MA 02138

PETER, ANNE &
BERAN PETER
1137 MASS. AVE.
CAMBRIDGE, MA 02138

BUKRUJIAN, SAHAG K., TRUSTEE
& CITY OF CAMBRIDGE TAX TITLE
1137 MASS. AVENUE, #B
CAMBRIDGE, MA 02138

BUKRUJIAN, SAHAG K., TRUSTEE
& CITY OF CAMBRIDGE TAX TITLE
1137 MASS AVE
CAMBRIDGE, MA 02138

BUTLER, THOMAS K.,
CHARLES S. BOIT & JOHN H. GARDINER
REAL ESTATE TRS OF THE PORCELLIAN
CLUB
50 CONGRESS ST. ROOM 540
BOSTON, MA 02109

BALDWIN, FRANCIS T., et al, Trs
THE HASTY PUDDING CLUB
1350 Mass Ave, Rm#1000
% HARVARD REAL ESTATE INC.
CAMBRIDGE, MA 02138

COOLIDGE, WILLIAM A., et al, Trs
A D CLUB C/O C HAYDOCK, WELCH &
FORBES
45 School Street
BOSTON, MA 02108

CAMBRIDGE TRUST COMPANY TR OF
DOROTHY M LEIGHTON
% THE NILES CO., INC
303 Congress Street
BOSTON, MA 02210

MOSKOW, ABRAHAM &
MICHAEL B MOSKOW
TRUSTEES OF RIDGELY HALL TRUST
2 PARK SQ ROOM 407
BOSTON, MA 02116

JOHNSON, LAURENCE S., et al TRS. OF THE
DELPHIC % WELD, HENSHAW, CHOATE,
HALL & STEWART
53 State Street
BOSTON, MA 02109

DUNBAR, RUTH G. &
FREDERIC H HILTON TRUSTEES
C/O RICHARD A DOW AGENT
18 BRATTLE ST
CAMBRIDGE, MA 02138

CAMBRIDGE SAVINGS BANK
C/O KAREN A. GIESTA
1374 MASS AVE
CAMBRIDGE, MA 02138

DANA CHAMBERS ALLIANCE
20 UNIVERSITY RD
C/O SYNECHES
CAMBRIDGE, MA 02138

JOHNSON, RICHARD B., et al, TRS.
OF THE HARVARD LAMPOON, INC.
c/o Starr Book Shop
29 Plympton Street
CAMBRIDGE, MA 02138

VERPLANCK, EDWARD P. TR.
40 INDIAN HILL RD
WESTON, MA 02193

HADLEY, LILLIAN H. et al, TRS
U/W THOMAS HADLEY
% RUTH H. DUNBAR
8 Alden Road
ANDOVER, MA 01810

WRIGHTSON, DOROTHY WAUGH
ROCKMONT MANAGEMENT CO., INC
P.O. BOX 45273
SOMERVILLE, MA 02145

CAMBRIDGE SAVINGS BANK
C/O CAMCO MANAGEMENT CO
1384 MASS AVE
CAMBRIDGE, MA 02138

GRINBERG, ROBERT A. &
ELLEN W. GRINBERG, TRS. OF
CHAMPAGNE REALTY TRUST
139 MAIN ST
CAMBRIDGE, MA 02142

ROBIE CAMBRIDGE LLC
17 NEWFIELDS RD
EXETER, NH 03833

PARESKY, DAVID S.
7212 FISHER ISLAND DR
FISHER ISLAND, FL 33109

WHOLEY, FREDERICK R. TR OF
THE FREDERICK R. WHOLEY TRUST
& THE CITY OF CAMBRIDGE TAX
15 ANIS ST
BELMONT, MA 02178

HARVARD STUDENT AGENCIES, INC
67 MT. AUBURN ST
CAMBRIDGE, MA 02138

BUTLER, THOMAS K., et al
JOHN H. GARDINER REAL ESTATE T
OF THE PORCELLIAN CLUB
50 CONGRESS ST. ROOM 540
BOSTON, MA 02109

RUOTOLO, JOSEPH AND
ANTOINETTE RUOTOLO
20 HOLYOKE ST
CAMBRIDGE, MA 02138

DAVIDSON, CHARLES L.
19 GARDEN
CAMBRIDGE, MA 02138

FORTMILLER, FREDERICK V. et al
TRS. OF PHOENIX S.K. CLUB
89 MT VERNON ST
BOSTON, MA 02108

REECE, JOHN B. et al, TRUSTEES OF
THE PHI DELTA PSI CLUB
30 Holyoke Street
CAMBRIDGE, MA 02138

PERERA, LAWNENCE T., TR OF
PRESERVATION OF CAMBRIDGE OPEN
SPACE REALTY TRUST C/O FLY CLUB
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

CHESTON, CHARLES S. JR., TR OF
HOLYOKE PLACE OPEN SPACE REALTY
TRUST C/O FLY CLUB
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

WHITESIDE, THOMAS, RONALD LYMAN JR
& CHARLES B BARNES, JR TRUSTEES C/O
FLY CLUB
2 HOLYOKE PLACE
CAMBRIDGE, MA 02138

SIGNET ASSOCIATES
46 DUNSTER ST
CAMBRIDGE, MA 02138

BANKER, ROBERT TR. OF WINTHROP
ASSOCIATES RLTY TR
% THE BANKER REAL ESTATE CO.
14A Elliot Street
CAMBRIDGE, MA 02138

TIGRETT, ISAAC B. TR OF
HOUSE BLUES REALTY TRUST
& CITY OF CAMBRIDGE TAX TITLE
96 WINTHROP ST
CAMBRIDGE, MA 02138

BANKER, ROBERT, TRUSTEE
MARCH REALTY TRUST
16 ELIOT ST
CAMBRIDGE, MA 02138

LAMBROS, CHARLES J.
VASILIKI LAMBROS
10 ELIOT ST
CAMBRIDGE, MA 02138

MCMILLAN, GENEVIEVE, TRUSTEE OF
MC MILLAN REALTY TRUST
40 BOW ST
CAMBRIDGE, MA 02138

TAFT, EDWARD A et al, , TRS.
OF THE DIGAMMA CLUB
44 J F Kennedy Street
CAMBRIDGE, MA 02138

GALERIA ASSOCIATES
C/O HUNNEMAN INVESTMENT
MANAGEMENT CO.
70-80 LINCOLN ST
BOSTON, MA 02111

ELIOT SQUARE ENTERPRISES, INC., TR
OF ELIOT SQUARE ENTERPRISES TRUST
1270 SOLDIERS FIELD RD
BRIGHTON, MA 02135

76 MOUNT AUBURN STREET, INC.
76 MT. AUBURN ST.
CAMBRIDGE, MA 02138

BANKER, ROBERT, TR.
OF THE DAVID WALLACE REALTY TRUST
14 A ELIOT ST.
CAMBRIDGE, MA 02138

DI GIOVANNI, LOUIS F. TRUSTEE OF
KENNEDY
AND ELIOT REALTY TRUST
50 CHURCH STREET
CAMBRIDGE, MA 02138

D U CORPORATION
C/O ARTHUR C. SULLIVAN, JR.
9 CENTRAL ST.
LOWELL, MA 01852

JANES, ROGER V.
38 JODIE RD
FRAMINGHAM, MA 01701

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TECHNOLOGY, TR OF THE PAT
REALTY TRUST
1039 MASS AVE #101
CAMBRIDGE, MA 02138

MOSKOW, BENCION M. et al,
OF T DRAYTON HALL TRUST
C/O JAY MOSKOW
48 JF Kennedy street
CAMBRIDGE, MA 02138

CONROY, FREDERICK J., TR.
OF 114 MT. AUBURN TRUST
% ERICH H. IMHOF
40 FLETCHER AVE.
LEXINGTON, MA 02173

PRESIDENT & FELLOWS OF HARVARD
CITY OF CAMBRIDGE TAX TITLE
C/O CORNU-MACOMBER MGMT. CO.
95 BROADWAY
BOSTON, MA 02116

E.M.I. CAMBRIDGE LIMITED PARTNERSHIP
C/O CHARLES SQ. MANAGEMENT
20 UNIVERSITY RD
CAMBRIDGE, MA 02138

SEXTON, EDWARD W., JR.
975 MEMORIAL DR. #1004
CAMBRIDGE, MA 02138

URBAN, THOMAS NELSON &
MARY BRIGHT URBAN
975 MEMORIAL DR. #1006
CAMBRIDGE, MA 02138

CARR, GREGORY C.
975 MEMORIAL DR #1008
CAMBRIDGE, MA 02138

LEGHORN, RICHARD S. & NANCY C.
LEGHORN, TRS OF RSL REALTY TRUST
975 MEMORIAL DR #1105
CAMBRIDGE, MA 02138

SEGAL, RHONDA SHAPIRO, TR OF THE
RJJ CHARLES NOMINEE TRUST
975 MEMORIAL DR #1108
CAMBRIDGE, MA 02138

DUPREE, A. HUNTER &
MARGUERITE L. DUPREE
975 MEMORIAL DR. #201
CAMBRIDGE, MA 02138

JENSEN, MICHAEL C. &
TONI S. WOLCOTT
975 MEMORIAL DR. #203
CAMBRIDGE, MA 02138

PETERSEN, ROBERT A.
AND VERONICA PETERSEN
975 MEMORIAL DR #204
CAMBRIDGE, MA 02138

CHERESH, SIDNEY &
BARBARA CHERESH
975 MEMORIAL DR #205
CAMBRIDGE, MA 02138

KOTTER, JOHN P.
975 MEMORIAL DRIVE #207
CAMBRIDGE, MA 02138

FORBES, ELLIOT &
KATHLEEN B. A. FORBES
975 MEMORIAL DR., #210
CAMBRIDGE, MA 02138

HOWARD, MARGO
975 MEMORIAL DR., #211
CAMBRIDGE, MA 02138

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MIRIAM M. WOOD
273 LINCOLN WAY EAST
CHAMBERSBERG, PA 17201

KUNG, PATRICK C. &
RITA W. KUNG
5 JOSEPH COMEZ RD
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MILDRED D. RUGGIERO, TRS. OF
RUGGIERO NOMINEE TRUST
975 MEMORIAL DR., #306
CAMBRIDGE, MA 02138

UYTERHOEVEN, SANDRA
975 MEMORIAL DR. #401
CAMBRIDGE, MA 02138

BARNES, EDWARD LARRABEE
& MARY BARNES
975 MEMORIAL DR #402
CAMBRIDGE, MA 02138

WECHSLER, SANFORD, TR OF THE
RESIDENCE 403 REALTY TRUST
129 MT. AUBURN ST
CAMBRIDGE, MA 02138

STARFIELD, JEFFREY
171 OLD CONNECTICUT PATH
WAYLAND, MA 01778

MEYER, JOHN R. & LEE S. MEYER
975 MEMORIAL DR #405
CAMBRIDGE, MA 02138

ABELMANN, RENA W.
975 MEMORIAL DR. #406
CAMBRIDGE, MA 02138

CHARLES SQUARE PROPERTIES LLC
975 MEMORIAL DR. #407
CAMBRIDGE, MA 02138

MCDONALD, JAMES S. & JEFFREY S.
THOMAS, TRS OF THE SUNFLOWER
NOMINEE TRUST
975 MEMORIAL DR #408
CAMBRIDGE, MA 02140

GLIMP, FRED L. &
ELEANOR GLIMP
975 MEMORIAL DR. #409
CAMBRIDGE, MA 02138

FRASER, MADGE R.
975 MEMORIAL DR. #410
CAMBRIDGE, MA 02138

SHAICH, RONALD
975 MEMORIAL DR. UNIT 411
CAMBRIDGE, MA 02138

M.S.S. MANAGEMENT GROUP, INC.
C/O BOSTON PROJECTS
160 FEDERAL ST.
BOSTON, MA 02110

GOLDMAN, MARSHALL T. &
MERLE GOLDMAN
975 MEMORIAL DRIVE #501
CAMBRIDGE, MA 02138

CHARREN, STANLEY
AND PEGGY CHARREN
975 MEMORIAL DR #504
CAMBRIDGE, MA 02138

LEE, THEODORE B. TR. OF
URBAN LAND COMPANY
837 MASON STREET
SAN FRANCISCO, CA 94108

TREY, CHARLES, DR.
89 WELAND ROAD
BROOKLINE, MA 02146

SHRUT, EUGENIA
975 MEMORIAL DR. #507
CAMBRIDGE, MA 02138

NIMRODI, RIVCA
C/O CLAUDE TARRAB
1750 OCEAN PARK WAY #2B
BROOKLYN, NY 11223

SOHN, DONALD R.
1025 HALE ST
BEVERLY, MA 01915

KALB, MARVIN &
MADELEINE J. KALB
975 MEMORIAL DR., #512
CAMBRIDGE, MA 02138

TAKEUCHI, HIOTAKA &
NOBUKO TAKEUCHI
C/O NORMAND F. SMITH, III
ONE BEACON ST, 30TH FLOOR
BOSTON, MA 02108

ROWLAND, LUCY
975 MEMORIAL DR. #602
CAMBRIDGE, MA 02138

THOMPSON, WILLIAM F. &
JULIANA W. THOMPSON
C/O BOSTON VENTURES MGMT., INC
21 CUSTOM HOUSE ST, 10TH FL
BOSTON, MA 02110

FORAKER, SONG HI AN
975 MEMORIAL DR. #605
CAMBRIDGE, MA 02138

ANSIN, BETSEY
C/O RINET COMPANY, INC
213 UNION WHARF
BOSTON, MA 02109

WALTCH, LILLA M.
975 MEMORIAL DR #607
CAMBRIDGE, MA 02138

TAKEUCHI, HIROTAKA
& NOBUKO TAKEUCHI
975 MEMORIAL DR #609
CAMBRIDGE, MA 02138

TYLER, MICHAEL A. &
AMY L. SCHUSTACK
975 MEMORIAL DR #610
CAMBRIDGE, MA 02138

KAHN, VIRGINIA
975 MEMORIAL DR #611
CAMBRIDGE, MA 02138

TABBAL, LILY
975 MEMORIAL DR. #612
CAMBRIDGE, MA 02138

GOLDBERG, RAY A. AND THELMA E.
GOLDBERG, TRS OF THE GOLDBERG
CAMBRIDGE REAL ESTATE TRUST
975 MEMORIAL DR #701
CAMBRIDGE, MA 02138

