March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

Good faith negotiations with the developer of the two principal parcels of concern have commenced. We are optimistic that an agreement can be reached in the near future which would assure appropriate transitions between the proposed commercial and existing residential uses and would allow the present and future residents of the area to share in the benefits of the proposed commercial development.

Thank you for your consideration of this request.

Respectfully submitted,

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Margaret Lauer (original petition signer)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Manuel A. Flemea
President of MTC/WE.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Jacqueline Carroll
(original petition signer)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

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Thank you for your consideration of this request.

Respectfully submitted,

Everett H Colbyrne
(original petitioner signed)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

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Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Jeffrey MacManus
(original petition signer)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

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Neighborhood Four

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Respectfully submitted,

Clifford Truesdell

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Richard Vickers
45 Cherry St.
Camb. 02139

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Mark A. White
45 Cherry St.
Cambridge, MA
02139

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

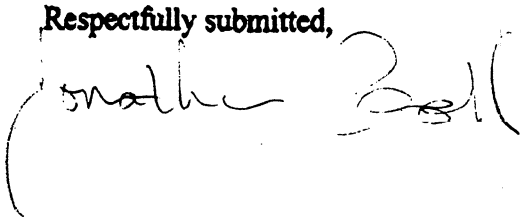
Dear Mayor Duehay and Honorable Members of the City Council:

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Respectfully submitted,



March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
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Thank you for your consideration of this request.

Respectfully submitted,

Nathan L. Williams
Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Barry Zevin

BARRY ZEVIN
67 Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Ron Joaquini

61 Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Sharon Joaquim
61 Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Helen Rose
227 Broadway

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,



Christopher Davis
227 Broadway

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

David Small

David Small
232 Broadway

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

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Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Ralph H. Boyle
20 Market St
Cambridge Mass 02139-1523
617 - 864 - 9145

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Jacqueline Lowen
150 Harvard Street #12
Cambridge, MA 02139

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Donald Harding

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

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Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

George FERNANDAS
ORIGINAL PETITION SIGNER
Robert P. Walter

THE BULFINCH COMPANIES, INC.
SINCE 1936

Investment Real Estate

Executive Offices:
25 New Chardon Street, Boston, MA 02114-4771
Tel: (617) 720-4000 Fax: (617) 720-4001 E-Mail: eds@bulfinch.com

Regional Offices:
3295 River Exchange Drive, Suite 150, Norcross, GA 30092-4220
Tel: (770) 368-4105 Fax: (770) 368-4107

Eric D. Schlager – Chief Executive Officer

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The Bulfinch Companies, Inc., as prospective developers of 205 Broadway and 210 Broadway, respectfully requests that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four which includes 205 Broadway and 210 Broadway.

Good faith negotiations with representatives of Neighborhoods Three and Four have commenced. An offer to the community has been made in the form attached. We feel that such an agreement would assure appropriate transitions between the proposed commercial and existing residential uses and would allow the present and future residents of the area to share in the benefits of the proposed commercial development.

Thank you for your consideration of this request.

Respectfully submitted,

The Bulfinch Companies, Inc.
By: _____

The McKinnon Company, Inc.
By: _____
Richard E. McKinnon
Consultant to The Bulfinch Companies, Inc.

THE BULFINCH COMPANIES, INC.
SINCE 1956

Investment Real Estate

BULFINCH REDEVELOPMENT OF 205 – 210 BROADWAY CAMBRIDGE, MA

SUMMARY OF DEVELOPMENT CONTROL & $1,060,000 COMMUNITY BENEFITS PACKAGE

Bulfinch proposes to develop the properties located at 205 Broadway and 210 Broadway as follows:

(i) The CDM Building (to be built), at 205 Broadway, 180,000 sf;

(ii) The re-leasing of 205 Broadway, an existing 38,000 sf building; and

(iii) A to be built approximately 95,000 sf building at 210 Broadway.

(iv) An agreement to proceed with a building plan that is approximately 220,000 sf less than present zoning allows and that conforms to specified design standards.

In connection with the permitting, construction, and occupancy of the foregoing on mutually agreeable terms, the following community benefits will be implemented:

I. **Bulfinch Area 4 Educational/Job Training Program**

(a) Summer internship program in the engineering industry for 4 students.

(b) Summer internship program in the real estate industry for 2 students.

(c) Summer internship program in the accounting industry for 2 students

II. **Creation of a $25,000 Computer Training Center for Area Four Neighborhood Residents**

(a) Purchase of computer equipment

(b) Installation of high speed Internet connection.

(c) Installation in an Area 4 school or community center.

(d) Implementation of training program.

III. **Land Donation of $275,000 Parcel for Area 4 Park, Housing, or Recreation**

(a) Land Donation. A 6,500 sf portion of 210 Broadway donated to the Neighborhood Association for use as a park, recreational facility, or housing representing a value of $275,000.

