

Calendar #4

City of Cambridge

MASSACHUSETTS

In-City Council

April 9 1979*Councilman Wylie*

	YEA	NAY	ABSENT	PRESENT
Mr. Crane		✓		
Mr. Duehay				✓
Mr. Frisoli				✓
Ms. Graham		✓		
Ms. Preusser		✓		
Mr. Sullivan		✓		
Mr. Vellucci		✓		
Mr. Wylie	✓			
Mayor Danehy		✓		
	1	6	0	2

- Failed of Adoption -

Cambridge, February 10 1979

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

The undersigned respectfully pray

that the City Council make a recommendation to C. Lansing Fair that he comply with the new amendment to the Townhouse Zoning Ordinance, in other words, that he go through the new procedure of obtaining a special permit for his proposed development, Fresh Pond Place. The procedure would provide an opportunity for site plan review and impact analysis of the development with a view towards persuading Mr. Fair to reduce the number of townhouses in his development from 57 to approx. 30-40. The reasons for this request are its: 1) extraordinary size 2) aesthetically displeasing density 3) unhealthy crowding, and its problems of 4) parking 5) traffic and 6) recreation space.

1. Size. For Cambridge, his proposed townhouse development is unusually bulky - 57 townhouses. The amendment was written for just this kind of large townhouse development.
2. Density and aesthetics. The townhouses will be nearly 100% more densely situated than the immediate surrounding area. Fresh Pond Place will employ 1600 sq.ft./family unit whereas the surrounds from May St. to Vineyard St. and up Cushing St. to Huron Ave. employs 3,000 sq.ft./unit. Even the publicly funded housing project, Corcoran Park, employs 2500 sq.ft./unit. While this high density for a few townhouses might be permissible, for such a large number would look like barracks and be an eyesore for the neighborhood.
3. Crowding of townhouses is similar to crowding in high rises. Studies have shown that crowding is associated with a rise in blood pressure, psychoneurosis, and other maladjustments; that high rise tenants see more people and feel more crowded, feel less satisfaction, privacy and safety, and have greater difficulty in social relationships with neighbors or people outside. Conversely, the smaller the number of families sharing a definite environment, the stronger are their feelings of possession and concern for it. "In human terms there can surely be little argument now that high rises have been an almost total disaster." "There is an urgent need to pay attention to psychological conservation of the environment." How, in human terms, do the crowded townhouses differ from high rises?
Hugh Freeman, "Mental Health and the Environment", British J. Psychiatry (1978) 132:113-24.
4. Parking. Some residents and guests will be forced to park on Huron Ave. which already provides regular parking for spill-over cars from the golf course, the VFW, and Huron Towers. During the recreation seasons, even before the addition of 57 new housing units, there is illegal parking in the Huron/Cushing delta.
5. Traffic. The angle at which cars will be exiting and entering from the development is extremely awkward. In rush hour, two lines of traffic will be forced to stop on a street which is already hazardous for pedestrians and drivers. Cushing Street is likely to become a thoroughfare between Huron Ave. and Belmont St./Mt. Auburn St.
6. Recreation space. There will be a further drain on already overcrowded recreation space, i.e. tennis courts, golf course, jogging lane around Fresh Pond, tot lot, toboggan run, etc. This could be remedied by Mr. Fair using some of his own land for on site recreation. The future buyers deserve at least some common meeting space, some common outdoor barbecue space.

Donald R. Cass, 44, May St., Cambridge, Mass.

John Calano 39 May St Camb MASS

Caroline Calorio 39 May St Camb Mass

Joan Arches 43 May St. Cambridge

Jim Orville 43 May St. Cambridge

Maureen Power 43 May St. Cambridge 02138

Long Toehr 43 May St Cambridge 02138

Mrs. Salvatore Bonacci 29 Vineyard St, Camb.

Margaret C. Lawson 25 Vineyard St. Camb.

✓ Susan F. Kelly 654 Huron Ave Camb.

Andrew Duncan 652 Huron Ave, Camb.

Marian C. Patyio 652 Huron Ave, Camb.

Katherine H. Button 650 Huron Ave, Cambridge

Peter Fleming 650 Huron Ave., Cambridge

Kevin O'Rourke 650 Huron Ave. Camb.