YOSHINO, MICHAEL Y. & CHIYOKO
YOSHINO
975 MEMORIAL DRIVE UNIT # 703
CAMBRIDGE, MA 02138

YOSHINO, MICHAEL Y. &
CHIYOKO YOSHINO
975 MEMORIAL DR. #704
CAMBRIDGE, MA 02138

J. F. WHITE CONTRACTING COMPANY
1 GATEWAY CENTER
NEWTON, MA 02158

KRIPKE, BENJAMIN J. &
CAROL F. KRIPKE
49 LAWRENCE ROAD
WESTON, MA 02193

POORVU, WILLIAM J. &
LIA G. POORVU
975 MEMORIAL DR., #710
CAMBRIDGE, MA 02138

KNICKREHM, GLENN
975 MEMORIAL DR #712
CAMBRIDGE, MA 02138

COGAN, JOHN F. & MARY L. CORNILLE
975 MEMORIAL DR. #802
CAMBRIDGE, MA 02138

BERANEK, LEO L.
975 MEMORIAL DR. #804
CAMBRIDGE, MA 02138

SHEN, C.M. TSAI
C/O JUDY SHEN
186 W. 80TH ST., #9D
NEW YORK, NY 10024

SHAW, SHEILA
975 MEMORIAL DRIVE UNIT #807
CAMBRIDGE, MA 02138

MAO, YILING & YICHEN MAO
975 MEMORIAL DR., #808
CAMBRIDGE, MA 02138

WECHSLER, SANFORD, TR OF THE
RESIDENCE 809 REALTY TRUST
& CITY OF CAMBRIDGE TAX TITLE
129 MT AUBURN ST
CAMBRIDGE, MA 02138

WECHSLER, SANFORD, TR OF
RESIDENCE 810 REALTY TRUST
129 MT AUBURN ST
CAMBRIDGE, MA 02138

WALDEN EQUITY GROUP, INC.
P.O. BOX 2662
CAMBRIDGE, MA 02138

EDMONDS, HELEN M.
C/O MIRIAM & CHARLES WOOD III
273 LINCOLN WAY EAST
CHAMBERSBERG, PA 17201

FRIEDMAN, RICHARD L.
C/O CARPENTER AND COMPANY
20 UNIVERSITY RD
CAMBRIDGE, MA 02138

PHILLIPS, DANIEL A. AND
DIANA W. PHILLIPS
975 MEMORIAL DR. #903
CAMBRIDGE, MA 02138

RIVERS PARTICIPATIONS, LTD
975 MEMORIAL DR. #904
CAMBRIDGE, MA 02138

NAISBITT, JOHN &
PATRICIA ABURDENE
C/O LEIGHCO, INC. suite 200
50 DIVISION ST.
SOMERVILLE, NJ 08876

MERRILL, ARTHUR C.
975 MEMORIAL DR. #907
CAMBRIDGE, MA 02138

SABATINI, ANTONELLA
C/O AMY SCHLAF
1628 PARMELE ST
ROCKFORD, IL 61104

EAGLE, J. BRECKENRIDGE & JEANNE
WARREN
975 MEMORIAL DRIVE UNIT #909
CAMBRIDGE, MA 02138

SOLEY, JOSEPH
C.O IRVING H. PLUTKIN, TR
55 BASKIN RD
LEXINGTON, MA 02173

SACKLER, MARIETTA LUTZE, TR
THE RESIDENCES REALTY TRUST 912
205 BROADWAY
CAMBRIDGE, MA 02139

KEARNS, PAUL THOMAS & MARY
KEARNS, TRS OF BIRDIE TRUST
5 GERRY ST #5
CAMBRIDGE, MA 02138

SPRUNG, ROBERT C.
7 GERRY ST.
CAMBRIDGE, MA 02138

BRAY, ROBERT H.
9 GERRY ST.
CAMBRIDGE, MA 02138

BRAY, ROBERT H.
9 GERRY ST.
CAMBRIDGE, MA 02138

APPEL, CRAIG H.
11-11 1/2 GERRY ST., #1
CAMBRIDGE, MA 02138

NIXHOLM, HOLLY G.
1-3 CHAPMAN PL., #2
CAMBRIDGE, MA 02138

SCHIRMER, DANIEL B. &
MARGARET F. SHIRMER
C/O NORTHEAST SAVINGS
F.A. P.O BOX 2939
HARTFORD, CT 06104

CAMBRIDGE TRUST CO., EXOR. FOR
ESTATE OF DWIGHT H. ANDREWS
P.O. BOX 186
- J.F. BUSH -
CAMBRIDGE, MA 02238

CLEARY, KENNETH JAMES
& JOANNE M. CLEARY
& CITY OF CAMBRIDGE TAX TITLE
16 GERRY ST
CAMBRIDGE, MA 02138

LONGVIEW CORPORATION
C/O HAMMOND PROPERTY MGMT
TWO BRATTLE SQUARE
CAMBRIDGE, MA 02138

POYNTER, THOMAS, TR OF THE
LENINGRAD COWBOYS TRUST
5 REVERE ST
CAMBRIDGE, MA 02138

SILLMAN, FREDERICK H.
AND JANE S. SILLMAN
8 GERRY ST
CAMBRIDGE, MA 02138

RUTSTEIN, BEVERLY BENNETT
10 GERRY ST
CAMBRIDGE, MA 02138

TITTMANN, BARCLAY & LUCY TITTMANN
12 GERRY ST #2
CAMBRIDGE, MA 02138

ROOSEVELT, JAE BARLOW
14 GERRY ST #3
CAMBRIDGE, MA 02138

JONES, NINI T.
C/O FREDERICK D. BALLOU
LORING, WOLCOTT & COOLIDGE
230 CONGRESS ST
BOSTON, MA 02110

DOYLE, RUTH B.
130 MT. AUBURN ST., #102
CAMBRIDGE, MA 02138

MADAR, WILLIAM & AMANDA MADAR
13515 SHAKER BLVD.
CLEVELAND, OH 44120

GALVIN, AARON A. &
FRAYDA GALVIN
5610 KIOWA CIRCLE
BOYNTON BEACH, FL 33437

JONES, CHRISTOPHER P.
130 MT AUBURN ST #107
CAMBRIDGE, MA 02138

WEINBERG, J. MORRIS & NORMA P.
WEINBERG
130 MOUNT AUBURN STREET UNIT #108
CAMBRIDGE, MA 02138

UGC CORPORATION
C/O THREE CITIES RESEARCH, INC
135 EAST 57TH ST
NEW YORK, NY 10022

WEINBERG, J. MORRIS &
NORMA P. WEINBERG
130 MT AUBURN ST. #110
CAMBRIDGE, MA 02138

BLACK, RICHARD B., TR. OF
KPE REALTY TRUST
P.O. BOX 208
MOOSE, WY 83012

FENN, JAMES E.
130 MT AUBURN ST #112
CAMBRIDGE, MA 02138

FERREIRA, OTILIA S.
P.O. BOX 745
TAUNTON, MA 02780

WOODWARD, ELIZABETH S.
130 MT. AUBURN ST. #114
CAMBRIDGE, MA 02138

ROZZELL, JAMES D.
580 BRADFORD ST
PASADENA, CA 91105

SAKS, LOUIS &
SANDRA COURTNEY, TRS. OF
LOUIS SAKS 1990 REVOCABLE TRUST
130 MT. AUBURN ST., #202
CAMBRIDGE, MA 02138

TIAMPO, JANET MARIE
ONE OAKLAND ST
LEXINGTON, MA 02173

KENDALL, HENRY W.
176 FEDERAL ST
2ND FLOOR
BOSTON, MA 02110

REUBEN, GLADYS
130 MT AUBURN ST #207
CAMBRIDGE, MA 02138

ROWSE, JULIA K., TR
ROWSE REALTY TRUST
130 MT AUBURN ST #208
CAMBRIDGE, MA 02138

U. G. C. CORPORATION
C/O THREE CITIES RESEARCH, INC.
135 EAST 57TH ST.
NEW YORK, NY 10022

SOSA, CARLOS & JOSEPHINE SOSA
& CITY OF CAMBRIDGE TAX TITLE
CCS 292
P.O. BOX 025323
MIAMI, FL 33102

SHAMBAUGH, BENJAMIN &
ADELE SHAMBAUGH
130 MT. AUBURN ST., #211
CAMBRIDGE, MA 02138

LAINE, CRISTEL MCRAE NOE &
LINDA MCRAE NOE LAINE
& CITY OF CAMBRIDGE TAX TITLE
1304 FIRST ST
NEW ORLEANS, LA 70130

GARFIELD, HARRY A., II &
JANET F. GARFIELD
130 MOUNT AUBURN STREET #213
CAMBRIDGE, MA 02138

DIMOND, FRANCIS E., TR UNIT
214 UNIVERSITY GREEN NOMINEE
130 MT. AUBURN ST., #214
CAMBRIDGE, MA 02138

SHENTON, ROBERT &
ELIZABETH OWEN SHENTON
130 MT. AUBURN ST., #301
CAMBRIDGE, MA 02138

ROBERTS, NOEL S., TR. OF
P.A.H.C. REALTY TRUST
P.O. BOX N-4755
NASSAU, BAHAMAS, 00000

E & B PROPERTIES
C/O W.B. LAMBERT
2207 GULF SHORE BLVD N.
NAPLES, FL 33940

KLETZSCH, CHARLES F.
C/O MICHELE COLLINS
CAMBRIDGE TRUST CO
1336 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

DOTY, HELGA B., TR OF THE
H.B. DOTY REALTY TRUST
4 KIRKLAND PL
CAMBRIDGE, MA 02138

HINSEY, JOSEPH, IV, &
PHYLLIS HINSEY
130 MT AUBURN ST #310
CAMBRIDGE, MA 02138

HURT, NADIA
130 MT. AUBURN ST., #314
CAMBRIDGE, MA 02138

LINDSAY, FRANKLIN A. &
MARGOT C. LINDSAY
130 MT. AUBURN ST., #405
CAMBRIDGE, MA 02138

MAHONEY, THOMAS H. D. & K. PHYLLIS
MAHONEY
130 MOUNT AUBURN STREET UNIT #410
CAMBRIDGE, MA 02138

RATHBONE, PERRY T. &
EURETTA RATHBONE
130 MT. AUBURN ST., #506
CAMBRIDGE, MA 02138

LOWE, MARY KAY
130 MT. AUBURN ST., #509
CAMBRIDGE, MA 02138

LONGVIEW CORPORATION
C/O HAMMOND I.R.B. ATTN; KATIE
124 MT AUBURN ST
CAMBRIDGE, MA 02138

TUCK, RICHARD F. & ANNE O. MALCOLM
17 HILLIARD ST
CAMBRIDGE, MA 02138

RIES, DAVID P. &
ALEXANDER A. RANDALL, TRS. OF
UNIT 305 NOMINEE TRUST
130 MT. AUBURN ST., #305
CAMBRIDGE, MA 02138

LIN, SHOU-YING & CHIA-CHIAO LIN
130 MT AUBURN ST #308
CAMBRIDGE, MA 02138

HERRNSTEIN, SUSAN G.
130 MT. AUBURN ST., #312
CAMBRIDGE, MA 02138

SZE, NIEN DAK
AND CECILIA SZE
130 MT AUBURN ST #401
CAMBRIDGE, MA 02138

MERRILL, JOHN P., JR. &
CAROL JENNINGS
130 MT. AUBURN ST., #406
CAMBRIDGE, MA 02138

LAIRD, PETER D. & INTA A. LAIRD
130 MT. AUBURN ST., #411
CAMBRIDGE, MA 02138

MACPHEARSON, ROBERT W. &
JOAN W. MAC PHEARSON
130 MT. AUBURN ST. #507
CAMBRIDGE, MA 02138

HARTRY, THEODORE G. &
BERTHA HARTRY
130 MT. AUBURN ST., #510
CAMBRIDGE, MA 02138

GIFFORD, GLADYS P.
15 HILLIARD ST
CAMBRIDGE, MA 02138

DIGIOVANNI, LOUIS F.
P.O. BOX 212
CAMBRIDGE, MA 02238

BROSIO, GIUSTINA M. TR.
UNIT 306-130 MT. AUBURN STREET TRUST
60 HIGHLAND AVE.
CAMBRIDGE, MA 02139

MARSHALL, MARTIN V.
130 MT. AUBURN ST #309
CAMBRIDGE, MA 02138

MARKEL, RUTH, TR.
OF R M NOMINEE TRUST
C/O MARJORY WUNSCH
78 WASHINGTON AVE
CAMBRIDGE, MA 02140

SZE, NIEN DAK AND CECILIA SZE TRS
OF THE SZE FAMILY REALTY TRUST
130 MT AUBURN ST #401
CAMBRIDGE, MA 02138

RUINA, JACK P.
130 MT. AUBURN ST., #409
CAMBRIDGE, MA 02138

GARDNER, RICHARD L. &
PAULINE A. GARDNER
130 MT. AUBURN ST., #412
CAMBRIDGE, MA 02138

FISHER, ELLEN P.
130 MT. AUBURN ST., #508
CAMBRIDGE, MA 02138

HIATT, HOWARD H. &
DORIS B. HIATT
130 MT. AUBURN ST., #511
CAMBRIDGE, MA 02138

STRAUS, ROBERT B.
22 BERKELY ST
CAMBRIDGE, MA 02138

BEER, THOMAS W. H.
137 MT. AUBURN ST.
CAMBRIDGE, MA 02138

GOMATOS, J. & C GOMATOS
THANASOULA GOMATOS TRUSTEES
C/O BRATTLE SQ. OFFICE BUILDING
P O Box 380828
CAMBRIDGE, MA 02238

MOSKOW, JAMES M. & BENCION M.
MOSKOW
TRUSTEES OF WAVERLY TRUST
48 J.F.KENNEDY STREET
CAMBRIDGE, MA 02138

HAWKINS, P., et al TRUSTEES OF
MIFFLIN REALTY TRUST
c/o Bratte Sq Associates
P O Box 380828
CAMBRIDGE, MA 02238