IV. **Bulfinch Area 4 Community Reinvestment Fund - $760,000 Cash Contribution**

(a) $360,000 cash payments to a community trust.

(b) $400,000 in cash payable $20,000 per year for 20 years for job internships.

(c) Uses at the discretion of a board jointly agreed to by the Community, Bulfinch, and CDM.

THE BULFINCH COMPANIES, INC.
SINCE 1936

Investment Real Estate

DEVELOPMENT CONTROLS

AND

COMMUNITY OUTREACH PROGRAM

FOR

CAMBRIDGE PLACE

WHEREAS, THE BULFINCH COMPANIES, INC. ("Developer"), and the AREA FOUR NEIGHBORHOOD ASSOCIATION, INC., acting by and through Jacqueline Carroll as the first petitioner under the Carroll Petition hereinafter defined and/or other designated community representatives (the "Neighborhood Association"), desire to establish appropriate development controls and to organize and focus the civic and charitable efforts of Developer in connection with a planned office development at 205 Broadway and 210 Broadway (the "Land") expected to include renovation of the existing single story approximately 38,000 square foot building at 205 Broadway, development of a new 180,000 square foot building on the current parking area at 205 Broadway, and development of a new 95,000 square foot building on the vacant parcel known as 210 Broadway, more specifically described and limited below (collectively, the "Project"), in order to maximize the benefits of good corporate citizenship and a good neighbor policy for the community.

NOW, THEREFORE, Developer hereby agrees with the Neighborhood Association to implement the following Development Controls and Community Outreach Program for the Project (the "Program").

Section I: MANDATORY PROGRAM ELEMENTS

The mandatory program elements of the Community Outreach Program include community benefits of over $1,000,000 calculated as follows:

* $360,000 donated to a community trust;
* $275,000 of land value;
* $400,000 for job internships paid over 20 years;
* $25,000 for a computer training program; and
* design provisions and reduction in the scale of development of undetermined value.

Developer agrees with the Neighborhood Association to make the following donations, and carry out the following obligations, upon issuance of certificates of occupancy for the entire Project except as otherwise specified below.

1.1 Area Four Neighborhood Trust. Developer shall make donations of $360,000 to a charitable trust designated by the Neighborhood Association with the approval of the Developer (the "Trust") for the purpose of neighborhood improvements, such as housing or recreational facilities, or for promoting educational and job training opportunities for Area Four Neighborhood residents. The donations shall be made by the Developer on the following schedule:

* $75,000 upon issuance of a building permit for a new building at 205 Broadway;
* $25,000 upon issuance of a building permit for a new building at 210 Broadway;
* $200,000 upon issuance of a certificate of occupancy for a new building at 205 Broadway; and
* $60,000 upon issuance of a certificate of occupancy for a new building at 210 Broadway.

1.2 Computer Training Program. Developer will donate $25,000 to the Trust for the purpose of purchasing computer equipment and establishing in a local school or community center a computer training program for Area Four Neighborhood residents.

1.3 Donation of Land for Community Purposes. Developer will deed to the designee of the Neighborhood Association an approximately 6500 square foot parcel of land at the rear of 210 Broadway abutting Harvard Street, more particularly described on Exhibit A (the "Community Land"), which was recently acquired by the Developer at a pro-rata cost of approximately $275,000. The Community Land will be conveyed for park purposes, or, at the election of the Neighborhood Association, for the purpose of constructing affordable housing or a gymnasium. Developer shall reserve the right to maintain the Community Land, and to grant design approval for any proposed construction on the Community Land. This conveyance and the use of the Community Land shall be subject to any subdivision or other approvals required from the City of Cambridge.

1.4 Restriction of Development Rights on 205 Broadway. Notwithstanding the current Industrial B zoning classification of 205 Broadway allowing buildings to be constructed to up to 120 in height, and a providing a floor area ratio of 4.0 allowing up to 310,000 square feet of new development on 205 Broadway, the deed to the Community Land shall restrict the development of 205 Broadway so that (i) any future redevelopment of the area now occupied by the one story building may not be developed to greater than two stories in height; and (ii) the "gross floor area," as that term is defined by Article 2 of the Cambridge Zoning Ordinance, of the new building to be constructed on the remaining portion of 205 Broadway shall not be more than 180,000 square feet.

1.5 Restriction of Development Rights on 210 Broadway. Notwithstanding the current Industrial A-2 zoning classification of 210 Broadway providing a floor area ratio of 4.0 allowing the

construction of up to 186,588 square feet of new development on 210 Broadway, the deed to the Community Land shall restrict the "gross floor area" of the new building to be constructed on the portion of 210 Broadway to be retained by Developer to not more than 95,000 square feet.

