

**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF
THE CITY CLERK.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at 5:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinance of the City of Cambridge by changing the regulations for townhouse development and multi-family dwellings.

The amendment would make the following changes:

1. The Table of Use Regulations would be changed to require a special permit from the Planning Board for townhouse developments containing six or more dwelling units in a Residence B district and for both townhouse developments and multi-family dwellings containing twelve or more dwelling units in a Residence C-1, Office 1, Business A-1, Business C or Industry A-1 district.

2. A new subsection would be added to the Special Permit section of the ordinance to explain the procedure and criteria for granting special permits for townhouse developments and multi-family dwellings as required in the Table of Use Regulations.

3. The existing Townhouse Development section of the ordinance would be replaced with a new section incorporating the requirements for Planning Board special permits added to the Table of Use Regulations, and making other substantive changes as follows:

eliminate the floor area ratio bonus for townhouse developments in Residence B and Residence C-1 districts;

add a maximum bulk regulation;

adjust the regulation of height for townhouse developments;

change the minimum front yard requirement from 10 feet to 20 feet or the average of the setbacks of the principal front wall plane of adjacent structures;

require more landscaping to decrease the intrusion of open parking on townhouse lots.

4. The definition of Multi-Family Dwelling would be changed so that the regulations for townhouse developments would apply to all examples of the townhouse building form, regardless of lot subdivision or ownership.

5. A definition of cornice line would be added to the ordinance.

Several technical wording changes would also be made.

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 Fritoll,
Chairman,
Committee
on Ordinances
(C) Jan 25, Feb 1



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF
THE CITY CLERK.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5, of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at 5:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinance of the City of Cambridge by changing the regulations for townhouse development and multi-family dwellings.

The amendment would make the following changes:

1. The Table of Use Regulations would be changed to require a special permit from the Planning Board for townhouse developments containing six or more dwelling units in a Residence B district and for both townhouse developments and multi-family dwellings containing twelve or more dwelling units in a Residence C-1, Office 1, Business A-1, Business C or Industry A-1 district.

2. A new subsection would be added to the Special Permit section of the ordinance to explain the procedure and criteria for granting special permits for townhouse developments and multi-family dwellings as required in the Table of Use Regulations.

3. The existing Townhouse Development section of the ordinance would be replaced with a new section incorporating the requirements for Planning Board special permits added to the Table of Use Regulations, and making other substantive changes, as follows:

eliminate the floor area ratio bonus for townhouse developments in Residence B and Residence C-1 districts;

add a maximum bulk regulation;

adjust the regulation of height for townhouse developments;

change the minimum front yard requirement from 10 feet to 20 feet or the average of the setbacks of the principal front wall plane of adjacent structures;

require more landscaping to decrease the intrusion of open parking on townhouse lots.

4. The definition of Multi-Family Dwelling would be changed so that the regulations for townhouse developments would apply to all examples of the townhouse building form, regardless of lot subdivision or ownership.

5. A definition of cornice line would be added to the ordinance.

Several technical wording changes would also be made.

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 Frisoli,
Chairman,
Committee

on Ordinances.

(C) Jan 25, Feb 1



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF
THE CITY CLERK.**

Notice is hereby given, that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at 5:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinance of the City of Cambridge by changing the regulations for townhouse development and multi-family dwellings.

The amendment would make the following changes:

1. The Table of Use Regulations would be changed to require a special permit from the Planning Board for townhouse developments containing six or more dwelling units in a Residence B district and for both townhouse developments and multi-family dwellings containing twelve or more dwelling units in a Residence C-1, Office 1, Business A-1, Business C or Industry A-1 district.

2. A new subsection would be added to the Special Permit section of the ordinance to explain the procedure and criteria for granting special permits for townhouse developments and multi-family dwellings as required in the Table of Use Regulations.

3. The existing Townhouse Development section of the ordinance would be replaced with a new section incorporating the requirements for Planning Board special permits added to the Table of Use Regulations and making other substantive changes as follows:

eliminate the floor area ratio bonus for townhouse developments in Residence B and Residence C-1 districts;

add a maximum bulk regulation;

adjust the regulation of height for townhouse developments;

change the minimum front yard requirement from 10 feet to 20 feet or the average of the setbacks of the principal front wall plane of adjacent structures;

require more landscaping to decrease the intrusion of open parking on townhouse lots.

4. The definition of Multi-Family Dwelling would be changed so that the regulations for townhouse developments would apply to all examples of the townhouse building form, regardless of lot subdivision or ownership.

5. A definition of cornice line would be added to the ordinance.

Several technical wording changes would also be made.

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 Frisoli,
Chairman,
Committee

on Ordinances.

(C) Jan 25, Feb 1



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at 6:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat No. 18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat No. 18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat No. 18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20 and 21 on Assessors' Plat No. 18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence, turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat No. 18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 18: even numbers 28 through 44 Second Street, and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat No. 18.

Also, to rezone to Residence C-1 that area presently zoned Industry B and industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat No. 34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence, turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street, for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence, turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat No. 33;

Thence, turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat No. 33;

Thence, turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat No. 34 and their projection to the centerline of Otis Street;

Thence, turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence, turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 32;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat No. 34: Odd numbers 217 through 227 Thorndike Street; and even numbers 128 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 34.

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

For the Committee,
Councillor Frisoli, Chairman,
Committee on Ordinances



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at 6:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat No. 18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat No. 18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat No. 19 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 16, 19, 20 and 21 on Assessors' Plat No. 18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence, turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat No. 18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 18: even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 25 and 27 as shown on Assessors' Plat No. 18.

Also, to rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat No. 34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence, turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street, for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence, turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat No. 33;

Thence, turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat No. 33;

Thence, turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat No. 34 and their projection to the centerline of Otis Street;

Thence, turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence, turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 69, 51, 53 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 32;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat No. 34: Odd numbers 217 through 227 Thorndike Street; and even numbers 128 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 103, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 34.

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

For the Committee,
Councillor Frisoli, Chairman,
Committee on Ordinances



**PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
OFFICE OF THE CITY CLERK.**

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition, and amendments thereto, that a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council, on Monday, February 12, 1979 at 6:00 P.M. in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat No. 18:

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat No. 18:

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat No. 18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot:

Thence turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20 and 21 on Assessors' Plat No. 18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat:

Thence, turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat No. 18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 18: even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat No. 18.

Also, to rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat No. 34:

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way:

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence, turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street, for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence, turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat No. 33:

Thence, turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat No. 33:

Thence, turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 97 and 108 on Assessors' Plat No. 34 and their projection to the centerline of Otis Street;

Thence, turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence, turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 91, 92 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 32;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat No. 34: Odd numbers 217 through 227 Thorndike Street; and even numbers 128 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 34.

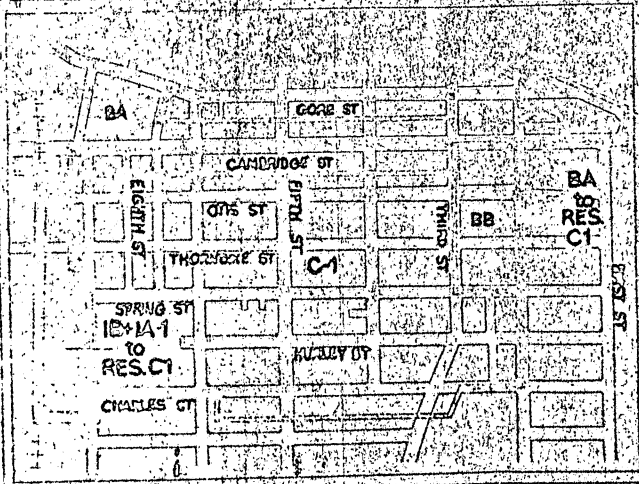
All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor Frisoli, Chairman,
Committee on Ordinances