CEDERBAUM, FELLA & ANTHONY
GOSCHALK,
TRS OF THE ONE MIFFLIN NOMINEE TRUST
30 HELENE RD
WABAN, MA 02168

MOUNT STORY LIMITED PARTNERSHIP
25 NEW CHARDON ST.
BOSTON, MA 02114

14 STORY STREET ASSOCIATES,
LTD. PARTNERSHIP
C/O GRAYSTONE CORP.
1100 MASS. AVE.
CAMBRIDGE, MA 02138

BEATY, RICHARD R., TR OF
THE B & J REALTY TRUST
40C BRATTLE ST. #1/1
CAMBRIDGE, MA 02138

COHEN, SAUL B. & MARC E. GOLDBERG,
TRS OF HARVARD YEARBOOK REALTY
TRUST
40C BRATTLE ST #1/2
CAMBRIDGE, MA 02138

CRESS, WILLIAM E., TR OF
TWO BRATTLE SQUARE TRUST
230 COMMERCIAL ST
BOSTON, MA 02109

TWO BRATTLE CENTER LIMITED
PARTNERSHIP
40C BRATTLE ST
CAMBRIDGE, MA 02138

CRESS, WILLIAM E., TR OF
TWO BRATTLE SQUARE TRUST
230 COMMERCIAL ST
BOSTON, MA 02109

BRATTLE SQUARE ASSOCIATES
C/O BRATTLE SQUARE MANAGEMENT
CORP
P.O. BOX 380828
CAMBRIDGE, MA 02238

ONE BRATTLE SQUARE, INC.
C/O SCHRODER REAL ESTATE ASSOC.
437 MADISON AVE
NEW YORK, NY 10022

MOSS, MARK B. &
ROBERTA FIRNHABER-WHITE
10 HILLIARD ST., #1
CAMBRIDGE, MA 02138

YOUNG, ROBIN
610 7TH ST.
SAN MONICA, CA 90402

MOSS, MARK B.
10 HILLIARD ST., #2
CAMBRIDGE, MA 02138

MOSS, MARK B. AND
ROBERTA FIRNHABER-WHITE
10 HILLIARD ST #3
CAMBRIDGE, MA 02138

WHITE, ROBERTA F.
10 HILLIARD ST., #4
CAMBRIDGE, MA 02139

DUNSTER REALTY CORP
P.O. BOX 380286
CAMBRIDGE, MA 02238

STORY INC
127 MT AUBURN ST
CAMBRIDGE, MA 02138

BERGER, ANNA & JUDITH ELLEN
BOUCHER,
TRS. OF THE BRATTLE ARMS TRUST
60 BRATTLE ST.
CAMBRIDGE, MA 02138

KIRCHNER, LEON
GERTRUDE KIRCHNER
8 HILLIARD ST
CAMBRIDGE, MA 02138

DIBENEDETTO, INC
71 PENNI LANE
NORTH ANDOVER, MA 01845

VACCARO, JOHN GINO & GUDRUN
VACCARO,
TRS OF NOI TRUST
160 BRATTLE ST
CAMBRIDGE, MA 02138

7 STORY STREET, INC.
10 BILLINGS STREET
SHARON, MA 02146

MCMILLAN, PRISCILLA J.
12 HILLIARD ST
CAMBRIDGE, MA 02138

REY, MARGRET E.
14 HILLIARD ST.
CAMBRIDGE, MA 02138

WARE, DONALD R. &
SUSAN W. WARE
16 HILLIARD
CAMBRIDGE, MA 02138

DEUEL, THOMAS F.
18 HILLIARD ST
CAMBRIDGE, MA 02138

HARRIS, NORMAN W., III
AND LINDA B. HARRIS
20 HILLIARD ST
CAMBRIDGE, MA 02138

SEN, AMARTYA K.
6 HILLIARD ST.
CAMBRIDGE, MA 02138

BRATTLE SQUARE
OFFICE BUILDING COMPANY
P.O. BOX 380828
CAMBRIDGE, MA 02238

LANDIS, SARAH D.
9 STORY ST.
CAMBRIDGE, MA 02138

ROSENBLUM, CHARLES AND
BERNARD C. COHEN, TRS.
C/O CGI MANAGEMENT, INC.
637 WASHINGTON ST
BROOKLINE, MA 02146

WALNUT LAND LIMITED PARTNERSHIP
40 APPLETON ST
CAMBRIDGE, MA 02138

THEATRE HOLDINGS, INC.
C/O LOEWS THEATRE MANAGEMENT
711 5TH AVE
7TH FLOOR
NEW YORK, NY 10022

BARTHOLET, ELIZABETH
10 FARWELL PL
CAMBRIDGE, MA 02138

AARON, JANET, TR OF THE
12 FAREWELL PLACE REALTY TRUST
12 FARWELL PL
CAMBRIDGE, MA 02138

DIACONIS, PERSI
14-16 FARWELL PLACE
CAMBRIDGE, MA 02138

HINES, JAMES R., JR. &
KATHRYN M. DOMINQUEZ
18 FARWELL PLACE
CAMBRIDGE, MA 02138

HOLMES, OLIVE WESTPHAL
R R #2
3 BROADWAY
KENNEBUNKPORT, ME 04046

PETERSON, DEANNE
C/O JOHN & CANDACE HEMBROUGH
24 FARWELL PL
CAMBRIDGE, MA 02138

STEARNS, ELIZABETH W., TRUSTEE,
HARVARD TRUST CO. & F H. HILTON,
EXORS. % RICHARD DOW, AGENT
18 BRATTLE ST
CAMBRIDGE, MA 02138

CAHALY, ALEXANDER M. &
JANET A. CAHALY, TRS. OF
33 CHURCH STREET TRUST
P.O. BOX 613
CAMBRIDGE, MA 02138

WONG, PERRY V. Z. &
JOAN H. Y. WONG
142 SALISBURY RD
BROOKLINE, MA 02146

FIRST CHURCH OF CHRIST
SCIENTIST
13 WATERHOUSE ST
CAMBRIDGE, MA 02138

BAY BANK HARVARD TRUST CO.
880 MAIN ST
3RD FLOOR
WALTHAM, MA 02154

FINCK, GEORGE A. TR OF REALTY TRUST,
et al
8A Camden Place
CAMBRIDGE, MA 02138

SAGE, CHARLES E., et al, TRS OF
SAGE BUILDING REALTY TRUST
C/O EDWIN R. SAGE
Main Street
NORTH HAVEN, ME 04853

FRAIMAN, BEATRICE Z.
48 VILLAGE HILL RD
BELMONT, MA 02178

WYNER, RUDOLPH H., et Al
OLD COLONY TRUST COMP TRS
U/W OF GEORGE WYNER
1340 Centre St, Suite 101
NEWTON, MA 02159

ALFARO, GUSTAVO A. & et al
10 Appian Way
CAMBRIDGE, MA 02138

BAYBANK HARVARD TRUST CO.
880 MAIN ST
3RD FLOOR
WALTHAM, MA 02154

CHRIST CHURCH CAMBRIDGE
C/O TREASURER
0 GARDEN ST
CAMBRIDGE, MA 02138

HARVARD COOPERATIVE SOCIETY
1400 MASS AVE
CAMBRIDGE, MA 02138

CLARKE, JEANNETTE E, et al
TRS. OF CLARKE FAMILY TRUST
C/O SARAH C. MAYBERRY, TR.
One 15th Avenue, #102
INDIAN ROCK BEACH, MA 33785

MURPHY, BARBARA, TR. OF
CAMBRIDGE COMMON REAL ESTATE
C/O CENTURY REAL ESTATE CO, INC
1430 MASS. AVE. 5TH FL.
CAMBRIDGE, MA 02138



The Harvard Square
Business Association

Taking Care Of The Square

RECEIVED BY
CITY CLERK
98 MAR 10 AM 10 11
CAMBRIDGE MA.

March 6, 1998

City Council Ordinance Committee
City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Councilor Davis and Members of the Ordinance Committee:

The Harvard Square Business Association is very interested and supportive of the development of residential properties in the Harvard Square Overlay District. Therefore, we would like to see any incentives to constructing residential property that currently exist, such as subsection 11.54.5-Building Setbacks in the Zoning Ordinance, to remain.

Thank you for your consideration of this matter.

Sincerely,


Kristin T. Sudholz
Executive Director



The Harvard Square
Business Association
Taking Care Of The Square

RECEIVED BY
CITY CLERK
98 MAR 10 AM 10 11
CAMBRIDGE MA.

March 6, 1998

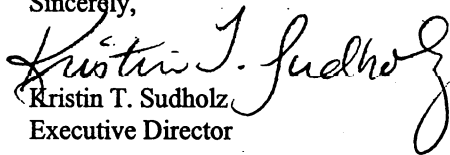
City Council Ordinance Committee
City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

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Thank you for your consideration of this matter.

Sincerely,


Kristin T. Sudholz
Executive Director



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: THE HONORABLE, THE CITY COUNCIL
FROM: D. MARGARET DRURY, CITY CLERK
DATE: February 23, 1998
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Davis, Chair of the Ordinance Committee, has scheduled two public meetings for Wednesday, March 11, 1998 in the Sullivan Chamber as follows:

- 5:30 P.M. Alewife Petition submitted by the Planning Board to amend the Zoning Ordinance to extend the effective date of the Industry C and Planned Unit Development IC District Temporary Moratorium, Section 3.13 of the Zoning Ordinance.
- 6:30 P.M. Harvard Square Petition to amend the Zoning Ordinance to eliminate the provisions for a special permit waiver of yard requirements in Article 11.50, Harvard Square Overlay District.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

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

FROM: D. MARGARET DRURY, CITY CLERK *DMP*

DATE: February 23, 1998

RE: ORDINANCE COMMITTEE MEETING

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- 6:30 P.M. Harvard Square Petition to amend the Zoning Ordinance to eliminate the provisions for a special permit waiver of yard requirements in Article 11.50, Harvard Square Overlay District.

You or your designee are requested to attend at this time.

cc: Councillor Davis

*Russell Migley
Susan Schlesinger
Les Barber
Bob Benjamin*



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: RUSSELL B. HIGLEY
CITY SOLICITOR**

FROM: D. MARGARET DRURY, CITY CLERK
DMD

DATE: February 23, 1998

RE: ORDINANCE COMMITTEE MEETING

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cc: Councillor Davis



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CITY OF CAMBRIDGE

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FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: SUSAN SCHLESINGER
ASSISTANT CITY MANAGER FOR COMMUNITY DEVELOPMENT

FROM: D. MARGARET DRURY, CITY CLERK

DATE: February 23, 1998

RE: ORDINANCE COMMITTEE MEETING

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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: LES BARBER
COMMUNITY DEVELOPMENT**
FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK
DATE: February 23, 1998
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Davis, Chair of the Ordinance Committee, has scheduled two public meetings for Wednesday, March 11, 1998 in the Sullivan Chamber as follows:

- 5:30 P.M. Alewife Petition submitted by the Planning Board to amend the Zoning Ordinance to extend the effective date of the Industry C and Planned Unit Development IC District Temporary Moratorium, Section 3.13 of the Zoning Ordinance.
- 6:30 P.M. Harvard Square Petition to amend the Zoning Ordinance to eliminate the provisions for a special permit waiver of yard requirements in Article 11.50, Harvard Square Overlay District.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ROBERT BERSANI
INSPECTIONAL SERVICES**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: February 23, 1998

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Very truly yours,

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

DMD/mc

cc: Councillor Davis



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DONNA P. LOPEZ
DEPUTY CITY CLERK

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D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/mc

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*** SUCCESSFUL TX REPORT ***

02-13-98 11:32

ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	-----	337
START TIME	-----	11:31
ID No.	-----	84536650
RESOLUTION	-----	STANDARD
TOTAL PAGE	-----	03
MACHINE ENGAGED	-----	00'58
INFORMATION	-----	OK
ERROR PAGE	-----	



OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE
(617) 349-4260
FAX (617) 349-~~4260~~ 4269
ty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Feb. 13, 1998

TO: Wendy
Legal Ads

FAX #: 453-6450

PHONE #: _____

OF PAGES: 3

FROM: Marybeth
349-4250

ADDITIONAL COMMENT:

(2) weeks February 19 -
February 26, 1998
Thanks!