Anthony Sarav 186 Cushing ST

Vinny Sarav 186 Cushing St.

✓ Boris Gorkin 174 Cushing ST.

✓ Vincent Place, 14 Vineyard St

✓ John Kaski 3 May St

Kate Goffe 34A May St Camb.

✓ Antonio F. Barone 23 May St Camb.

Paula Cronost 9 May St Camb.

✓ Claire Hinds 5 May St. Camb.

✓ Anne Th. Hazard 28 Vineyard St. Camb.

Joseph Hazard 28 Vineyard St. Camb.

James P. Hazard 28 Vineyard St. Camb. 02138

✓ Marie Harts - 22 Vineyard St. - Camb. 02138

24 George C. Thompson Jr. - 24 Vineyard St. Cambridge 02138

PETITION

Cambridge, February 10 19 79

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

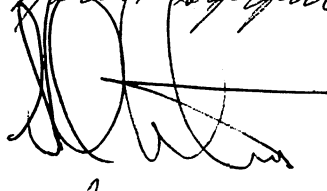
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(See page 1 for details)

Linda J. Thompson 24 Vineyard St., Cambridge, Ma 02138
Mary Foley 16 Vineyard St. Camb. 02138
Margaret O'Brien 8 Vineyard St. Camb. 02138
Pasquale Zoffit Cushing St. Camb. 02138
Joseph V. Scalise 147 Cushing St. Camb. 95
Giuseppe Rotondo Vineyard Camb
Louis D'Ambrone
Raffaele Muraco 165 Cushing St. Camb.
Liza Baghelani 167, Cushing St. Camb.
Lucy Piccinini 169 Cushing St. Camb.
Catherine C. Rogers 164 Cushing St. Camb.
Kate Standiford 156 Cushing St. Camb.
Christophe Noble 156 Cushing St.

Ruth Arone 6 Vineyard St
Karen Zaccardi 7 Vineyard St.

 (H.L. CUTTING) 7 VINEYARD STREET

Theresa Caparella 127 Cushing St. Camb.

Mrs. Mrs. Anthony J. Verwerdt 3 Forest Terrace Camb.

Mrs. Leo Piccolo - Forest St

John A. Baxter - Holworthy St.

Min W Fyler - 144 Holworthy St.

Jayne Carter - 146 Holworthy St.

Angela Olson 626 Huron Ave

S. Ben - Tor

Andrew Langer

Jane E Roth 150 Holworthy
Camb.

City Clerk.

Referred to the Committee on

18

No. _____
for _____
of _____

PETITION

Brook Budhinde 180 Holworthy St.

Karen Zaccardi - 180 Holworthy St Camb 02138

Wendy Lewis 184 Holworthy St. Camb 02138

Donna Gallagher - 192 Holworthy St. Camb. 02138

Jindsay Beane - 18 Vineyard St. Camb 02138

Josephine Serpello 642 Huron Ave Cambridge 02138

Mary A.

Highway 638 Huron Ave
Cambridge MA

Melanie Randugan 638 Huron Ave Cambridge

Joe Randugan 638 Huron Ave Cambridge MA

Anna J. Flaherty 634 Huron Ave Cambridge

Cambridge, February 10 1979

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The undersigned respectfully pray

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(See page 1 for details)

Jessie Angeli 130 Cushing St. Cambridge, Ma.
 Maryori Gorman 18 Lawn St Cambridge Ma.
 Elizabeth EKH 22 LAWN Cambridge, Mass
 Lynda J. Wells 44 May St.
 Annette Lerout 16 Norumbega St
 Philip Short, OMC 100 Cushing St. Cambridge, MA
 Jean M. Ryan 135 Corcoran Pk. Cambridge, Ma.
 Eileen M. Kelleher 140 Corcoran Pk Cambridge Ma 02135
 Joseph J. Caruso 8 Park Ave, Cambridge Mass 02138
 Pauline M. O'Donnell 131 J. Corcoran Pk. - Camb
 Emma J. Stokes 41 May St Camb.
 Anne J. Pizzuto 163 Cushing St. Camb.
 Joseph G. Pizzuto 163 Cushing St Camb.
 Roberta Harrison 588 Huron Ave Cambridge
 Anna Lombas 19 Fountain Terrace Cambridge