PROPOSED EAST CAMBRIDGE REZONING

Pricing Board

12/11/78

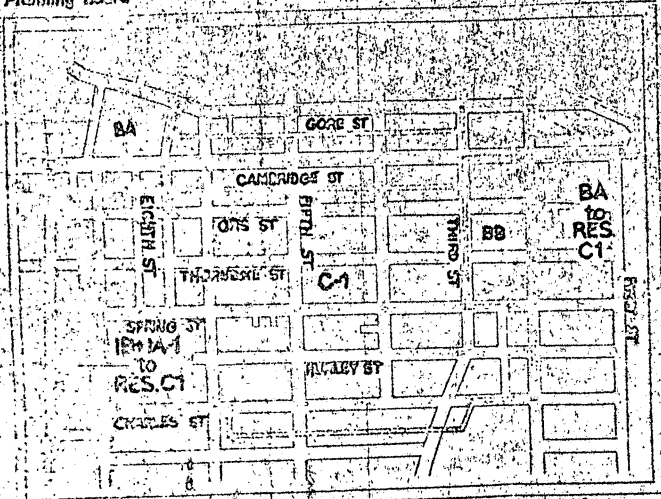


(C) Jan 25, Feb 1

PROPOSED EAST CAMBRIDGE REZONING

Planning Board

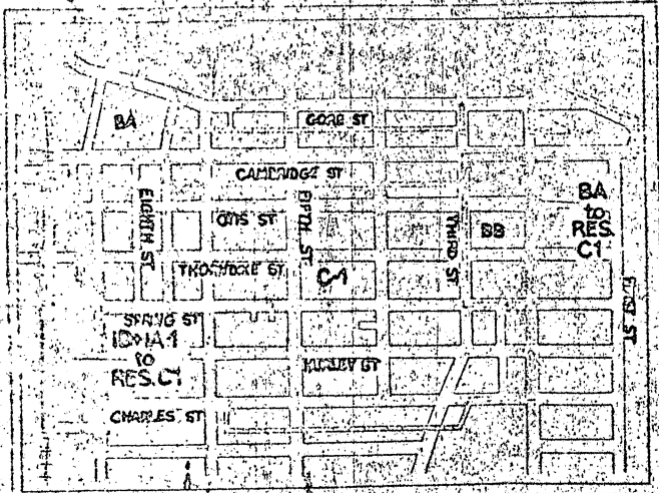
12/11/78



PROPOSED EAST CAMBRIDGE REZONING

Planning Board

12/11/70



Eschbacher #3

City of Cambridge

MASSACHUSETTS

#2 HB 12

Commissioner Vellozzi

In City Council

4/2

1979

	YEA	NAY	ABSENT	PRESENT
Mr. Crane	✓			
Mr. Duehay	✓			
Mr. Frisoli			✓	
Ms. Graham	✓			
Ms. Preusser	✓			
Mr. Sullivan	✓			
Mr. Vellucci	✓			
Mr. Wylie	✓			
Mayor Danehy	✓			

8 0 1

*Civil
PP
A*

Passed to be Ordained -

8-0-1

Reconsideration failed -

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 a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at 6:00 P. M.

in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat #18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat #18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat #18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20 and 21 on Assessors' Plat #18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence, turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat #18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #18: even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat #18.

Also, to rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat #34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence, turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence, turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat #33;

Thence, turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat #33;

Thence, turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat #34 and their projection to the centerline of Otis Street;

Thence, turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence, turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #32;

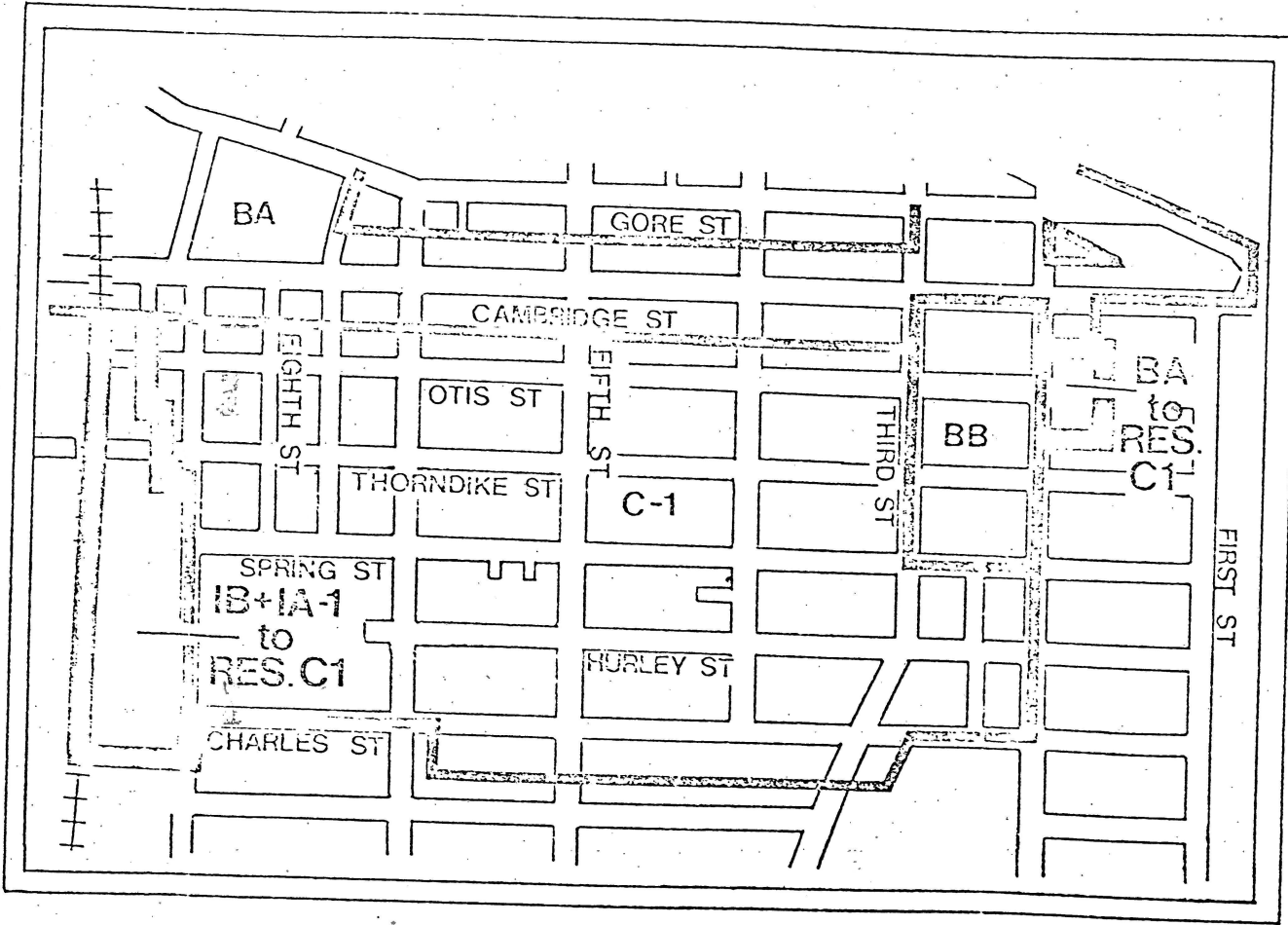
Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #34: Odd numbers 217 through 227 Thorndike Street; and even numbers 198 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #34.

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

For the Committee,

Councillor Frisoli, Chairman,
Committee on Ordinances.

PROPOSED EAST CAMBRIDGE REZONING
Planning Board 12/11/78.