PUBLIC NOTICE

C. C. 108

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, March 11, 1998 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

A. Eliminate Special Permit Waiver of Yard Requirements

- A.1** Delete from the Zoning Ordinance in its entirety subsection 11.54.5, Building Setbacks.
- A.2** Delete from the Zoning Ordinance any and all cross-references to subsection 11.54.5 wherever they may occur.

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 Henrietta Davis
Chair

City of Cambridge

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Councillor Henrietta Davis
Chair

6:30

March 11, 1998

ORDINANCE COMMITTEE HEARING

SPEAKERS OPPOSED TO PETITION

NAME

ADDRESS

John DiGianni Trinity Properties 50 Church St.

Kurt Sussoltz

March 11, 1998 6:30
ORDINANCE COMMITTEE HEARING

SPEAKERS IN FAVOR OF PETITON

NAME

ADDRESS

~~Rebecca Lifford~~
~~WINNY NATHANS~~
✓ Maiky Welton

15 Hilliard St 02138
1134 MASS. AVE 02138
657 Green St 02139

RECEIVED BY
OFFICE OF CITY CLERK
FEB 13 AM 10 51
CAMBRIDGE MA.

City of Cambridge

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Councillor Henrietta Davis
Chair

First Floor
Board

City of Cambridge

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The eastern end of Harvard Square, principally Bow and Arrow Streets, is made up of Office 2, Office 3 and Residence C-2b districts. All require setbacks in all buildings. All new development would be affected. These setback requirements could only be changed by variance, not by special permit.

Councillor Duehay asked Mr. Barber what the overall effect of the proposed zoning change would be. Mr. Barber stated that it would vary from lot to lot. There is not a lot of buildable space for new development. It could, however, result in some awkward buildings. It would make it somewhat more difficult to construct housing.

Councillor Born asked how often the Planning Board grants these waivers. Mr. Barber said that the Planning Board does utilize the waiver provision. The most recent use was for the Gundwyn Building in Harvard Square. The Planning Board is now considering the Holmes project in Central Square, which seeks setback waivers.

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Councillor Born asked what the Planning Board granted. Mr. Barber stated that the first floor setback requirement was reduced from 36 feet on either side to 0 feet because there are first floor wings on the building.

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Ms. Gifford stated that in reviewing the Zero Arrow Street development, it has become apparent to the petitioners that the setback waivers are problematic. The site is 100 feet wide, with a 30 foot setback requirement for a building of that height. The owner could only have built a 40 foot wide building. The Harvard Square Defense Fund took the position that some setback reduction is appropriate but not a reduction to zero. She stated that she will submit pictures for the record. The buildings on either side are small. One is a residence, which will now have a building right up against it. There needs to be some gradation. For example, in the block where the Coop is located, it is probably preferable to have no setbacks. Space between the buildings there would be like a missing tooth. But in east Harvard Square, with some charming old buildings, it does not make sense to eliminate setbacks. She stated that the petition is an attempt to put the issue on the table, to have a discussion about how to make changes that are more in keeping with the original intent of the overlay district.

Ginny Nathans, 1134 Massachusetts Avenue, stated that she owns the Mansard row house that abuts the Zero Arrow Street lot. The house has been in her family for four generations. There are four residential units in the buildings. The amount of development in Harvard Square since the 1970's is distressing.

This project will necessitate underpinning for her building. There are tenants in a basement unit who will be disturbed. This area of Harvard Square is still quite residential and should be protected as such.

Marilyn Wellons, 651 Green Street, spoke in support of the petition and called attention to other properties in eastern Harvard Square that would be affected, including the McKinnon Motor Building, Typotech, and the Guffy Building. The formula for setbacks provides that the larger the building, the greater the setbacks. Eastern Harvard Square is being transformed from a small scale urban neighborhood to an urban landscape where buildings are built right up to the lot line. Ms. Wellons stated that Zero Arrow Street is an example of a failure of the setback waiver to get to a better design solution and/or more protection for the neighborhood.

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He stated that there is a study committee, the Harvard Square Historical District Study Committee, which is studying the district to make recommendations for overall preservation. It has been meeting since the fall of 1996. This proposal is not the solution, it takes just one little issue when there is need for an overall preservation plan.

Councillor Russell asked how the study committee was established. Mr. DiGiovanni stated that it was established by the Historical Commission in response to a request in a City Council order. Councillor Russell asked for the time frame for recommendations by the committee. Mr. DiGiovanni stated that he expects to see presentations by the committee before the summer.

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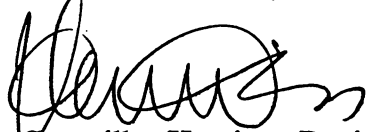
Councillor Davis read a letter from the Harvard Square Business Association.
(Attachment A)

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For the Committee,

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Councillor Henrietta Davis
Chair



The Harvard Square
Business Association

Taking Care Of The Square

RECEIVED BY
CITY CLERK
98 MAR 10 AM 10 11
CAMBRIDGE MA.

A

March 6, 1998

City Council Ordinance Committee
City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

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Thank you for your consideration of this matter.

Sincerely,


Kristin T. Sudholz
Executive Director

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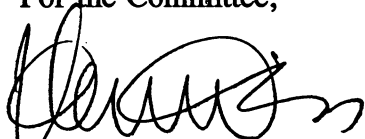
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Chair



The Harvard Square
Business Association

Taking Care Of The Square

RECEIVED BY
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98 MAR 10 AM 10 11
CAMBRIDGE MA.

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March 6, 1998

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City of Cambridge
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Thank you for your consideration of this matter.

Sincerely,


Kristin T. Sudholz
Executive Director

Harvard Square Defense Fund
HSOD Yard Restoration Petition

FINAL AS FILED / 31 Dec 97 / Page 1

WHEREAS the Harvard Square commercial is bounded by a variety of office, residential and low-density business districts which have the intent an purpose of serving as buffer districts between high density Business B zoning, and low density neighborhood zoning; and

WHEREAS these buffer districts cannot properly serve their purposes absent yard and setback requirements specified in Article 5.000, Development Standards; and

WHEREAS Article 11.50, Harvard Square Overlay District, has injudiciously eliminated yard requirements from these vital buffer districts within the overlay area, and thereby placed at risk abutting properties and neighborhoods;

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

A. Eliminate Special Permit Waiver of Yard Requirements

- A.1** Delete from the Zoning Ordinance in its entirety subsection 11.54.5, Building Setbacks.
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>> END OF THE PETITION <<

RECEIVED BY
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97 DEC 31 PM 12:52
CAMBRIDGE MA.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-~~3307~~ 4269

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: 3/24/98

TO: Wendy Buckley

FAX #: 1-781-453-6650

PHONE #: _____

OF PAGES: _____

FROM: Gail Jones

349-4257

ADDITIONAL COMMENT:

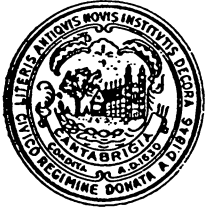
Please confirm receipt.

Advertise 1 week only.

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO.	5502
CONNECTION TEL	817814536650
CONNECTION ID	CNC TELECENTER
START TIME	03/24 10:32
USAGE TIME	01'06
PAGES	3
RESULT	OK



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight.

AN ORDINANCE

An amendment to an ordinance entitled "The Zoning Ordinance of the City of Cambridge."

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

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Passed to a Second Reading at the City Council meeting held on March 23, 1998 and on or after April 6, 1998 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight

AN ORDINANCE

An amendment to an ordinance entitled "The Zoning Ordinance of the City of Cambridge."

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

3.13 - Industry C and Planned Unit Development in IC Districts Temporary Moratorium

No building permit shall be issued for any construction containing gross floor area within any Industry C District and any Planned Unit Development in Industry C Districts until September 30, 1998 with the exception of a building permit for the renovation of an existing structure. Additionally, no building permit for renovations shall extend beyond the existing building footprint of the area to be renovated; nor shall any building permit for renovations exceed the current building height or current building gross floor area for the area to be renovated.

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ATTEST:-

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City Clerk

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Pebble Gifford, 15 Hilliard Street, President of the Harvard Square Defense Fund, stated that the Harvard Square Defense Fund is having its board meeting so she has been designated to provide the testimony for all.

Ms. Gifford then provided some history of the zoning of the Harvard Square area covered by the Overlay District. In the 1960's, the FAR was 3, there was no height limit, there were some setbacks required. Buildings could go high but not wide. In the late 1970's, the first overlay district was enacted. It waived setbacks everywhere. It established a 60 foot height as of right, but the height could go to 80 feet if the project were deemed to provide sufficient public benefit to gain additional "points." In 1986 the current overlay was enacted. It established a 60 foot height as of right, with a potential of up to 80 feet by special permit. Now 80 feet is the height that we see on basically all development since that date. A waiver of setbacks was permitted by special permit from the Planning Board in the 1986 enactment.

Ms. Gifford stated that in reviewing the Zero Arrow Street development, it has become apparent to the petitioners that the setback waivers are problematic. The site is 100 feet wide, with a 30 foot setback requirement for a building of that height. The owner could only have built a 40 foot wide building. The Harvard Square Defense Fund took the position that some setback reduction is appropriate but not a reduction to zero. She stated that she will submit pictures for the record. The buildings on either side are small. One is a residence, which will now have a building right up against it. There needs to be some gradation. For example, in the block where the Coop is located, it is probably preferable to have no setbacks. Space between the buildings there would be like a missing tooth. But in east Harvard Square, with some charming old buildings, it does not make sense to eliminate setbacks. She stated that the petition is an attempt to put the issue on the table, to have a discussion about how to make changes that are more in keeping with the original intent of the overlay district.

Ginny Nathans, 1134 Massachusetts Avenue, stated that she owns the Mansard row house that abuts the Zero Arrow Street lot. The house has been in her family for four generations. There are four residential units in the buildings. The amount of development in Harvard Square since the 1970's is distressing.

This project will necessitate underpinning for her building. There are tenants in a basement unit who will be disturbed. This area of Harvard Square is still quite residential and should be protected as such.

Marilyn Wellons, 651 Green Street, spoke in support of the petition and called attention to other properties in eastern Harvard Square that would be affected, including the McKinnon Motor Building, Typotech, and the Guffy Building. The formula for setbacks provides that the larger the building, the greater the setbacks. Eastern Harvard Square is being transformed from a small scale urban neighborhood to an urban landscape where buildings are built right up to the lot line. Ms. Wellons stated that Zero Arrow Street is an example of a failure of the setback waiver to get to a better design solution and/or more protection for the neighborhood.

Councillor Davis then invited testimony in opposition to the proposed amendment.

John DiGiovanni, Trinity Properties, member of the Harvard Square Advisory Committee, spoke in opposition. With respect to the Zero Arrow Street building, Mr. DiGiovanni stated that only the one-level wings go to the property line. There were many other design issues that were of more concern, and the setback waivers represented a compromise in exchange for important design concessions relating to a loading dock and other issues. He disagreed that setback waivers are always given when applied for and always given to the maximum.

He stated that there is a study committee, the Harvard Square Historical District Study Committee, which is studying the district to make recommendations for overall preservation. It has been meeting since the fall of 1996. This proposal is not the solution, it takes just one little issue when there is need for an overall preservation plan.

Councillor Russell asked how the study committee was established. Mr. DiGiovanni stated that it was established by the Historical Commission in response to a request in a City Council order. Councillor Russell asked for the time frame for recommendations by the committee. Mr. DiGiovanni stated that he expects to see presentations by the committee before the summer.

Ms. Gifford stated that the Defense Fund has participating members on that study committee. The committee is not considering dimensional requirements as a part of its study.

Councillor Davis asked Mr. Barber whether the committee would be looking at setback options. Mr. Barber stated that one option the committee is looking at is establishing an historic district, which could potentially include accompanying changes to the Zoning Ordinance to eliminate or change setback waivers.


Councillor Davis read a letter from the Harvard Square Business Association.
(Attachment A)

Mayor Duehay stated that the Historical District Study Committee was established by the Historical Commission to look at alternatives to protect Harvard Square. The committee has been working diligently. There are many processes to go through. The committee will report to the Historical Commission and the Historical Commission will report to the City Council with regard to the recommendation that it ultimately decides upon. He is glad to hear that the study commission is going well. He stated that eventually there will be a much more comprehensive report on Harvard Square from the study committee but that does not mean that the Ordinance Committee should block this one proposed zoning amendment.

Mayor Duehay moved that the proposed amendment be referred to the full City Council without recommendation. The motion passed unanimously on a voice vote.

Councillor Davis thanked all those present for their attendance. The meeting was adjourned at 7:27 p.m.

For the Committee,

A handwritten signature in black ink, appearing to read 'Henrietta Davis', written in a cursive style.

Councillor Henrietta Davis
Chair



The Harvard Square
Business Association

Taking Care Of The Square

RECEIVED BY
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A

March 6, 1998

City Council Ordinance Committee
City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Councilor Davis and Members of the Ordinance Committee:

The Harvard Square Business Association is very interested and supportive of the development of residential properties in the Harvard Square Overlay District. Therefore, we would like to see any incentives to constructing residential property that currently exist, such as subsection 11.54.5-Building Setbacks in the Zoning Ordinance, to remain.

Thank you for your consideration of this matter.