Marilyn K. Sutton 622 Huron Ave Cambridge MA 02138

Raymond J. Armfield 626 Huron Ave Cambridge Ma 02138

Patricia J. Rickins 608 Huron Ave Cambridge Ma 02138

Helena Gohill 606 Huron Ave Cambridge Ma. 02138

Risa Seltman 592 Huron Ave Cambridge, MA 02138

Theodor Huertas 592 Huron Ave Cambridge MA 02138 -

Naomi Sewell 642 Huron Ave, Cambridge, MA. 02138

Rita P. Setzer 15 Fountain Ter. Camb MA 02138

Blake R. Gould, 17 Fountain Terrace, Cambridge 02138

Lora Gould 17 Fountain Terr., Cambridge MA 02138

R. L. Butler 175 Sturworthy

Marilyn Hafner 185 Holworthy St Camb. 02138

Attest:

Referred to the Committee on

In City Council,

104 Holworthy St. Camb.

118 Holworthy St. Camb. 02138

118 Holworthy St. Camb. 02138

118 Holworthy St. Camb. 02138

108 Holworthy St. Camb. 02138

111 Holworthy St. Camb. 02138

109 Holworthy St. Camb. 02138

PETITION



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

AGENDA

DATA April 2, 1979

NOTES

1. Notification of the appointment of Edward Morris, 1234 Cambridge Street, Cambridge, as a Constable with power to serve civil process for a period of three years, effective the first Monday in January, 1979.

2. Transmitting communication from James L. Sullivan, City Manager, relative to the following application for approval of location for a Chapter 180 Non-Profit Corporation:

The Southside Neighbors Community Development Corporation
c/o Laurence T. May, Jr.
203 Clark Street
Cambridge, MA 02139

3. Transmitting communication from James L. Sullivan, City Manager, in response to Awaiting Report Item No. 11 regarding the present use of the property at 255 Lexington Avenue.

4. Transmitting communication from James L. Sullivan, City Manager, in response to Awaiting Report Item No. 16 regarding the legal basis by which the MBTA alleges they are exempt from making application for building permits, etc.

5. Transmitting communication from James L. Sullivan, City Manager, in response to City Council Order No. 7 of March 19, 1979, relative to the discharge of Carla Johnston.

6. Transmitting communication from James L. Sullivan, City Manager, in response to City Council Order No. 7 of March 26, 1979, regarding the Observatory Hill Branch Library.

7. Transmitting communication from James L. Sullivan, City Manager, relative to an appropriation of \$16,000 to the Cambridge Historical Commission Other Ordinary Maintenance account to be used to prepare a multiple resource nomination to the National Register of Historic Places.

Late Order
Councillor Wylie
4-2-79

That in view of the recent amendment to the Town House Zoning Ordinance, the City Council recommends to C. Lansing Fair that although he may not be legally required to do so, he nevertheless ^{should} comply with the amendment and ~~so~~ obtain a special permit for his proposed development at Fresh Pond Place, as suggested by the attached petition of 100 local residents.

(read petition)

RV
CS
AT
1/30

Chance
Right

By
COUNCILLOR LILIAN



City of Cambridge

Calendar Item # 4

IN CITY COUNCIL

April 2, 1979

COUNCILLOR WYLIE

ORDERED: That in view of the recent amendment to the Townhouse Zoning Ordinance, the City Council recommends to C. Lansing Fair that although he may not be legally required to do so, he nevertheless should comply with the amendment and obtain a special permit for his proposed development at Fresh Pond Place, as suggested by the attached petition of 100 local residents.

In City Council April 9, 1979.
Failed of adoption by a yea and nay vote:-
Yeas 1; Nays 6; Absent 0; Present 2.
Attest:- Paul E. Healy, City Clerk.

A True Copy:-

ATTEST:-

A handwritten signature in cursive script, reading "Paul E. Healy".

Calendar

Order #26

#4

5/188

C. Wylie re: recommending to C. Lansing
Fair to comply with Townhouse Zoning Amend-
ment for his proposed development at Fresh
Pond Place.

In City Council,

April 2, 1979

CHARTER RIGHT BY COUNCILLOR SULLIVAN 4/2/79

C.W. 4/9/1979

Forward of Adoption-

1-6-02

Roll Call Vote