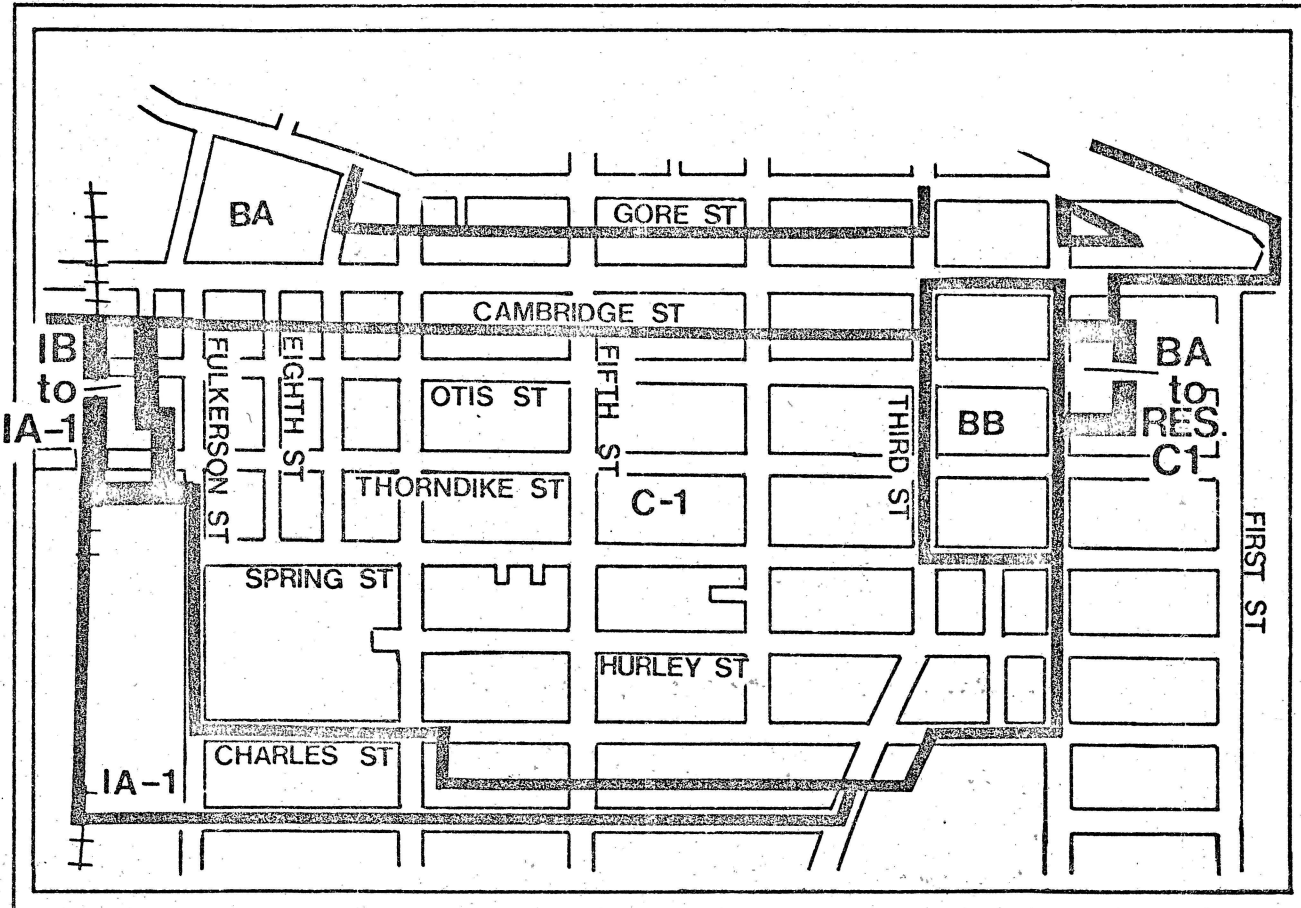


City of Cambridge
Planning Board
12/11/78

1st flr bod

RECEIVED BY
OFFICE OF CITY CLERK
JAN 25 11 22 AM '79
CAMBRIDGE, MASS.

PROPOSED EAST CAMBRIDGE REZONING
Planning Board Amendment 2/8/79



Comm. from Arthur C. Parris, Chairman of the Planning Board, transmitting the Planning Board recommendation on the petition to rezone areas of Second St. and Fulkerson St. from Bus. A to Res. C-1 and from Ind. B and Ind. A-1 to Res. C-1.

In City Council,

February 12, 1979

2/12/1979

*Received and filed
with the Petition
Hearing Held this
Date in Ordinance
Committee -*

City of Cambridge

PETITION OF *Planning Board*

Re: *Second, Thordike, Fulkerson, Charles & Camb. St. area.*
Petition filed with the City Clerk *Dec. 11, 1978*

(All hearings to be completed 65 days from filing date with the City Clerk.)

20 days Dec
31 days Jan
14 days Feb.

65

In City Council *Dec. 18, 1978*
Referred to Planning Board for report *Dec. 20, 1978*
Planning Board Hearing *Feb. 6, 1979*

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be *May 7, 1979*.)

22 days Feb.
31 days Mar.
30 days Apr.
7 days May

90

City Council Hearing published *Chronicle* *Jan. 25, 1979*
Feb. 1, 1979
Hearing before the City Council *Feb. 12, 1979*
Feb. 26, 1979
Report to the City Council
Passed to a second reading *Feb. 26, 1979*
Published *Chronicle* *March 1, 1979*
Ready for Ordination *Passed to be Ordained 4/2/79*
Published *4/5/79*

COMPLETION DATE: *May 7, 1979*



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Nine

AN ORDINANCE

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

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat #18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat #18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat #18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20, and 21 on Assessors' Plat #18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat #18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessor's Plat #18: Even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat #18.

City of Cambridge

Rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Mas Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat #34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat #33;

Thence turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat #33;

Thence turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat #34 and their projection to the centerline of Otis Street;

Thence turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #32;

City of Cambridge

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #34: Odd numbers 217 through 227 Thorndike Street; and even numbers 198 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #34.

In City Council April 2, 1979

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

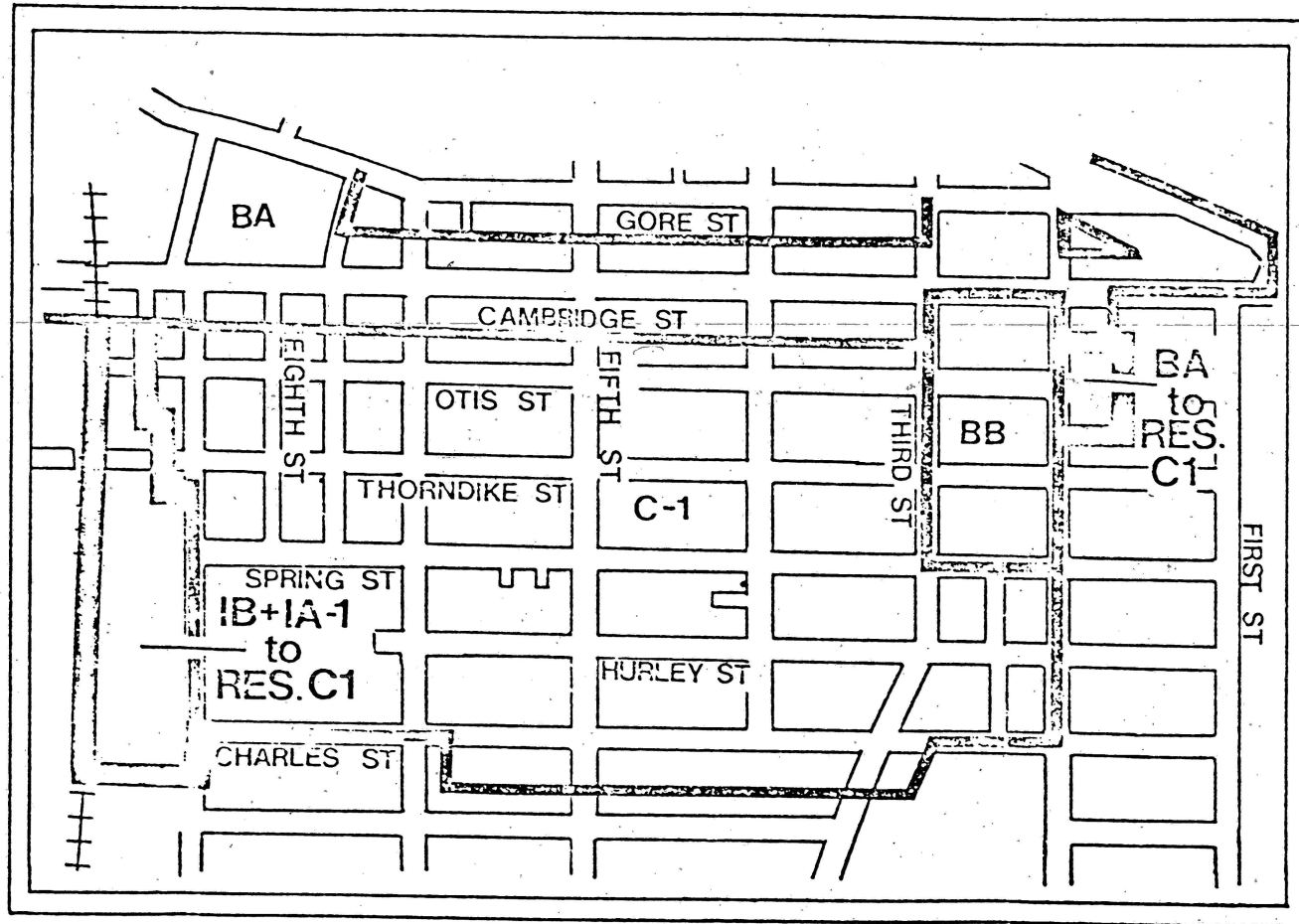
James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

PROPOSED EAST CAMBRIDGE REZONING

Planning Board

12/11/78.



1st Feb 1979

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 a public hearing will be held by the Committee on Ordinances, comprised of the entire membership of the City Council on Monday, February 12, 1979 at

6:00 P. M.

in the City Council Chamber, City Hall, Cambridge, Massachusetts on a petition of the Planning Board to amend the Zoning Ordinances of the City of Cambridge by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat #18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat #18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat #18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20 and 21 on Assessors' Plat #18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence, turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat #18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #18: even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat #18.

Also, to rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat #34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence, turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence, turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat #33;

Thence, turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat #33;

Thence, turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat #34 and their projection to the centerline of Otis Street;

Thence, turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence, turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #32;

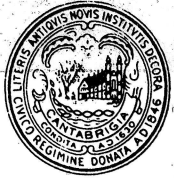
Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #34: Odd numbers 217 through 227 Thorndike Street; and even numbers 198 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #34.

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

For the Committee,
Councillor Frisoli, Chairman,
Committee on Ordinances.

2nd flr bod.

RECEIVED BY
OFFICE OF CITY CLERK
JAN 25 11 22 AM '79
CAMBRIDGE, MASS.