Sincerely,


Kristin T. Sudholz
Executive Director

City of Cambridge

The Ordinance Committee held a public hearing on March 11, 1998, beginning at 6:35 p.m. in the Sullivan Chamber for the purpose of considering a petition to amend the Zoning Ordinance to eliminate the special permit waiver of yard requirements in the Harvard Square Overlay District.

Present at the hearing were Councillor Henrietta Davis, Chair of the Committee, Councillor Kathleen L. Born, Mayor Francis H. Duehay, Councillor Sheila T. Russell, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Land Use and Planning, Community Development Department, and Nancy Glowa, First Assistant City Solicitor.

Councillor Davis convened the hearing and explained the purpose. She requested that Mr. Barber describe the petition, although this is not a Planning Board petition. Mr. Barber stated that the effect would be to require that the setback requirements in the base zoning district have to be met. Setback requirements vary from base district to district. The center of Harvard Square is zoned Business B. Buildings with commercial uses have no setback requirements. Residential buildings are required to have setbacks. Other provisions of the Zoning Ordinance allow some relaxation of front yard setbacks for housing on top of commercial buildings.

The eastern end of Harvard Square, principally Bow and Arrow Streets, is made up of Office 2, Office 3 and Residence C-2b districts. All require setbacks in all buildings. All new development would be affected. These setback requirements could only be changed by variance, not by special permit.

Councillor Duehay asked Mr. Barber what the overall effect of the proposed zoning change would be. Mr. Barber stated that it would vary from lot to lot. There is not a lot of buildable space for new development. It could, however, result in some awkward buildings. It would make it somewhat more difficult to construct housing.

Councillor Born asked how often the Planning Board grants these waivers. Mr. Barber said that the Planning Board does utilize the waiver provision. The most recent use was for the Gundwyn Building in Harvard Square. The Planning Board is now considering the Holmes project in Central Square, which seeks setback waivers.

Councillor Born asked how the Gundwyn Building was affected. Mr. Barber stated that the sideyard restrictions tend to be the most restrictive. In this case, 36 foot side setbacks would have been required on each side of the building.

Councillor Born asked what the Planning Board granted. Mr. Barber stated that the first floor setback requirement was reduced from 36 feet on either side to 0 feet because there are first floor wings on the building.

Committee Report #2

**A communication received from
D. Margaret Drury, transmitting
a report from Councillor Davis
for a meeting held on March 11,
1998 for the purpose of considering
a petition to amend the Zoning
Ordinance to eliminate the special
permit waiver of yard requirement
in the Harvard Square Overlay
District.**

In City Council March 23, 1998

*Report Accepted.
Passed to a second Reading*



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight.

AN ORDINANCE

An amendment to an ordinance entitled "The Zoning Ordinance of the City of Cambridge."

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

- A.1** Delete from the Zoning Ordinance in its entirety subsection 11.54.5, Building Setbacks.
- A.2** Delete from the Zoning Ordinance any and all cross-references to subsection 11.54.5 wherever they may occur.

Passed to a Second Reading at the City Council meeting held on March 23, 1998 and on or after April 6, 1998 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight.

AN ORDINANCE

An amendment to an ordinance entitled "The Zoning Ordinance of the City of Cambridge."

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- A.2** Delete from the Zoning Ordinance any and all cross-references to subsection 11.54.5 wherever they may occur.

Passed to a Second Reading at the City Council meeting held on March 23, 1998 and on or after April 6, 1998 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



City of Cambridge

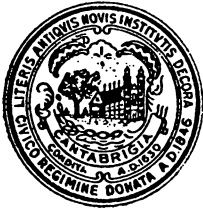
In the Year One Thousand, Nine Hundred Ninety-Eight.

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

AN ORDINANCE

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

- A.1** Delete from the Zoning Ordinance in its entirety subsection 11.54.5, Building Setbacks.
- A.2** Delete from the Zoning Ordinance any and all cross-references to subsection 11.54.5 wherever they may occur.



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Eight.

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

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

- A.1** Delete from the Zoning Ordinance in its entirety subsection 11.54.5, Building Setbacks.
- A.2** Delete from the Zoning Ordinance any and all cross-references to subsection 11.54.5 wherever they may occur.

Goodwin turning program around

Bobby Goodwin may very well be the Rick Pitino of Cambridge hockey.

Like the coach who is turning around a program on Causeway Street, Goodwin is doing the same in Cambridge. In Goodwin's first year as head coach of the Cambridge Rindge and Latin School hockey team, the rebuilding Falcons were 2-17-1. Last year, they improved to 7-13.

This year, the Falcons finished 9-8-2 and qualified for the state postseason tournament for the first time in 35 years. Monday's 7-0 win over Charlestown High was the qualifier.

Typically modest, Goodwin was quick to rattle off the names of his assistant coaches — John Roderick, Charles Allen and Arnold Dobson — when reminded of the program's impressive turnaround.



CRLS hockey coach Bobby Goodwin talks to his team before a recent game.

PHOTO BY ANDREW OTTO

Tourney time for CRLS hockey team

HOCKEY, from page 36

After Conceicao was the lone Falcon all star last year, Goodwin said they wanted to place three on the team this year. They made it with two to spare.

While Lewis was the backstop, Fitzgibbons was in command up front, leading the team with 35 points — 20 goals and 15 assists. Hazlett, an excellent penalty killer, had 10 goals and 18 assists; Conceicao netted 9 goals and dished 16 assists; and Audeis finished with 6 goals and

14 assists.

A solid defenseman, Audeis has also helped on offense.

"He's very versatile. We move him to forward on the power play," said Goodwin. "He hits hard and has been steady back on defense all year."

In the Charlestown game, Fitzgibbons scored twice and added three assists while Hazlett had one goal and three assists. Senior defenseman Dan McGuire added two goals and Conceicao was solid as usual in the defensive zone. Behind Conceicao,

"If we lost, we were out. It's been exciting."

Bobby Goodwin, head coach

Lewis kept Charlestown off the scoreboard.

"He's been superb all year," Goodwin said of his junior goalie. "He's been a big factor."

Monday's clincher would have been meaningless had it not been for a clutch 3-1 road win over non-league Mansfield High last Wednesday night. That win improved the Falcons record to 7-8-1 and when Minuteman Regional ran into a scheduling problem Friday — the 13th coincidentally — Cambridge was awarded a 1-0 victory, putting them at the .500 mark.

"It was pretty dramatic the way it came down. If we lost, we were out," Goodwin said. "It's been exciting."

IN BRIEF

Golf lessons at Fitz School

Larry Kerns, a golf professional at the Fresh Pond Golf Course, will offer golf lessons for youngsters ages 8 to 18 Monday afternoons and for adults Monday nights, through March 9, at the M.E. Fitzgerald School, 70 Rindge Ave.

To register or for more information, call Pat Daley at 349-6302.

Pollander hoop tourney Feb. 28

The first Doug Pollander Sr. Memorial Basketball Tournament will be held Saturday, Feb. 28, at St. Peter Elementary School, 96 Concord Ave. This is an opportunity for seventh- and eighth-graders to play in a 3-on-3 tournament, have fun and help the Cambridge community remember a special man who loved to coach basketball.

Proceeds will be used to establish a Rainbow program at St. Peter. This

program provides help for children who have experienced a loss in their lives. Two of Pollander's sons, Dougie and Mark, attend St. Peter school.

Anyone interested in sponsoring or registering a team can call Thomas Simond, S.J., at 868-5032 or Karen Trainor at 547-0981.

Baseball league holds fundraisers

The Cambridge Little Baseball League Central Division has scheduled the following fundraisers.

March 28: Bus trip to Mohican Sun in Connecticut. The bus leaves Cambridge at 4 pm and the Mohican Sun at midnight. Tickets are \$30.

Jan. 24, Las Vegas Night at the Watertown Lodge of Elks, 268 Arlington St., Watertown. Time will be announced at a later date.

Raffle tickets will be sold, with a first prize of \$1,000.

Call Michael McGrath at 492-6185 or Frank Barberian at 488-8613.

Local girls vault into competition at MIT meet

Three Cambridge gymnasts, Ruby Bagedonow, Laura Cohen and Cassie Parise, will compete Feb. 21 and 22 at the New England Invitational Starlight Meet at MIT.

The young athletes train from 10 to 20 hours a week, 12 months a year, at the Massachusetts Gymnastics Center in Waltham.

Bagedonow, 9, a fourth-grader at Peabody School, is the daughter of Matthew and Christine Bagedonow. She lives in the Porter Square neighborhood. Last month in Boca Raton, Fla., she won the first-place All-Around Championship in level 6 gymnastics at the national American Twister competition. She competes at 4 p.m. Saturday.

Cohen is in the ninth grade at Buckingham, Browne and Nichols School. She is the daughter of

Steve Cohen and Mary Akerson. She and her family live in Mid-Cambridge. A level 8 gymnast, she competes Sunday at 10 a.m.

Parise, 8, is in third grade at Morse School. She is the daughter of Sandy and Peter Parise. The family lives in Cambridgeport. She competes in level 5 Saturday at 11:15 a.m.

Bagedonow, Cohen and Parise are members of USA Gymnastics. They compete on balance beam, vault, uneven bars and floor.

The Dupont Gymnasium is located on the MIT campus at the corner of Mass. Ave. and Vassar Street. Admission to the two-day event is \$5 for adults, \$3 for children, free for those under 6.

The Dupont Gym is wheelchair accessible. Parking is available in the Vassar Street garage.

SPORTSWIRE

Girls softball coaches needed

The Cambridge Girls Softball League is seeking volunteer coaches. The commitment includes coaching a team and organizing periodic practices.

Games are played once or twice a week depending on the schedule and begin at 5:30 p.m. For more information, call Peter Payaak at 492-2913.

Lifeguard training course at YMCA

The American Red Cross is offering a lifeguard training course at the Cambridge YMCA, 820 Mass. Ave., Sundays in March, from 8 a.m. to 4 p.m.

The lifeguard training course costs \$149, which includes books and materials. Anyone 15 years old by the completion date can register. Prerequisites include swimming 500 yards continuously using front crawl, breaststroke and side stroke; treading water for two minutes using legs only; and swimming to the depth of seven feet to retrieve a weighted object and bring it to the surface. To register, call the Red Cross at 375-0700, ext. 221.

Tennis league seeks players

Residents are invited to participate in Tennis USA's spring season beginning the first week of April. The league provides an eight-week schedule for players of all ages and levels in all communities.

Regular-season matches are played once weekly on a flexible schedule and can be rescheduled at the convenience of league members.

Tennis USA matches are played indoors at affiliated clubs where no club membership is required or outdoors on public courses, weather permitting. Entry fee is \$35 per player for singles or doubles. The registration deadline is

Wednesday, April 1. For more information, call 1-800-848-5550 or (781) 599-5634.

O'Keefe, Ragucci enjoy Sport Day

Courtney O'Keefe and Kimberly Ragucci of Matignon High School recently participated in the Massachusetts celebration of National Girls and Women in Sport Day at Faneuil Hall in Boston.

O'Keefe participates in cross country and track. Ragucci participates in soccer, basketball and track.

MDC hiring pool help, lifeguards

The Metropolitan District Commission and the Department of Environmental Management are hiring for seasonal positions lifeguards, clerks and laborers to staff swimming pools, campgrounds, and picnic and swimming areas. For an application, call state Rep. Alice Wolf's office at 722-2070.

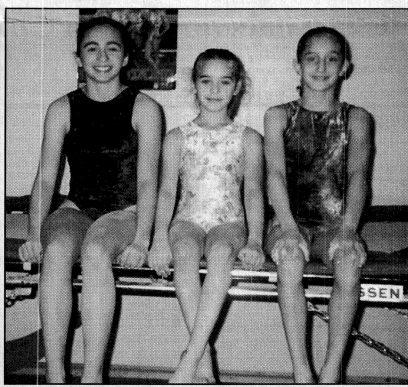
More firsts for Cambridge wrestlers

WRESTLE, from pg. 36

fifth at 103 pounds. Junior 113-pounder Adam Siedel went 3-3 to finish seventh. Senior Tim Kelleher, the Falcons captain, was also fifth at 145 pounds with a 4-2 record.

The Division 1 State Meet begins Friday at Chelmsford High (11 a.m.) and continues Saturday. The top four finishers in each weight class will advance to the All-State Meet later this month.

— Chad Konecky



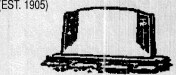
Cambridge gymnasts, from left, Laura Cohen, Cassie Parise and Ruby Bagedonow take a break from training.

PICK-UP TRUCK OWNERS

Needed for research study \$\$\$ for Your Opinions \$\$\$ please call Sue at 508-655-1926



T.H. McVey MONUMENTS



• MONUMENTS • MARKERS • EXPERT CEMETERY LETTERING (OPPOSITE ARSENAL MALL PARKING GARAGE)

662 ARSENAL ST., WATERTOWN (617) 923-8866

FEEL LIKE CHATTING?



Michael Sullivan wants to chat with you on Town Online!

Michael Sullivan, district attorney candidate for Middlesex County is a Cambridge City Councilor who chairs the Council's Committee on Public Safety. His law enforcement experience includes serving as a former assistant district attorney and assistant attorney general.

MARCH 24TH FROM 7-8 P.M.

at www.townonline.com

townonline.com

We're your home address

www.townonline.com

Technically speaking, this computer expo is not to be missed.



Come to the MetroWest Family Computer Expo™ and the Megabytes Cafe™...