**FIRST PUBLICATION NO. 1986.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Seventy-Nine
AN ORDINANCE**

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

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for the following areas:

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat No. 18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat No. 18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat No. 18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20, and 21 on Assessors' Plat No. 18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat No. 18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessor's Plat No. 18: Even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat No. 18.

Rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat No. 34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat No. 33;

Thence turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat No. 33;

Thence turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat No. 34 and their projection to the centerline of Otis Street;

Thence turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat No. 32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 32;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat No. 34: Odd numbers 217 through 227 Thorndike Street; and even numbers 198 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat No. 34.

Passed to a second reading at the City Council meeting held on February 26, 1979 and on or after March 12, 1979 the question may be on passing to be ordained.

Attest: Paul E. Healy, City Clerk.

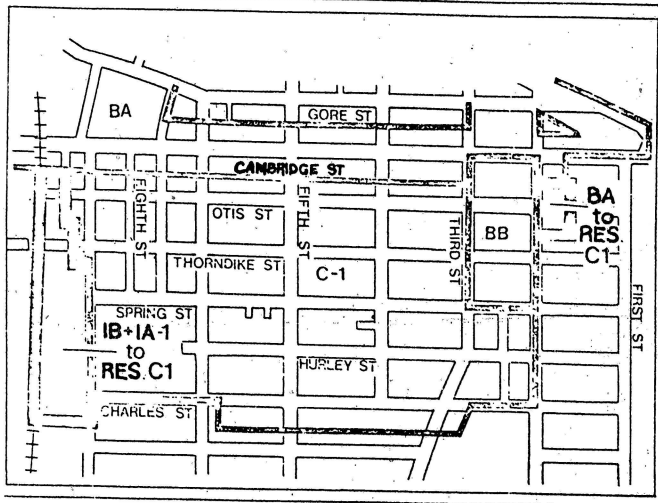
PUBLISHED IN:

DATE:

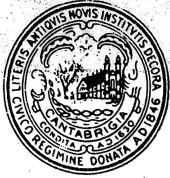
EDITION:

PROPOSED EAST CAMBRIDGE REZONING
Planning Board

12/11/78.



(C)Mar1



**FIRST PUBLICATION NO. 1986.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Seventy-Nine
AN ORDINANCE**

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

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat No. 18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat No. 18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat No. 18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20, and 21 on Assessors' Plat No. 18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat No. 18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessor' Plat No. 18: Even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat No. 18.

Rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat No. 34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat No. 33;

Thence turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of in-

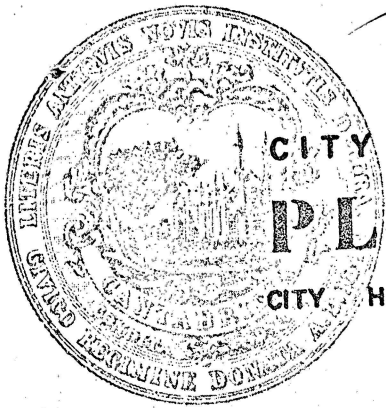
PUBLISHED IN:

Chronicle

DATE:

March 1, 1979

EDITION:



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

February 7, 1979

To the Honorable, the City Council

SUBJECT: The Planning Board Recommendation on the Petition to Rezone Areas of Second Street and Fulkerson Street from Business A to Residence C-1 and from Industry B and Industry A-1 to Residence C-1 Respectively.

Dear Councillors:

In accordance with Chapter 40A of the General Laws, the Planning Board held a public hearing on Tuesday, February 6, 1979 on a petition by the Planning Board to rezone land in the areas of Second Street and Fulkerson Street indicated on the attached map.

The Petition

The proposed amendment to the zoning map would rezone properties within the Second Street area from a Business A designation which is a local and drive-in retail business district with a 35-foot height limit, a maximum FAR of 1.0 and a maximum permitted density of 72 dwelling units per acre to a Residence C-1 designation which is a multi-family residential district with a 35-foot height limit, a maximum FAR of .75 and a maximum permitted density of 36 dwelling units per acre.

The petition would also rezone land within two zoning districts located along Fulkerson Street. At present these districts are designated Industry B, a heavy industry district with no height limit and an FAR of 4.0 and Industry A-1, a limited business and industrial district with a 45' height limit and a maximum FAR of 1.25. Industry A-1 also allows certain residential uses by special permit. The proposed amendment would rezone these areas to a Residence C-1 designation.

The Hearing

At the February 6, 1979 public hearing, Donald Balcom of the Community Development Department explained the purpose and provisions of the petition. In the course of discussions on the East Cambridge Rezoning, residents of the Second Street/Fulkerson Street areas expressed concern about the intrusion of traffic from business and industrial areas at the southern edge of the neighborhood into residential areas. They requested a rezoning of the areas included in this petition.

February 7, 1979

Members of the Planning Board asked if any critical nonconformities would be created by this rezoning. Mr. Balcom informed the Board that serious nonconformities would not occur along Second Street as the area is primarily residential. However, the properties along Fulkerson Street, most of which are warehouses and service industries, would be made nonconforming.

No one testified in favor of or in opposition to the petition.


Recommendation

The Planning Board finds that a rezoning of the Second Street area to a Residence C-1 designation is appropriate in light of the area's predominantly residential use. However, the Board feels that the proposed residential designation for the industrial areas along Fulkerson Street is not an accurate reflection of existing development in that area and is too restrictive. The Board believes that an Industry A-1 designation would afford appropriate protection for the neighborhood without severely restricting industrial uses in that area. Industry A-1 permits many non-residential uses but restricts or prohibits those which could have substantial adverse impacts for residences.

The Planning Board finds that the Second Street area should be rezoned as proposed. The Board also finds that the Industry B district proposed for rezoning be rezoned to Industry A-1 and recommends to the City Council that the petition be APPROVED AS AMENDED.

Respectfully submitted,

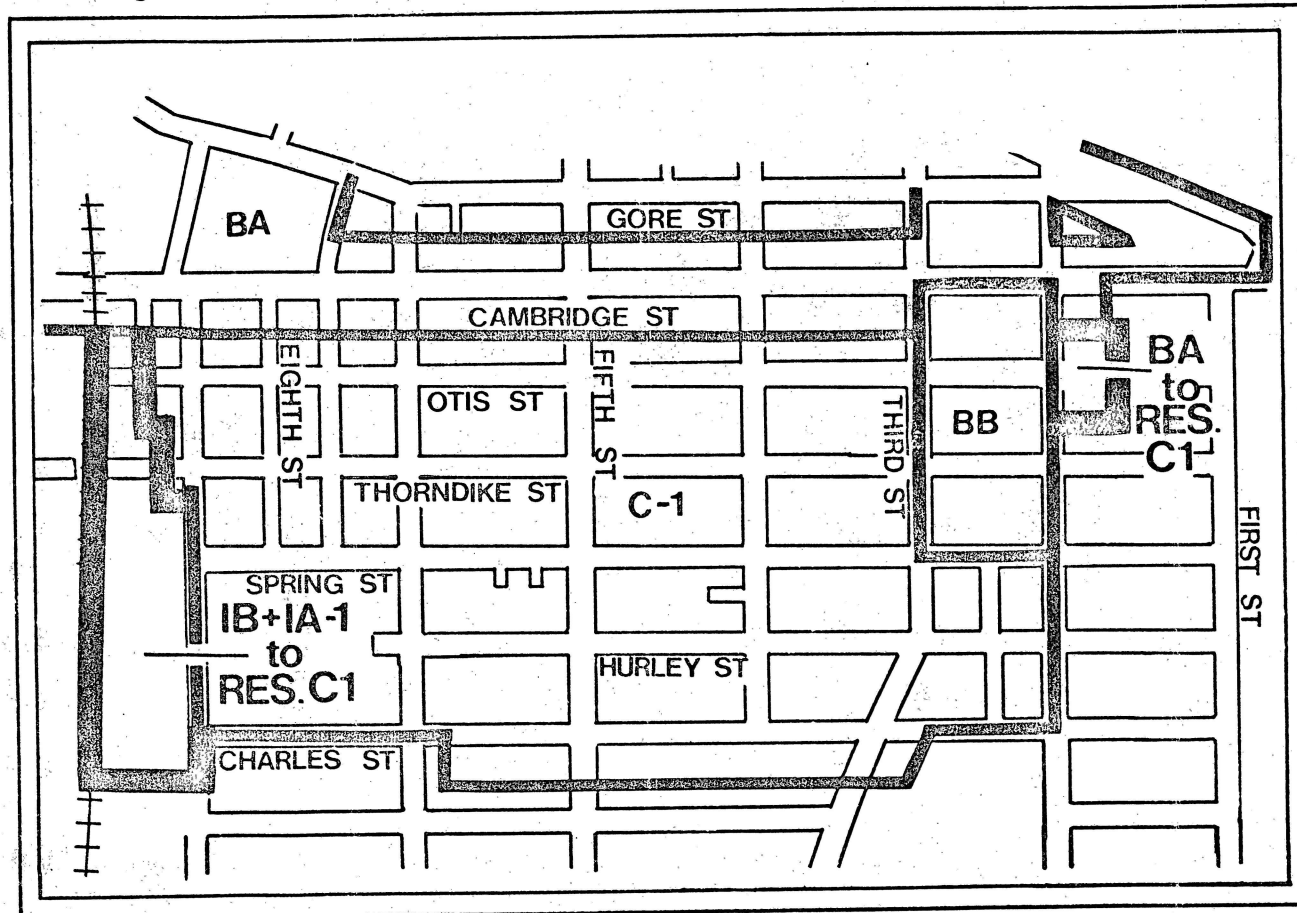
For the Planning Board



Arthur C. Parris
Chairman

ACP:jp
Attachment

PROPOSED EAST CAMBRIDGE REZONING
Planning Board 12/11/78.