Sponsored by the Walsh Middle School, Town Online and Middlesex News Cafe Co-Sponsor: Vinny Testa's Ristorante

Saturday, March 7, 1998
Walsh Middle School, 301 Brook St., Framingham
10:00 a.m. - 5:00 p.m.
Follow the signs from the intersection of Rte. 20 and Nobsco Rd. in Sudbury or from the corner of Rte. 9 & Edgell Rd. in Framingham

Come to the event and find...

- Exciting exhibitors
- Hands-on coaches
- Free Workshops
- Speaker series (FamilySafe Internet and the World Wide Web, "Hardware workshop - PC Upgrading Made Easy", "Hot New High Tech Toys")

Area restaurants will tempt appetites in the Megabytes Cafe. Additional computers will be set up, so come in to grab a "byte" and surf the net with coaches!

Price of Admission is \$10
Family admission is \$20

For more information...
Call Diane Judem at 508-788-0393

Visit the MetroWest Family Computer Expo at our website at www.townonline.com/expo

Bring a copy of this ad and receive \$5 off the price of admission

Presented by MiddlesexNews

COMMUNITY FOUNDATION

CHARLES RIVER HEARING
LEGAL NOTICE
CITY OF CAMBRIDGE
NOTICE OF PUBLIC HEARING
Notice is hereby given, pursuant to the Wetlands Protection Act, M.G.L.Ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Wednesday, February 25 at 8:15 p.m. in the Third Floor Conference Room, Cambridge City Hall Annex, 57 Inman Street.

The hearing will concern a Notice of Intent to be filed by the Charles River Yacht Club to remove and replace an underground fuel storage tank and a buried fuel line. The work would occur in Land Under Water Bank, Riverfront Reserve Area, and the Buffer Zone associated with the Charles River. The site is located at 99 Memorial Drive, upstream of the Longfellow Bridge.

Copies of the applicant's Notice of Intent and other materials may be viewed at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

Cambridge Chronicle, 2/19/98

CONROY ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX, SS DIVISION
DOCKET NO. 98P3652AD
REAL ESTATE ADMINISTRATOR
FOR DEBTS, CHARGES AND LEGACIES
NOTICE
Estate of Kathleen Conroy Late of Cambridge in the county of Middlesex.

A petition has been presented in the above-captioned matter praying that Michael P. Carr and Phyllis M. Carr of Brookline in the County of Norfolk; for the estate sell at private sale certain real estate of said deceased.

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 February 23, 1998.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the third day of February in the year of our Lord one thousand nine hundred and ninety eighth.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19/98

FOOD BIDS
LEGAL NOTICE
REQUEST FOR PROPOSALS
FOOD CONCESSION FOR THE GOLF COURSE
CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS
02139

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts 02139 until 10:00 a.m., on Thursday, March 12, 1998 for furnishing the following to the City of Cambridge:

The City of Cambridge, Massachusetts, is seeking proposals for the operation of a food concession at the Thomas P. O'Neill/Fresh Pond Golf Course (the "golf course"), a municipally run course, from the beginning of and around April 15, 1998 to the end of the golf season. (The exact date is to be determined by the City at the appropriate time.)

The food concession shall consist of a snack bar at the Municipal Golf Course Building at the main entrance; satellite sites are encouraged. The City owns the facility and seeks, by way of this document, a one (1) year contract with two one-year options to renew for its operation.

A proposal will remain in effect for a period of 90 calendar days from the deadline for submission of proposals. If it is formally withdrawn, a contract is executed or this REP is canceled, whichever occurs first.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on or after February 25, 1998 between the hours of 9:30 A.M. and 5:00 P.M.

Requests for clarifications or any questions about information contained in this REP must be submitted in writing and addressed to Gail A. Cohen, Purchasing Agent, City of Cambridge, Room 303, 795 Massachusetts Avenue, Cambridge, MA, 02139, no later than 5:00 P.M. on Wednesday, March 4, 1998.

The successful offeror must be an Equal Opportunity Employer.

Officers may correct, modify, or withdraw proposals prior to the proposal opening. An offeror who wishes to withdraw a proposal must make the request in writing. All corrections or modifications to a proposal must be submitted in writing. Corrections or modifications must be in a sealed envelope when submitted.

1998 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

MISCELLANEOUS OFFICE FURNISHINGS (COMMUNITY DEVELOPMENT) (1)
COPIER FOR CITY CLERK'S OFFICE (2)
SALE OF USED COMPUTER (REVALUATION DEPARTMENT) (3)
The City of Cambridge reserves the right to waive any minor formalities or to reject any or all bids if it is in the City's best interest as to do so.

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

Each bid must be in a sealed envelope plainly marked "Bid for Designate Item" and addressed to Gail A. Cohen, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Gail A. Cohen
Purchasing Agent
Cambridge Chronicle, 2/19/98

GOOD GUARDIANSHIP
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX, SS DIVISION
DOCKET NO. 98P0273G1
GUARDIANSHIP - MENTALLY ILL
WITH SURETIES
NOTICE

To Ethel Good of Cambridge in said county and heirs apparent or presumptive: A petition has been presented in the above-captioned matter alleging that said Laura J. Stewart, Esquire of Cambridge in the county of Middlesex - or some other suitable person - be appointed guardian, with the further authority to treat with antipsychotic medication in accordance with the treatment plan.

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 MARCH 6, 1998.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the THIRTIETH DAY of JANUARY in the year of our Lord one thousand nine hundred and ninety EIGHT.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19/98

KASSA SUMMONS
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 97D-1919-DV-1
SUMMONS BY PUBLICATION
MARGARET S. DUFFIN, v. Sataraguch Feleke A/K/A Sataraguch Neway, Defendant(s)

To the above named Defendant: This complaint has been presented to this Court by the Plaintiff, Tazashwork Kassa, seeking a divorce.

You are required to serve upon Tazashwork Kassa - plaintiff(s) - whose address is 181 B Pearl St. Cambridge, 02138 your answer on or before March 9, 1998. 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, Esquire, First Justice of said Court at Cambridge, this 3th day of January, 1998.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/5, 2/12, 2/19/98

LABOSSIERE ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 98P037AD
ADMINISTRATION
WITHOUT SURETIES

Estate of John Franklin Labossiere Late of Cambridge in the County of Middlesex

A petition has been presented in the above-captioned matter praying that Karen L. Fitzpatrick of Wellesley in the County of Norfolk be appointed administratrix of said estate 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 10:00 in the forenoon on March 31, 1998.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the third day of February in the year of our Lord one thousand nine hundred and ninety eighth.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19/98

MASS HIGHWAY HEARING
LEGAL NOTICE
CITY OF CAMBRIDGE
NOTICE OF A PUBLIC MEETING
Notice is hereby given, pursuant to the Wetlands Protection Act, M.G.L.Ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public meeting on Wednesday, February 25 at 8:00 p.m. in the Third Floor Conference Room, Cambridge City Hall Annex, 57 Inman Street.

The meeting will concern a Request for a Determination of Applicability filed by the Massachusetts Highway Department for the application of herbicides for the pur-

pose of vegetation management along the Route 2 Right-of-Way in Cambridge.

Copies of the applicant's Request for a Determination of Applicability and other materials may be viewed at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

Cambridge Chronicle, 2/19/98

MORATORIUM HEARING
LEGAL NOTICE
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK
PUBLIC NOTICE
RELATIVE TO ZONING

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercenary 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, March 11, 1998 at 5:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on an ordinance to amend the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

Amend the Text of the Zoning Ordinance by deleting the existing Section 3.13 and substituting therefor the following (changes are noted in bold type):

3.13 - Industry C and Planned Unit Development in ID Districts Temporary Moratorium

No building permit shall be issued for any construction containing gross floor area within any Industry C district and any Planned Unit Development in Industry C Districts until September 30, 1998 with the exception of a building permit for the renovation of an existing structure. Additionally, no building permit for renovations shall extend beyond the existing building footprint of the area to be renovated, or shall any building permit for renovations exceed the current building height or current building gross floor area for the area to be renovated.

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 Henrietta Davis
Chair
Cambridge Chronicle, 2/19, 2/26/98

OFFICE SPACE PROPOSAL
LEGAL NOTICE
WANTED TO LEASE
OFFICE SPACE IN CAMBRIDGE
WITHIN A HALF MILE OF THE TEN MINUTE WALK OF THE CAMBRIDGE COURTHOUSE

On behalf of the Committee for Public Counsel Services, the Massachusetts Division of Capital Planning and Operations is requesting proposals to lease approximately 5,200 usable square feet of office space in Cambridge within a half mile or ten minute walk of the Cambridge courthouse for a term of five years.

Proposals must be submitted to:
Division of Capital Planning and Operations
Office of Leasing and State Office Planning
100 Cambridge Street, Room 1611
Boston, Massachusetts 02202

Proposals must be submitted by the deadline of March 4, 1998 at 2:00 p.m. Proposals will be opened at that time.

To obtain a Request for Proposals (RFP), please call (617) 727-8000 x355 during business hours or send a request to the Office of Leasing and State Office Planning at the above address. The RFP will include your name, address, telephone and fax number or a business card, and cite the name of the agency seeking space on the RFP Project Number: 17270. This Request for Proposals (RFP) can also be obtained through the Internet at http://www.comn.pmass.com.

For further information, please call (617) 727-8000 x300 during business hours.

Cambridge Chronicle, 1/29/98, 2/5, 2/12, 2/19/98.

PICANON CITATION
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 98A035-1
CITATION
M.G.L.Ch. 23

In the Matter of Nathan Christopher Picanon, minor
To Yamake Pasquel of parts unknown to Yamake Pasquel or unnamed father, parent(s) of the above named child. A petition has been presented to said court by Wade Horizons For Children, Inc., 38 Edge Hill Rd. Waltham, Mass. praying that said court find that the father of said child lack(s) the current ability, capacity, fitness and resources to assume parental responsibility for said child; that the petitioner's plan for adoption of the child will serve the child's best interests; and, under the provisions of the General Laws of Massachusetts, Chapter 210, Section 3, dispense with the need for the consent of or notice to the within named father - on any petition for adoption, said minor child subsequently sponsored by the petitioner.

IF YOU DESIRE TO OBJECT THERETO YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT MIDDLESEX DIVISION, COURT 208 Cambridge St. Cambridge, Mass. before TEN O'CLOCK in the forenoon (10:00 A.M.) on April 6, 1998.

You are entitled to the appointment of any attorney if you are an indigent person. An indigent person is defined by P.U.C. Rule 3:10. Determination of indigency will be made by the Court. Contact the Assistant Register - Adoptions Clerk of said Court.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the ninth day of February in the year of our Lord one thousand nine hundred ninety eighth.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19/98

Witness Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fourth day of January, 1998.

Date: JAN 28 1998
Marie A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19, 2/26, 3/6/98

POINTJOUR SUMMONS
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 98D0135D-V-1
SUMMONS BY PUBLICATION
Jean Fontenel Plaintiff(s) v. Pamela W. Pointjour, Defendant(s)

A Complaint has been presented to the court by the Plaintiff, Jean Fontenel Pointjour, seeking a Divorce.

You are required to serve upon Jean Fontenel Pointjour - Plaintiff(s) - whose address is 5 Craigie Circle, Cambridge, MA 02138 your answer on or before April 13, 1998. If you fail to do so, the court will proceed to the hearing and adjudication of the 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, Esquire, First Justice of said Court at Cambridge, this 22nd day of January, 1998.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/5, 2/12, 2/19/98

RAMKISSOON SUMMONS
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 98D025D-V-1
SUMMONS BY PUBLICATION
Nimnee Ramkissoon Plaintiff(s) v. Sagan Ramkissoon, Defendant(s)

To the above named Defendant(s): A Complaint has been presented to this court by the Plaintiff(s), Nimnee Ramkissoon, seeking a Divorce.

You are required to serve upon Beryl W. Cohen - plaintiff(s) - whose address is 11 Beacon Street Boston, MA 02108 your answer on or before April 27, 1998. 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, Esquire, First Justice of said Court at Cambridge, this 28th day of January, 1998.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19, 2/26, 3/6/98

ROBERTS RD. HEARING
LEGAL NOTICE
MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION

Notice is hereby given that the Mid-Cambridge Neighborhood Conservation District Commission will hold a Public Hearing on Monday, March 2, 1998 at 5:30 PM in the third floor conference room at City Hall, 57 Inman Street, Cambridge, Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

A. Eliminate Special Permit Waiver Requirements

A.1 Delete from the Zoning Ordinance its entirety subsection 11.54.5, Building Setbacks. Delete from the Zoning Ordinance all cross-references to subsection 11.54.5 wherever they may occur.

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.

Councillor Henrietta Davis
Chair
Cambridge Chronicle, 2/19, 2/26/98

RODRIGUES ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX, SS DIVISION
DOCKET NO. 98P0554EP
NOTICE
ESTATE OF Lauretta G. Rodrigues Also Known as Lauretta Rodrigues Late of Cambridge IN THE COUNTY OF MIDDLESEX

A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will and testament of the deceased and allowed and that Paula M. O'Leary of Reading 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 10:00 a.m. in the forenoon on March 16, 1998.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within 30 (thirty) 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 ninth day of February in the year of our Lord one thousand nine hundred ninety eighth.

ROGERS ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL
WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NO. 97P6022EP
ESTATE OF Rosemarie Rogers 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 of said deceased may be proved and allowed and that Peter P. Rogers of Cambridge in the County of Middlesex be appointed executor 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 a.m. in the forenoon on March 9, 1998.

In addition, you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within 30 (thirty) 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 Second day of February in the year of our Lord one thousand nine hundred ninety eighth.

Maria A. Gardin
Acting Register of Probate Court
Cambridge Chronicle, 2/19/98

SECTION 8 NOTICE
THE Cambridge Housing Authority will suspend the acceptance and processing of new applications for the Section Eight Certificate and Voucher Programs as of Friday, February 27, 1998 at 5:00 P.M.

The length of the current waiting list in all bedroom sizes and the amount of funding available for subsidies indicate an adequate number of eligible applicants who will qualify for preferences and priorities on the list for the foreseeable future.

Cambridge Chronicle, 2/12, 2/19/98

SPECIAL PERMIT HEARING
LEGAL NOTICE
CITY OF CAMBRIDGE
MIDDLESEX DIVISION
OFFICE OF THE CITY CLERK
PUBLIC NOTICE
RELATIVE TO ZONING

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercenary Edition and amendments thereto, that the City Council, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, March 11, 1998 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

A. Eliminate Special Permit Waiver Requirements

A.1 Delete from the Zoning Ordinance its entirety subsection 11.54.5, Building Setbacks. Delete from the Zoning Ordinance all cross-references to subsection 11.54.5 wherever they may occur.

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.

Councillor Henrietta Davis
Chair
Cambridge Chronicle, 2/19, 2/26/98

SUMMER YOUTH PROPOSALS
LEGAL NOTICE
Request for Proposals - Summer Youth Program. Employment Resources, Inc. (ERI) announces the availability of funding for Educational Partnership Programs for the Summer Youth Employment and Training Program for Calendar Year 1998 (1/1/98 - 12/31/98). ERI is seeking proposals from private profit or non-profit firms, public organizations, school systems, college and universities, women- and minority-owned businesses to provide short-term basic and remedial education and academic enrichment, with job training, to economically disadvantaged youth who reside in the Metro North Service Delivery Area (SDA). The Metro North SDA consists of the following cities and towns: Arlington, Belmont, Burlington, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, North Reading, Reading, Rye, Somerville, Stoneham, Wakefield, Watertown, Wilmington, Winchester, Winthrop, and Woburn.

Specifications packages will be available at the Bidder's Conference that will be held at Employment Resources, Inc. on February 23, 1998 at 4:00 p.m. Agencies are invited to attend the conference, obtain a specification package by contacting the SYETP office. An original proposal and 5 copies must be delivered to ERI at 4:30 p.m. on March 2, 1998. For more information, contact Eric Rydenberg at (617) 494-1154 or c/o ERI, 432 Columbia Street, Cambridge, MA 02141. ERI is an OGE program. Auxiliary aids/services are available upon request to individuals for disabilities. New England Relay Service for TTD users: 1-800-439-2370 (V.TTY).

Cambridge Chronicle, 2/19/98

YACHT CLUB HEARING
LEGAL NOTICE
CITY OF CAMBRIDGE
NOTICE OF A PUBLIC HEARING
Notice is hereby given, pursuant to the Wetlands Protection Act, M.G.L. Ch. 131, sec. 40, that the Cambridge Conservation

Commission will hold a public hearing on Wednesday, February 25 at 7:30 p.m. in the Third Floor Conference Room, Cambridge City Hall Annex, 57 Inman Street.

The subject of the hearing will be a Notice of Intent filed by the Charlestown Yacht Club to replace pilings and floats and to widen the gangway and portions of the Charlestown Reserve Area, Cambridge Land Under Water and within the Buffer Zone of Wetlands Resource Areas associated with the Charles River. The site is located on the Conference Parkway, Cambridge City Hall Annex, 57 Inman Street, second floor, 349-4680.

Copies of the applicant's Notice of Intent and other materials may be viewed at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

Cambridge Chronicle, 2/19/98

11 DONNELL ST.
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
LAND COURT DEPT. OF LAND COURT
MISCELLANEOUS CASE NO. 244633
PURSUANT TO MASS G.L.C. 240 SEC. 15
RETURN DAY: MARCH 23, 1998
NOTICE
Plaintiff: Peter L. Cohen, Trustee of the Simon Tuckers Real Estate Trust
Defendant: Peter L. Cohen, 11 Donnell Street, Cambridge, Middlesex County, Massachusetts 02138

TO: Frank Geraci, deceased, formerly of Cambridge, Middlesex County, Antionette Geraci, now or formerly of Cambridge, Middlesex County, Massachusetts, or their heirs, devisees, or legal representatives

This action concerns an undischarged mortgage given by Robert Goodman and Miriam A. Goodman to Frank Geraci and Antionette M. Geraci dated January 6, 1985 and recorded in the Middlesex County South District Registry of Deeds in Book 10731, Page 190; you may be an interested party.

To object or defend you (or your Attorney) must file a written appearance and an answer under oath and verified forth your objections or defenses in the Office of the Recorder of said Court in Boston or at the local Registry of Deeds on or before the above return day.

Otherwise a default will be recorded and the complaint will be taken as confessed and you will be forever barred from contesting said complaint or from having or enforcing any claim or claims adverse to the plaintiffs in the above described land arising out of said mortgage.

WITNESS, PETER W. KILBORN, CHIEF JUSTICE of the Land Court the thirtieth day of January, 1998

Attest with seal of said Court.

Charles W. Trombly, Jr.
Recorder

Counsel for Plaintiffs: Kenneth D. Wacks, Esq., 301 Edgewater Dr., Suite #116, Wakefield, MA 01880

Cambridge Chronicle, 2/19/98

16 1/2 MAGNOLIA STREET
LEGAL NOTICE
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
CASE NO. 245683

To Janet C. Colville, City Relief Act of 1940 and to all persons entitled to the benefit of the Soldiers and Sailors' Civil Relief Act of 1940 as amended: Cambridgeport Savings Bank claiming to be the holder of mortgage covering real property in Cambridge 16 1/2 Magnolia Street Unit 2 Magnolia Condominium given by Janet C. Colville to Cambridgeport Savings Bank dated January 20, 1989 recorded at Middlesex County (Southern District) Registry of Deeds at Book 13612, Page 297; notice is hereby given that the holder of said court a complaint for authority to foreclose said mortgage in the manner following by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 30th day of March 1998, or you may forever be barred from claiming that such foreclosure is invalid under said act.

Witness, PETER W. KILBORN, Chief Justice of said Court this 11th day of February 1998

Attest: Charles W. Trombly, Jr.
Recorder
Cambridge Chronicle, 2/19/98

1996 JEEP
LEGAL NOTICE
TO: ELIZABETH RICE-SMITH
OF 200 BAY STREET
CAMBRIDGE, 02138
B7B TOWING, 41 MOONEY STREET, CAMBRIDGE, MA 02138 HAS HAD IN THE POSSESSION A 1996 JEEP LASS REGISTERED TO YOU IN 1995. VIN #1J4E2S83T315218. THIS VEHICLE HAS NOT BEEN CLAIMED AFTER DUE NOTICE. THIS VEHICLE WILL BE SOLD AT PRIVATE SALE AT THE ABOVE ADDRESS ON MARCH 6, 1998

MICHAEL SORRENTINO
OWNER & OFFICER
BWB TOWING

Cambridge Chronicle, 2/19, 2/26, 3/5/98

To place your legal notice call

1-800-624-7355.

City of Cambridge

The Ordinance Committee held a public hearing on March 11, 1998, beginning at 6:35 p.m. in the Sullivan Chamber for the purpose of considering a petition to amend the Zoning Ordinance to eliminate special permit waiver of yard requirements in the Harvard Square Overlay District.

Present at the hearing were Councillor Henrietta Davis, Chair of the Committee, Councillor Kathleen L. Born, Mayor Francis H. Duehay, Councillor Sheila T. Russell, and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Land Use and Planning, Community Development Department, and Nancy Glowa, First Assistant City Solicitor.

Councillor Davis convened the hearing and explained the purpose. She requested that Mr. Barber describe the petition, although this is not a Planning Board petition. Mr. Barber stated that the effect would be to require that the setback requirements in the base zoning district have to be met. Setback requirements vary from base district to district. The center of Harvard Square is zoned Business B. Buildings with commercial uses have no setback requirements. Residential buildings are required to have setbacks. Other provisions of the Zoning Ordinance allow some relaxation of front yard setbacks for housing on top of commercial buildings.

The eastern end of Harvard Square, principally Bow and Arrow Streets, is made up of Office 2, Office 3 and Residence C-2b districts. All require setbacks in all buildings. All new development would be affected. These setback requirements could only be changed by variance, not by special permit.

Councillor Duehay asked Mr. Barber what the overall effect of the proposed zoning change would be. Mr. Barber stated that it would vary from lot to lot. There is not a lot of buildable space for new development. It could, however, result in some awkward buildings. It would make it somewhat more difficult to construct housing.

Councillor Born asked how often the Planning Board grants these waivers. Mr. Barber said that the Planning Board does utilize the waiver provision. The most recent use was for the Gundwyn Building in Harvard Square. The Planning Board is now considering the Holmes project in Central Square, which seeks setback waivers.

Councillor Born asked how the Gundwyn Building was affected. Mr. Barber stated that the sideyard restrictions tend to be the most restrictive. In this case, 36 foot side setbacks would have been required on each side of the building.

Councillor Born asked what the Planning Board granted. Mr. Barber stated that the first floor setback requirement was reduced from 36 feet on either side to 0 feet because there are first floor wings on the building.

Councillor Born asked if there is a more moderate position; a middle ground. Mr. Barber stated that there is; a special permit could require some setback or no setback, depending on the particular circumstances.

Councillor Davis then invited public testimony in support of the proposed amendment.

Pebble Gifford, 15 Hilliard Street, President of the Harvard Square Defense Fund, stated that the Harvard Square Defense Fund is having its board meeting so she has been designated to provide the testimony for all.

Ms. Gifford then provided some history of the zoning of the Harvard Square area covered by the Overlay District. In the 1960's, the FAR was 3, there was no height limit, there were some setbacks required. Buildings could go high but not wide. In the late 1970's, the first overlay district was enacted. It waived setbacks everywhere. It established a 60 foot height as of right, but the height could go to 80 feet if the project were deemed to provide sufficient public benefit to gain additional "points." In 1986 the current overlay was enacted. It established a 60 foot height as of right, with a potential of up to 80 feet by special permit. Now 80 feet is the height that we see on basically all development since that date. A waiver of setbacks was permitted by special permit from the Planning Board in the 1986 enactment.

Ms. Gifford stated that in reviewing the Zero Arrow Street development, it has become apparent to the petitioners that the setback waivers are problematic. The site is 100 feet wide, with a 30 foot setback requirement for a building of that height. The owner could only have built a 40 foot wide building. The Harvard Square Defense Fund took the position that some setback reduction is appropriate but not a reduction to zero. She stated that she will submit pictures for the record. The buildings on either side are small. One is a residence, which will now have a building right up against it. There needs to be some gradation. For example, in the block where the Coop is located, it is probably preferable to have no setbacks. Space between the buildings there would be like a missing tooth. But in east Harvard Square, with some charming old buildings, it does not make sense to eliminate setbacks. She stated that the petition is an attempt to put the issue on the table, to have a discussion about how to make changes that are more in keeping with the original intent of the overlay district.

Ginny Nathans, 1134 Massachusetts Avenue, stated that she owns the Mansard row house that abuts the Zero Arrow Street lot. The house has been in her family for four generations. There are four residential units in the buildings. The amount of development in Harvard Square since the 1970's is distressing.

This project will necessitate underpinning for her building. There are tenants in a basement unit who will be disturbed. This area of Harvard Square is still quite residential and should be protected as such.

Marilyn Wellons, 651 Green Street, spoke in support of the petition and called attention to other properties in eastern Harvard Square that would be affected, including the McKinnon Motor Building, Typotech, and the Guffy Building. The formula for setbacks provides that the larger the building, the greater the setbacks. Eastern Harvard Square is being transformed from a small scale urban neighborhood to an urban landscape where buildings are built right up to the lot line. Ms. Wellons stated that Zero Arrow Street is an example of a failure of the setback waiver to get to a better design solution and/or more protection for the neighborhood.

Councillor Davis then invited testimony in opposition to the proposed amendment.

John DiGiovanni, Trinity Properties, member of the Harvard Square Advisory Committee, spoke in opposition. With respect to the Zero Arrow Street building, Mr. DiGiovanni stated that only the one-level wings go to the property line. There were many other design issues that were of more concern, and the setback waivers represented a compromise in exchange for important design concessions relating to a loading dock and other issues. He disagreed that setback waivers are always given when applied for and always given to the maximum.

He stated that there is a study committee, the Harvard Square Historical District Study Committee, which is studying the district to make recommendations for overall preservation. It has been meeting since the fall of 1996. This proposal is not the solution, it takes just one little issue when there is need for an overall preservation plan.

Councillor Russell asked how the study committee was established. Mr. DiGiovanni stated that it was established by the Historical Commission in response to a request in a City Council order. Councillor Russell asked for the time frame for recommendations by the committee. Mr. DiGiovanni stated that he expects to see presentations by the committee before the summer.

Ms. Gifford stated that the Defense Fund has participating members on that study committee. The committee is not considering dimensional requirements as a part of its study.

Councillor Davis asked Mr. Barber whether the committee would be looking at setback options. Mr. Barber stated that one option the committee is looking at is establishing a historic district, which could potentially include accompanying changes to the Zoning Ordinance to eliminate or change setback waivers.