City of Cambridge

In City Council..... February 26, 1979.....

The City Council Committee on Ordinances

to which was referred the petition of the Planning Board to rezone areas of Second and Fulkerson Streets from Business A to Residence C-1 and from Industry A and Industry A-1 to Residence C-1, met on February 12, 1979 with Councillor Lawrence W. Frisoli presiding.

The Chair requested the proponents to appear and the Committee heard from Don Balcolm who informed the members that this area had been included in a major zoning revision adopted in 1978 and that the proposal here would downzone the areas in question.

Don Balcolm outlined the proposed changes stating that the present Business A designation permitted a 35 foot height limit, a maximum FAR of 1.0 and a maximum density of 72 dwelling units per acre and that the proposed Residence C-1 district would provide a 35 foot height limit, a maximum FAR of .75 and 36 dwelling units per acre. Mr. Balcolm stated that the petition would rezone two districts located along Fulkerson Street now designated as Business B with no height limit and a FAR ratio of 4.0 and an Industry A-1 district with a 45 foot height limit and a maximum FAR of 1.25, that the proposed amendment to C-1 would reduce the height to 35 feet maximum, the FAR ratio to .75.

The Planning Board, in their request to the City Council dated February 7, 1979, stated that the C-1 designation in the Second Street area was appropriate because of the residential character of the area but that a C-1 designation for the industrial areas along Fulkerson Street was too restrictive, that an Industry A-1 designation would afford appropriate protection for the neighborhood without restricting industrial uses in that many non-residential uses are permitted in Industry A-1 areas which would not adversely affect the residences concerned.

The Planning Board recommended that the Second Street area be rezoned as proposed and that the Industry B district be rezoned to Industry A-1 and further that the petition be approved as amended.

Councillor Duehay requested that the record show that many persons present at the hearing be recorded in favor of the proposed amendment although no formal presentation was made due to time restrictions.

The Chair declared the hearing for the proponents closed and called for the opposition.

Robert Norris, 93 Fulkerson Street, recorded himself in opposition.

The Chair requested that Domenic Sandio and Sandra DeMaio be recorded in favor of the C-1 designation.

REPORT

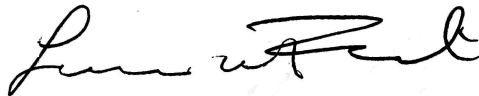
Committee on

-PAGE TWO-

No others appearing in opposition, the Chair declared the hearing closed at 7:02 P. M.

Councillor Preusser moved that the petition as originally submitted by the Planning Board without the proposed amendment after hearing be reported favorably to the City Council and the motion carried.

For the Committee,

A handwritten signature in cursive script, appearing to read "Lawrence W. Frisoli".

Councillor Lawrence W. Frisoli
Chairman

Comm. from Councillor Lawrence W. Frisoli, Chairman, Committee on Ordinances, transmitting report of the committee for hearing held Feb. 12, 1979 re: petition of the Planning Board to amend the Zoning Ordinances by changing the district designations in the area bounded by Second St. and Fulkerson St.

In City Council,

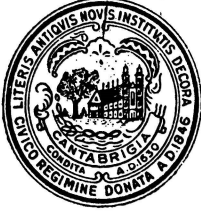
February 26, 1979

2/26/79

*Report received
and*

Placed on File

*Required Amendment
Passed to 2nd Reading*



City of Cambridge

In the Year One Thousand, Nine Hundred Seventy-Nine

AN ORDINANCE

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

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled: "The Zoning Ordinances of the City of Cambridge" is hereby amended by changing the district designations for the following areas:-

Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat #18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat #18;

Thence turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat #18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20, and 21 on Assessors' Plat #18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat #18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessor's Plat #18: Even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat #18.

City of Cambridge

Rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Mas Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat #34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch Railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street;

Thence turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat #33;

Thence turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat #33;

Thence turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat #34 and their projection to the centerline of Otis Street;

Thence turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

Thence turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #32;

City of Cambridge

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #34; Odd numbers 217 through 227 Thorndike Street; and even numbers 198 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #34.

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

February 26, 1979

and on or after March 12, 1979
passing to be ordained.

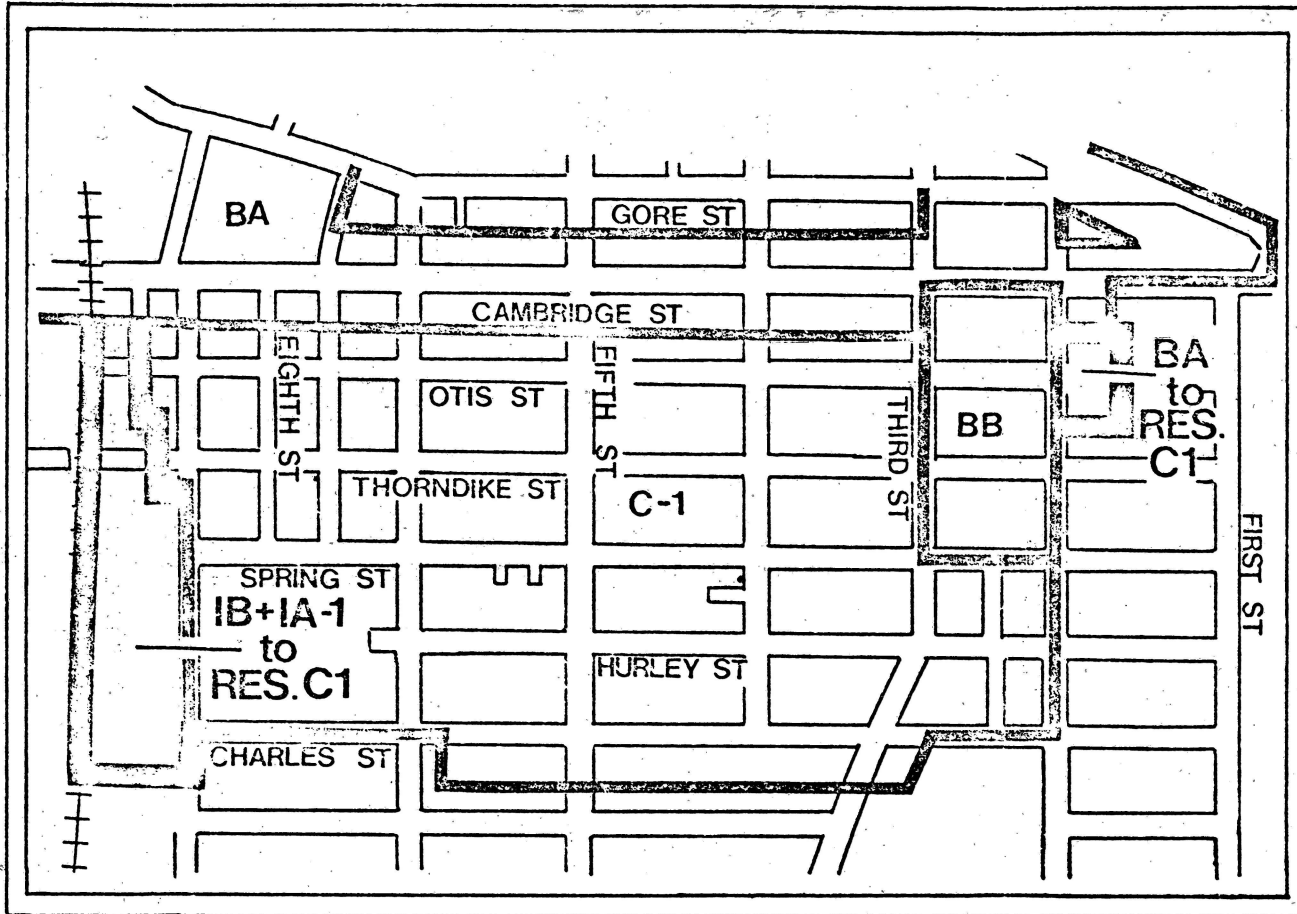
the question may be on

ATTEST:- Paul E. Healy, City Clerk.