Councillor Davis read a letter from the Harvard Square Business Association.
(Attachment A)

Mayor Duehay stated that the Historical District Study Committee was established by the Historical Commission to look at alternatives to protect Harvard Square. The committee has been working diligently. There are many processes to go through. The committee will report to the Historical Commission and the Historical Commission will report to the City Council with regard to the recommendation that it ultimately decides upon. He is glad to hear that the study commission is going well. He stated that eventually there will be a much more comprehensive report on Harvard Square from the study committee but that does not mean that the Ordinance Committee should block this one proposed zoning amendment.

Mayor Duehay moved that the proposed amendment be referred to the full City Council without recommendation. The motion passed unanimously on a voice vote.

Councillor Davis thanked all those present for their attendance. The meeting was adjourned at 7:27 p.m.

For the Committee,

Councillor Henrietta Davis
Chair

KB FD SR HD

NZ LB

COMMITTEE MINUTES
COVER SHEET

The Ordinance Committee
held a public ~~meeting~~/hearing on March 11, 1998, beginning at 6:35 ~~am~~
pm in the Sullivan Chamber/~~Ackermann~~ Room for the purpose of considering a
petition to amend the Zoning Ordinance to eliminate
special permit waiver of yard requirements in the
Harvard Square Overlay District.

Present at the hearing were Councillor Henrietta Davis
, Chair of the Committee, ~~Vice Mayor~~^{S.} Kathleen L. Born, Councillor
~~Henrietta Davis~~, Councillor Francis H. Duehay, Councillor Anthony D. Gaffuccio, Councillor
~~Councillor Kenneth E. Reeves~~, ~~Mayor~~^{Councilor} Sheila T. Russell, ~~Councillor Michael A. Sullivan~~,
~~Councillor Timothy J. Toomey, Jr.~~, ~~Councillor Katherine Triantafyllou~~, and City Clerk D.
Margaret Drury. Also present were Lester Barber, Director of Land Use and
Planning, Community Development Department, and
Nancy Glava, First Assistant City Solicitor.

Councillor Davis convened the hearing and explained the purpose.
Mr. Barber
She requested that LB describe the petition,
Planning Board
Mr. always this is not a RB petition.

Councillor Dwyer Mr Barber me

FD asked LB what overall effect ^{of the proposed zoning change would} ~~it~~ be.

LB stated that it would vary from lot

to lot. There is not a lot of buildable space

for new development. It could, however, result in ^{some} awkward

building. It would make it somewhat more difficult to

construct housing.

KB asked how often the ^{Planning Board} PB

grants these waivers
grants these waivers

LB ~~granted to~~ said that the
does utilize the waiver provision. The most recent use was
PB ~~grants to~~ ~~1~~. ~~At that time~~ ~~was~~

for ^{the} Gundwegs Bldg in Star Square. The PB

is now considering the Holmes project in Cedar

Square, which ~~to~~ seeks ~~to~~ set back waivers.

Garage building

KB asked how the building was applied

~~There~~

LB stated that the sideyard restrictions ^{and} tend to be the most restrictive; ^{in this case,} ~~the~~ 36-foot side setback would have been required on each side of the building. ~~Let me know if you have~~ ^{asked} ~~petition~~

KB, what ~~is~~ ^{asked} the PB ~~granted~~ ^{in either side}

• LB stated that the 1st floor ^{setback requirement} reduced from 36 ft to 0 feet because ~~there is~~ ^{just plan wings on} there are 1st fl wings on the building.

KB asked if there is a ~~to~~ ^{to} more middle

position, a middle yard. LB stated that there is yes, ~~also~~

~~One one side, one of the buildings is on the property~~
a special permit ~~do~~ ^{could} require some setback &

no setback, depending on the particular circumstances

LTS then worked public testimony in support of the proposed amendment

Pebble Gifford, 15 Hilliard Street, President of the Harvard Square Defense Fund, stated that the LTS Defense Fund is ^{having} ^{brand} ^{new} ^{to} ^{be} ^{as} ^{she} ^{has} ^{been} ^{designated} ^{to} ^{provide} the testimony on all.

Ms. Gifford then provided ~~the~~ ~~some~~ ~~history~~ some history of the zoning of the Harvard Square area covered by the Overlay district. In the 1960's ^{the} FAR was 3 ^{there was} no height limit ^{there were} ^{some} ^{regional} ^{buildings} setbacks. ^{Old} ^{go} ^{high} ^{but} ^{not} ^{wide}, in the

late 70's ^{the} ^{was} ^{enacted} ^{an} ^{OL} ^{district} ^{was} ^{enacted} ⁱⁿ ^{the} ^{late} ^{70's} ^{the} ^{OL} ^{district} ^{was} ^{enacted}

setbacks everywhere. ~~It~~ It established a 60-foot height as of right, but the height could go

to 80 ft if the project were deemed to provide sufficient public benefit to gain additional "points."

On 1986 council order, ^{the} ~~was~~ ^{was} enacted. It established a 60-foot height as of right, ^{with a potential of going up to} 80 ft

by Special permit. Now ^{80 feet} that is the height that

we see on basically all development since that date. A waiver of setbacks was permitted by ^{Special permit} SP

from the PB in the 1986 enactment.

Ms. Gifford stated that on reviewing the zero amount street development,

it has become apparent to the petitioners that

the setback waivers are ~~problematic~~ problematic. The

site is 100 ft wide, w/ 30' setback. ^{The unenclosed} It could

one have built a 40' ft ^{wide} bldg. ^{The Harvard Square} L+S Depose

Final took the ^{position} position that some setbacks are

appropriate but not setbacks. She stated that she will submit pictures for the record. The buildings on either side are small. One is a residence, which will now have a building right up against it. There need to be some gradations.

For example, in the block where the Coop is located, it is probably preferable to have no setbacks, ^{space between the buildings there} ~~it~~ would be like a missing tooth.

But in ^{east} ~~East~~ Harvard Square, with some chunky old buildings, it does not make sense to eliminate setbacks. She stated that this petition ~~is~~ is an attempt to put the issue on the table, to ^{have a discussion about how to} make changes that are more in keeping with the original intent of the overlay district.

Genny Nathans, 1134 Massachusetts Ave, stated

that she owns the mansard row house that abuts

the Zero Arrow Street lot. The house has been

There are 4 residential
units in the bldg

in her family for 4 generations. The amount

of development in Harvard Square since

the 1970's is distressing.

This project will necessitate underpinning

her building. There are ^{tenants} 5 in a basement

unit who will be disturbed. This area of

Harvard Square is still quite residential and should

be protected as such.

Marilyn Wellens, 651 Green Street, spoke

in support of the petition & called attention to
other properties ^{in eastern} ~~that~~ Harvard Square that would
be affected, including the
McKinnon Mohs Bldg, Typoket, ^{and the} Guppy
building.)

The formula for setbacks ~~states~~ ~~the~~ provides

that the larger the building, the greater
the setbacks. Eastern Harvard Square is

being transformed from a small scale
urban neighborhood to an urban landscape

where buildings are built right up to the

lot line

Ms. Wellens stated that

Zero Arrow Street is an example of

a failure of the setback waiver to get to

a better design solution and/or noise protection

for the neighborhood. A ~~transpiration~~ is necessary

C. Davis then invited testimony in ~~support~~ opposition to the proposed amendment

John Di Giovanni, Trinity Properties,

member of the Harb Sq Advisory Committee.

Spoke in opposition.

W/ respect to the Zero Arrow Street building,

Mr. Di Giovanni stated that only one-level

wings ~~are~~ go to the property line. There were

many other design issues that were of more

concern, ~~the~~ ^{and the setback waivers represented a compromise in exchange for} ~~the~~ ^{important design concessions relating to a loading dock and other issues} ~~the~~ ^{It} disagreed that setback

wavers are always given when applied for and

always given to the maximum

He stated that there is a study committee, the
Howard Square Historic District ^{study committee} which is studying
~~study committee~~

the district to make recommendations for
overall preservation. ^{It has been meeting since the fall of} This proposal is not
^{1996.}

the solution; it takes just one little issue when
there is need for an overall preservation plan.

SR asked how ~~established~~ the study committee
was established.

Mr. Di Giovanni stated that it was established
by the Historical Commission in response to a request in a
City Council order. SR asked for the

time frame for recommendations by the committee.

Mr. Di Giovanni stated that he expects to
see presentations by the committee before the
summer.

MS
Pebble Gifford stated that ~~the~~ ^{second} the Defense Fund

has ~~one~~ participating members on that ^{study} committee. ~~but~~

The Committee is not considering dimensional

requirements as a part of its study.

ITD asked LB whether the committee

would be looking at setback options. LB stated

that one option the committee is looking at, establishing an historic district, could ~~and~~ potentially include accompanying changes to

the Zoning Ordinance to eliminate a change

setback waiver.

ITD ^{read} ~~noted~~ that ~~there~~ is a letter

from the Harvard Square Business Association.

~~which will be an~~ Attachment A.

FD stated that the Historical District Study Committee was established by the Historical Commission to look at alternatives to protect Howard Square. The Committee has been working diligently. There are many processes to go through. The Committee will report to the Historical Commission and the Historical Commission will report to the City Council w/ regard to the recommendations that ^{it} ~~are~~ ultimately decides upon. He is glad to hear that the study commission is going well. He stated that eventually there will be a much more comprehensive report on Howard Sq from the study committee but that does not mean, ^{that} the Ord Committee shed black ~~light~~ on one proposed zoning amendment.

M. Duchay ^{moved} that the proposed amendment

be referred to the full City Council w/o recommendation.

The motion passed unanimously on a voice vote.

C. Davis thanked all those present for their

attendance. The meeting was adj. at 7:27 p.m.

F. Mc C

C. I. D., Chair

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, March 11, 1998 at 6:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge as set forth in full below.

A. Eliminate Special Permit Waiver of Yard Requirements

- A.1** Delete from the Zoning Ordinance in its entirety subsection 11.54.5, Building Setbacks.
- A.2** Delete from the Zoning Ordinance any and all cross-references to subsection 11.54.5 wherever they may occur.

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 Henrietta Davis
Chair

**HSOD Yard
Restoration
Petition**

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to restore the buffer protection functions of certain districts adjacent to the Harvard Square commercial core by adopting into law amendments to the Cambridge Zoning Ordinance in conformance with the Petition attached hereto.

<i>Signature</i>	PRINTED NAME	ADDRESS	PHONE
<u>✓ Barbara Baker</u>	<u>Barbara Baker</u>	<u>77 Martin St #6</u>	<u>868-0917</u>
<u>✓ Holly Almgren</u>	<u>HOLLY ALMGREN</u>	<u>8A GARDNER RD CAMBRIDGE</u>	<u>864-8566 x263</u>
<u>✓ Louise L. Olson</u>	<u>Louise L. Olson</u>	<u>49 Hancock St. Camb.</u>	<u>864-8566 x248</u>
<u>✓ Janice S. Brown</u>	<u>JANICE S. BROWN</u>	<u>147 Concord Ave</u>	<u>547-2322</u>
<u>✓ Gladys P Gifford</u>	<u>GLADYS P GIFFORD</u>	<u>15 Hilliard St</u>	<u>547-2444</u>
<u>✓ David A. Pap</u>	<u>David A. Pap</u>	<u>79 Dana St #3</u>	<u>864-3595</u>
<u>✓ Judith I. Nathans</u>	<u>JUDITH I. NATHANS</u>	<u>1134 MASS. AVE.</u>	<u>492-3735</u>
<u>✓ Virginia M Jay</u>	<u>VIRGINIA M JAY</u>	<u>2 Mt Auburn St</u>	<u>547-6228</u>
<u>✓ Eleanor Rancatore</u>	<u>ELEANOR RANCATORE</u>	<u>2 Mt Auburn St</u>	<u>661-6638</u>
<u>✓ Grace McManus</u>	<u>GRACE EDMANUS</u>	<u>2 Mt Auburn St</u>	<u>661-9401</u>
<u>✓ Alice Connors</u>	<u>Alice Connors</u>	<u>2 Mt Auburn St,</u>	<u>864-4059</u>
<u>✓ Rita O'Neil</u>	<u>RITA O'NEIL</u>	<u>2 Mt. Auburn St.</u>	<u>864-3835</u>
<u>✓ Catherine Cooney</u>	<u>CATHERINE COONEY</u>	<u>2 Mt Auburn St</u>	<u>547-6407</u>
<u>✓ Lillian R. Foley</u>	<u>LILLIAN R. FOLEY</u>	<u>2 Mt. Auburn St</u>	<u>661-0514</u>
<u>✓ Donna Mavrides</u>	<u>DONNA MAVRIDES</u>	<u>1 Porter Park</u>	<u>492-0496</u>
<u>✓ Myra H. McCoy</u>	<u>MYRA McCOY</u>	<u>1124 Mass Ave.</u>	<u>661-7797</u>
<u>✓ April Madrau</u>	<u>APRIL MADRAU</u>	<u>222 Franklin St #</u>	<u>864-0965</u>
<u>✓ Rhonda Richards</u>	<u>RHONDA RICHARDS</u>	<u>9 Ellery St. #2</u>	<u>868-1289</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

I, the above-signed, am a registered voter in the City of Cambridge. Page ____ of ____.

Consent Communication #3

017

Petition was received from
Harvard Square Defense Fund, transmitting
two proposed changes to the Zoning
Ordinance in the Harvard Square area.

6/10/98

Placed on file due to
expiration of time limit.

In City Council January 12, 1998

Referred to
Ordinance and
Committee
Planning Board.

Copies sent
HY-98
MC