PROPOSED EAST CAMBRIDGE REZONING

Planning Board

12/11/78.



DECEMBER 7, 1978 TOWNHOUSE/MULTI-FAMILY
DEVELOPMENT PETITION

Amended by the Planning Board on
Cambridge, February 6, 1979
Revised February 7, 1979

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

The undersigned respectfully pray

that the text of the Zoning Ordinance of the City of Cambridge be
amended as follows:

1. In Section 4.20, Special Classification Rules, add the following new subsection:

"4.25 Multi-Family Special Permit Applicability

4.251 The construction of a multi-family dwelling containing 12 or more dwelling units in a Residence C-1, Office 1, Business A-1, Business C or Industry A-1 district shall require a special permit granted by the Planning Board.

4.252 The construction of a multi-family dwelling in a Residence C-1, Office 1, Business A-1, Business C or Industry A-1 district which contains less than twelve dwelling units shall require a special permit if both of the following conditions pertain to the development.

(1) another permit for a multi-family dwelling has been granted within the 12-month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

(2) the multi-family dwelling for which the permit is being sought would increase the total number of dwelling units on said lot(s) to 12 or more.

4.253 All other multi-family dwellings shall be permitted as-of-right according to Section 4.31d.

4.254 Any development requiring a special permit under this section 4.25 which contains one or more violations of regulations specified in this Ordinance, other than use violations, thereby customarily requiring a variance, may be allowed by the Planning Board within the scope of the special permit and shall not require a separate variance. Any request for a use variance shall require separate proceedings before the Board of Zoning Appeal.

2. In Section 4.30, Table of Use Regulations, change "Two-family or semi-detached dwelling" in row 4.31b to read "Two-family dwelling."
3. In Section 4.30, Table of Use Regulations, change row 4.31c as it applies to Residence B, Residence C, Office, Business A-1, Business C and Industry A-1 districts so that it reads as follows:

	Res. Res.B	Res. Res.C-1,2,3, 3A	Office 1,2,3, 3A	Bus. A-1	Bus. C	Ind. A-1
"c. Townhouse Development *PB for developments specified in Section 11.12.	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*

4. In Section 4.30, Table of Use Regulations, change row 4.31d as it applies to Residence C, Office, Business A-1, Business C and Industry A-1 districts so that it reads as follows:

	Res. Res.C-1,2,3, 3A	Office 1,2,3, 3A	Bus. A-1	Bus. C	Ind. A-1
"d. Multi-family dwelling *PB for dwellings specified in Section 4.25	Yes*	Yes*	Yes*	Yes*	Yes*

5. In Section 10.40, Special Permits, add the following new subsection:

"10.46 Procedure for Townhouses and Multi-Family Dwellings. An application for a special permit for a townhouse development or for a multi-family dwelling required by Section 4.31 shall also meet the requirements of this subsection 10.46. Where this subsection and subsection 10.42 are in conflict, this subsection shall control.

10.461 Applications for special permits shall be accompanied by three copies of a development plan containing the following graphic and written information:

- (1) An accurately scaled map showing the existing conditions on the parcel on which development is proposed and on lots abutting or directly across any street from said parcel. Said map shall indicate property lines, existing structures and all trees in excess of 3" caliper.
- (2) Information concerning current land use of said uses (including the number of existing dwelling units).
- (3) Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.
- (4) A site plan of the development parcel, drawn to scale, showing proposed lot subdivision, if any, the location of proposed buildings, retained and proposed vegetation, location of parking spaces, driveways, proposed curb cuts and walkways, proposed treatment of the perimeter of the parcel including techniques and materials used (screens, fences, walls) and the location of require usable open space.

- (5) Front, side and rear elevations for each structure on the lot indicating building height and heights of buildings on abutting lots.
- (6) Quantitative data on the proposed development including floor area ratio, floor area per unit, number of bedrooms and the amount of usable open space allocated to each unit and reserved for common use of the residents.
- (7) A list of any zoning violations which would customarily require variances from the requirements of this Ordinance.

10.462 No application shall be accepted by the Planning Board until all of the information required in subsection 10.461 is completed and included in the development plan. Any changes in the development plan by the applicant following submittal of the application, other than those which might be negotiated at the public hearing, shall require resubmittal of an application for a special permit.

10.463 Upon receipt of the application and development plans, the Planning Board shall transmit forthwith one copy of the plan to the Traffic Department. Within forty-five (45) days of receipt of the plan, the Traffic Department shall review said plan and submit a report and recommendation on the development proposal to the Planning Board. The Planning Board shall not render any decision on an application for a special permit for a townhouse development or for a multi-family dwelling subject to these requirements until said report has been received and considered or until the forty-five day period has expired without the receipt of such report, whichever is earlier."

10.464 Criteria for Approval of Townhouses and Multi-Family Dwellings

In reviewing applications for townhouse developments and multi-family dwellings, the special permit granting authority shall consider and address the following site plan criteria as applicable:

- (1) Key features of the natural landscape should be preserved to the maximum extent feasible. Tree removal should be minimized and other natural features of the site, such as slopes, should be maintained.
- (2) New buildings should be related sensitively to the existing built environment. The location, orientation and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.
- (3) The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passers-by as well as functional benefits to occupants of the development.

- (4) Parking areas, internal roadways and access/egress points should be safe and convenient.
 - (5) Parking area landscaping should minimize the intrusion of on-site parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties.
 - (6) Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for residents, yet unobtrusive.
6. Delete Section 11.10, Townhouse Development, in its entirety and replace it with the following new section:

11.10 Townhouse Development

11.11 Statement of Purpose

This Section 11.10 has been adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote the development of family units, create opportunities for homeownership, and encourage development designs that are compatible with traditional neighborhood development patterns and sensitive to existing streetscapes. Provisions for the townhouse development use are intended to overcome obstacles to the development of one and two family townhouses, particularly those existing in the Residence B and C-1 zones by providing special incentives such as floor area bonus, a height bonus, flexible open space arrangements and the ability to subdivide lots to less than 5000 square feet for the purpose of selling individual dwellings. This section provides guidelines for both townhouse developments permitted as of right and larger townhouse developments which require special permit review. The distinction allows for expeditious review and approvals for smaller scale infill townhouse developments, while ensuring detailed examination of the site and building plans for larger developments and consideration of their neighborhood impacts.

11.12 Applicability of Regulations

The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence B, Office, Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15 and 11.16 shall be allowed in Residence B, C-1, C-2, C-3, Office and Business and Industry A-1 districts as follows:

- 11.121 Construction of a townhouse development containing 6 or more dwelling units in a Residence B district shall require a special permit.

- 11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Business A-1, Business C or Industry A-1 district shall require a special permit.
- 11.123 Construction of a townhouse development in a Residence B, C-1, Office 1, Business A-1, Business C or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:
- (1) another permit for townhouse development has been granted within the 12-month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;
 - (2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.121 or 11.122.
- 11.124 All other townhouse developments shall be permitted as of right according to Section 4.31c.
- 11.125 Any development requiring a special permit under this section 11.12 which contains one or more violations of regulations specified in this Ordinance, other than use violations, thereby customarily requiring a variance, may be allowed by the Planning Board within the scope of the special permit and shall not require a separate variance. Any request for a use variance shall require separate proceedings before the Board of Zoning Appeal.
- 11.126 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.
- 11.127 Where a townhouse development is constructed on a lot or lot(s) with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.
- 11.13 Special Permit Granting Authority
- The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122 or 11.123. The Board of Zoning Appeal shall be the Special Permit Granting Authority for special permits required by Section 11.155, 11.162, and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

11.14 Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

11.151 Minimum Lot Width: In a townhouse development, there shall be no minimum lot width.

11.152 Maximum Floor Area Ratio: In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be:

- (1). Residence B: .60
- (2). Residence C-1: .90
- (3). Other districts: .90 or the existing floor area ratio of the district, whichever is less restrictive.

Where a townhouse development is constructed on a lot with one or more pre-existing structures, the allowed floor area bonus for the townhouse development shall be based on the portion of the lot not already allocated to the existing structures. Said already allocated portion shall be determined by dividing the gross floor area of existing structures by the floor area ratio of the district in which the lot is located.

11.153 Maximum Height: In a townhouse development, the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 30 feet. Any part of a townhouse structure which projects above the cornice line and which is set at an angle greater than 45° from the principal front wall plane, shall be set back from said wall plane a distance equal to its height above the cornice. However, the maximum height of any portion of a townhouse development shall be 40 feet.

11.154 Yard Requirements: The following yard requirements shall be applicable for each townhouse development.

- (1) Front Yard - The required front yard shall be 20 feet or the average of the setbacks of the principal front wall planes of the buildings, other than accessory buildings, on the lots adjacent thereto on either side, whichever is less. A vacant lot shall be considered as though occupied by a building set back ten feet. On lots abutting streets on more than one side, each yard abutting a street shall be considered a front yard. Any remaining sides shall be subject to side yard requirements.
- (2) Side Yard - The minimum side yard depth shall be 10 feet or the depth normally applicable in the district in which the development is located as determined in Section 5.31 whichever is less.
- (3) Rear Yard - The minimum rear yard shall be 20 feet or the depth normally applicable in the district in which the development is located as determined in Section 5.31, whichever is less.

11.155 Minimum Usable Open Space: In a townhouse development, the minimum ratio of usable open space, as defined in Article 2.000, to lot area shall be 25%.

- (1) The minimum dimension of any area counted toward required usable open space shall be 15 feet. A 10-foot minimum open space dimension may be allowed on special permit by the Special Permit Granting Authority upon its determination that the peculiarities of the parcel warrant such a reduction, that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.
- (2) If usable open space in a townhouse development is not to be provided in common but is to be provided on subdivided lots, then the minimum ratio of usable open space to subdivided lot area shall be 25%. If the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in a joint ownership by a group of townhouse owners, such as a cooperative or an association, then the minimum ratio of usable space to the total lot area in the townhouse development shall be 25%. At no time shall the subdivision of a townhouse development result in a reduction of the ratio of usable open space below the standards established in this subsection 11.145.

11.16 Parking Standards for Townhouse Development

11.161 One off-street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.162(4) below:

11.162 Required parking spaces may be located as follows:

- (1) Within the townhouse structure or a separate structure on the parcel.
- (2) On the lot in accordance with the requirements of Section 6.50.
- (3) On lots not more than two hundred feet away from the building to be served, subject to the conditions set forth in Section 6.50.
- (4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

11.163 Curb cuts required for parking located on the lot in front of townhouses or in multiple garages with direct access from the street to each garage shall be permitted up to 50% of the lot frontage providing that:

- (1) No continuous curb cut may exceed 25.5 feet.
- (2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

11.164 Landscaping of On-grade, Open Parking

- (1) On-grade open parking areas should be arranged and landscaped to properly screen cars from adjacent properties as well as from streets and sidewalks and to diminish the negative environmental impacts of multiple automobiles parked on-site in residential neighborhoods.
- (2) 25% of the area devoted to on-grade open parking shall be landscaped. The area devoted to on-grade open parking shall be that portion of the lot containing parking spaces, driveways and landscaped area located between or adjacent to parking spaces and drives. No portion of the lot required as a setback between a parking space and a building or a lot line shall be counted in computing the 25% landscaping requirement.
- (3) Where more than one "area devoted to on-grade, open parking" exists within a townhouse development, 25% of each such area shall be landscaped.

(4) For every two on-grade, open parking spaces, or fraction thereof, there shall be a minimum of one 3 inch caliper tree located within the area devoted to on-grade open parking.

- a. The Special Permit Granting Authority may grant a special permit for a reduction of this planting requirement upon its determination that such a reduction will not prevent suitable screening of on-grade parking and will result in a superior site plan. Any reduction shall require a special permit.
- b. The trees required for the landscaping of on-site parking areas--whether such trees are coniferous or deciduous, flowering or non-flowering--should be tolerant to urban environmental conditions, able to screen parking areas by virtue of their size, form, density of foliage and spread, and easy to maintain.

A suggested list of trees which meet these criteria is:

Deciduous. Botanical name (common name)

Acer platanoides (Norway Maple); Acer rubrum (Red Maple); Acer saccharum (Sugar Maple); Carpinus betulus (European Hornbeam); Fraxinus americana (White Ash); Ginkgo biloba (Ginkgo); Gleditsia triacanthos inermis (Thornless Honey Locust); Liquidambar styraciflua (Sweet Gum); Liriodendron tulipifera (Tulip Tree); Ostrya virginiana (Ironwood); Platanus acerifolia (London Plane Tree); Platanus occidentalis (Sycamore); Quercus coccinea (Scarlet Oak); Quercus palustris (Pin Oak); Quercus rubra (Red Oak); Tilia cordata greenspire (Littleleaf Linden); Tilia europea (Common Linden).

(5) On-grade, open parking areas located in front of the townhouse structure(s) shall maintain the visual definition of the front lot line and separation of public from private space, in keeping with the appearance and character of the existing streetscape. Such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.

7. In Section 2.000, Definitions, change the definition of "Dwelling, Multi-Family" by adding a second sentence so that it reads as follows:

"Dwelling-Multi-Family. A building arranged, intended or designed to contain three or more dwelling units. However, any such building which consists of two or more semi-detached dwellings shall be considered a townhouse development and shall be subject to the requirements of Section 11.10, whether or not subdivided lots are to be created.

8. In Section 2.000, Definitions, change the definition of "Dwelling, Semi-Detached (or Townhouse or Row House)" to read as follows:

"Dwelling, Semi-Detached (or Townhouse or Row House). One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces have outside exposure and so that each has separate entrances from the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families."

9. In Section 2,000, Definitions, add the following definition after "Community Residence" and before "Development Parcel":

"Cornice Line. The line which marks the horizontal edge at the top of the principal front wall plane of a structure."

10. In Section 2.000, Definitions, add the following definition after "Planned Unit Development (PUD)" and before "Public open space":

"Principal front wall plane. That face, side or elevation of a building most closely oriented towards the street, excluding porches, window bays and similar appendages. If there is more than one such front wall plane, the principal front wall plane shall be the one with the greatest front surface area. Buildings on corner lots may be considered to have more than one principal front wall plane."

11. In Section 2.000, Definitions, replace the definition of "Townhouse Development," with the following:

"Townhouse Development. The development (through conversion, addition to existing buildings, or new construction) of two or more semi-detached dwellings in one or more structures, with at least two semi-detached dwellings in each structure, on a single parcel of land."

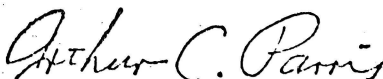
12. In Section 6.50, Location and Layout of Parking Facilities, replace subsection 6.51(4) with the following:

"4. For townhouse developments, a special permit may be granted for off-site parking facilities, as controlled in Section 11.162 of this Ordinance."

13. In Section 6.50, Location and Layout of Parking Facilities, replace the last sentence of subsection 6.55 with the following: "Except in industrial districts, curb cuts shall not exceed 25½ feet in width."

Respectfully submitted,

For the Planning Board



Arthur C. Parris
Chairman

City of Cambridge

In City Council February 26, 1979

The City Council Committee on Ordinances

to which was referred the petition of the Planning Board to rezone areas of Second and Fulkerson Streets from Business A to Residence C-1 and from Industry A and Industry A-1 to Residence C-1, met on February 12, 1979 with Councillor Lawrence W. Frisoli presiding.

The Chair requested the proponents to appear and the Committee heard from Don Balcolm who informed the members that this area had been included in a major zoning revision adopted in 1978 and that the proposal here would downzone the areas in question.

Don Balcolm outlined the proposed changes stating that the present Business A designation permitted a 35 foot height limit, a maximum FAR of 1.0 and a maximum density of 72 dwelling units per acre and that the proposed Residence C-1 district would provide a 35 foot height limit, a maximum FAR of .75 and 36 dwelling units per acre. Mr. Balcolm stated that the petition would rezone two districts located along Fulkerson Street now designated as Business B with no height limit and a FAR ratio of 4.0 and an Industry A-1 district with a 45 foot height limit and a maximum FAR of 125, that the proposed amendment to C-1 would reduce the height to 35 feet maximum, the FAR ratio to .75.

The Planning Board, in their request to the City Council dated February 7, 1979, stated that the C-1 designation in the Second Street area was appropriate because of the residential character of the area but that a C-1 designation for the industrial areas along Fulkerson Street was too restrictive, that an Industry A-1 designation would afford appropriate protection for the neighborhood without restricting industrial uses in that many non-residential uses are permitted in Industry A-1 areas which would not adversely affect the residences concerned.

The Planning Board recommended that the Second Street area be rezoned as proposed and that the Industry B district be rezoned to Industry A-1 and further that the petition be approved as amended.

Councillor Duehay requested that the record show that many persons present at the hearing be recorded in favor of the proposed amendment although no formal presentation was made due to time restrictions.

The Chair declared the hearing for the proponents closed and called for the opposition.

Robert Norris, 93 Fulkerson Street, recorded himself in opposition.

The Chair requested that Domenic Sandio and Sandra DeMaio be recorded in favor of the C-1 designation.

-PAGE TWO-

No others appearing in opposition, the Chair declared the hearing closed at 7:02 P. M.

Councillor Preusser moved that the petition as originally submitted by the Planning Board without the proposed amendment after hearing be reported favorably to the City Council and the motion carried.

For the Committee,

Councillor Lawrence W. Frisoli
Chairman

RECEIVED BY
OFFICE OF THE CLERK

December 11, 19 78

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

DEC 11 4 57 PM '78
CAMBRIDGE, MASS.

The undersigned respectfully pray

that the Zoning Ordinance of the City of Cambridge be amended as follows:

AMEND THE ZONING MAP BY CHANGING THE DISTRICT DESIGNATIONS FOR THE FOLLOWING AREAS:

1. Rezone to Residence C-1 that area presently zoned B-A circumscribed by a line beginning at a point, said point being the intersection of the centerline of Second Street and the westerly projection of the northern boundary of lot number 27 on Assessors' Plat #18;

Thence proceeding southerly along the centerline of Second Street for approximately 270 feet to its point of intersection with the westerly projection of the southern boundary of lot number 17 on Assessors' Plat #18;

Thence, turning and proceeding easterly along the southern boundary of lot number 17 and its westerly projection on Assessors' Plat #18 for approximately 125 feet to its point of intersection with the eastern boundary of said lot;

Thence, turning and proceeding northerly for approximately 270 feet along the eastern boundaries of lots numbered 17, 18, 19, 20 and 21 on Assessors' Plat #18 and their projection across Otis Street, thence continuing along the western boundary of lot number 51 on said plat to its point of intersection with the northern boundary of lot number 27 on said plat;

Thence, turning and proceeding westerly along the northern boundary of lot number 27 on Assessors' Plat #18 and its westerly projection for approximately 125 feet to its point of intersection with the centerline of Second Street which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #18: Even numbers 28 through 44 Second Street; and odd numbers 31 through 35 Otis Street; and which includes all or parts of the lots numbered 17, 18, 19, 20, 21, 53, 54, 25, 26 and 27 as shown on Assessors' Plat #18.

2. Rezone to Residence C-1 that area presently zoned Industry B and Industry A-1 circumscribed by a line beginning at a point, said point being the point of intersection of the centerline of Max Avenue and a line parallel to and 100 feet south of the southern sideline of Cambridge Street as shown on Assessors' Plat #34;

Thence proceeding westerly along the line parallel to and 100 feet south of the southern sideline of Cambridge Street for approximately 135 feet to its point of intersection with the centerline of the Boston & Albany Branch railroad right-of-way;

Thence proceeding southerly along the centerline of the Boston & Albany Branch railroad right-of-way for approximately 1260 feet to its point of intersection with a line 100 feet south of and parallel to the southern side line of Charles Street.

Thence, turning and proceeding easterly along said line which is 100 feet south of and parallel to the southern sideline of Charles Street for approximately 275 feet to its point of intersection with the centerline of Fulkerson Street;

Thence, turning and proceeding northerly along the centerline of Fulkerson Street for approximately 750 feet to its point of intersection with the easterly projection of the northern boundary of lot number 9 on Assessors' Plat #33;

Thence, turning and proceeding westerly along the northern boundary of said lot and its projection for approximately 75 feet to its point of intersection with the eastern boundary of lot number 4 on Assessors' Plat #33;

Thence, turning and proceeding northerly for approximately 150 feet along the eastern boundary of said lot and its projection to the northern sideline of Thorndike Street, thence continuing northerly for approximately 230 feet along the eastern boundaries of lots numbered 99 and 108 on Assessors' Plat #34 and their projection to the centerline of Otis Street;

Thence, turning and proceeding westerly along the centerline of Otis Street for approximately 60 feet to its intersection with the southerly projection of the centerline of Max Avenue;

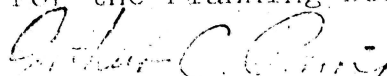
Thence, turning and proceeding northerly along the centerline of Max Avenue and its projection for approximately 125 feet to its intersection with a line that is parallel to and 100 feet south of the southern sideline of Cambridge Street, which is the point of origin.

Said area includes all or parts of the following parcels of land as designated on Assessors' Plat #32: Odd numbers 99 through 123 Fulkerson Street which includes all or parts of lots numbered 89, 51, 52 and 49 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #32;

Said area also includes all or parts of the following parcels of land as designated on Assessors' Plat #34: Odd numbers 217 through 227 Thorndike Street; and even numbers 198 through 212 Otis Street which includes all or parts of lots numbered 136, 133, 107, 108, 109, 102, 101, 100, and 99 and the Boston & Albany Branch railroad right-of-way as shown on Assessors' Plat #34.

Respectfully submitted,

For the Planning Board

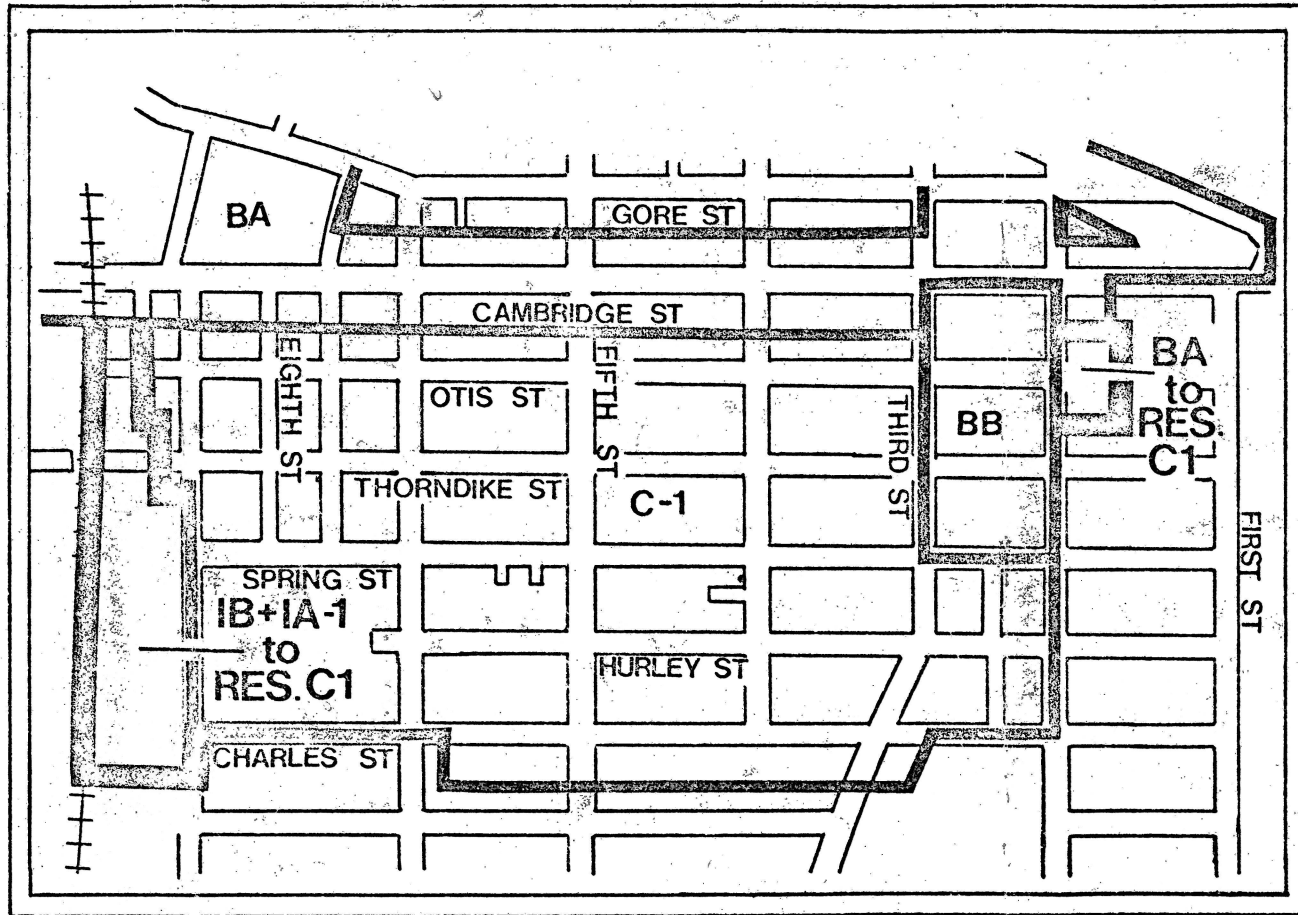


Arthur C. Parris
Chairman

PROPOSED EAST CAMBRIDGE REZONING

Planning Board

12/11/78.



1.
#2 *Amended Business* **BO-17**
4/2/79

Petition of the Planning Board to amend the Zoning Ordinances by striking out the designation B-A and substituting in place thereof the designation Residence C-1 in the area bounded by Second Street and Otis St.; also by striking out the designation Industry B and Industry A-1 and substituting in place thereof the designation Residence C-1 in the area bounded by Cambridge St., Charles St., Fulkerson St., Thorndike St., Otis St. and Max Avenue.

4/2/79

*LV moved ordinance
Passed to be ordained*

*8-0-1
- 265R - 2F - Ordained -
Copy sent to Planning
Board 12-20-78*

In City Council,

December 18, 1978

12/18/78

*Referred to Planning
Board*

MM

*Comm. on Ordinances
Planning and Report*