1.6 Specific Design Requirements for 205 Broadway. The new office building to be constructed at 205 Broadway will include a setback from Broadway. In addition, the design of the new office building at 205 Broadway will include one level of below grade parking, at substantial additional cost to Developer, so that the building may include additional setbacks of upper level floors to open up the upper levels and mitigate the canyon effect along Broadway. The new office building at 205 Broadway will also include an on-site circulation and drop-off area facing Hampshire Street, requiring a curb cut from the Cambridge City Council and providing an additional setback of the building from Hampshire Street.

1.7 Specific Design Requirements for 210 Broadway. The new office building to be constructed at 210 Broadway will include a setback from Broadway. In addition, the new office building at 210 Broadway will include a setback of upper levels from Morse Street to provide a more appropriate transition of the building to the residences along Morse Street. The new office building at 210 Broadway will also have a natural buffer from the residential neighborhood on Harvard Street created by the Community Land to be deeded to the designee of the Neighborhood Association.

1.8 Job Internships. The Community Coordinator for Developer, described in Section II below, shall endeavor to find qualified and interested students within the Area Four Neighborhood for placement in the following job training opportunities, and shall provide funding for such internships as necessary, up to $20,000 annually for twenty years, in consultation with the Neighborhood Association:

* four summer internships in the engineering field;
* two summer internships in the real estate field; and
* two summer internships in the accounting field.

Any unexpended excess in the $20,000 annual Job Internship fund during this twenty year period shall be donated by the Developer annually to the Trust.

1.9 Compliance Verification. In addition to the financial assistance provided by the Developer to the Neighborhood Association in connection with entering into this agreement, the Developer will provide $5,000 to the Neighborhood Association upon execution of this agreement for the purpose of verifying Developer compliance with the Mandatory Program Elements set forth in Section I of this agreement.

Section III: PROCEDURES

3.1 During the process of refining the design of the Project's exterior components, the Developer and the designees of the Neighborhood Association shall meet periodically to review architectural presentations of, and engage in discussions about, exterior design details. The design review process shall continue for each component of the Project as appropriate until a building permit is issued for that Project component. During the design review process, the Developer shall consider incorporation into the Project design any suggestions accepted by the Project Occupants and as to which Neighborhood Association consensus has been reached.

3.3.2 Prior to issuance of any building permit for the Project, Developer shall notify the Neighborhood Association of the name, business address and telephone number of the person designated as the Community Coordinator.

3.3 Prior to the initial occupancy of any portion of the Project, representatives of Developer shall meet with representatives of the Neighborhood Association for the purpose of discussing and agreeing upon the methods and procedures for the implementation of the provisions of this Program. Such meeting (the "Pre-Occupancy Conference") shall also be attended by the Community Coordinator.

3.4 Prior to the start of occupancy by any Project Occupant, the Community Coordinator shall meet with representatives of such Project Occupant for the purpose of educating the Project Occupant about the opportunities for civic and charitable giving, and the good faith commitments of Developer under the Program.

3.5 Periodically after occupancy of the Project, the Community Coordinator will contact Project Occupants in an effort to document, coordinate, and encourage programs of civic and charitable giving by Project Occupants aimed at benefitting the Area Four Neighborhood residents.

Section IV: SPECIFIC ENFORCEMENT OF THIS AGREEMENT AND THE PROJECT PLAN

4.1 The Neighborhood Association agrees to request the Cambridge City Council and Cambridge Planning Board that the Carroll Petition to rezone 205 Broadway and 210 Broadway to the Office-1 zoning district (the "Carroll Petition") not be acted upon by the Cambridge City Council. As long as Developer is pursuing construction of the Project in accordance with the Development Controls and Community Outreach Program set forth in this agreement, the Neighborhood Association will oppose any petition to rezone the Land, and will support the Project and cooperate with the Developer in connection with the issuance or amendment of any governmental permits or approvals required for the Project. For example, if requested by the Developer to do so, members of the Neighborhood Association will speak in favor of the

Section II: VOLUNTARY PROGRAM ELEMENTS

2.1 Developer will work with the Neighborhood Association and the Cambridge School Department in their efforts to secure a gymnasium for use by children of the Maynard School, Area Four Neighborhood residents, and others.

2.2 Developer shall use good faith efforts, as set forth in this Program, to promote, among the lessees and occupants within the Project (the "Project Occupants"), programs of civic and charitable giving and the provision of in-kind services and facilities that will extend the benefits of the Project to Area Four Neighborhood residents.

2.3 Developer and the Neighborhood Association recognize that the opportunities for civic and charitable giving are many and varied, are voluntary, and often result from increased awareness of the needs of the community on the part of facility owners and lessees. The Neighborhood Association and Developer agree to cooperate to identify ways in which the Project and its owners, lessees, and occupants can responsibly participate in voluntary civic and charitable activities benefitting the Area Four Neighborhood residents.

2.4 The Project presents a number of unique opportunities to serve the needs of the neighborhood, as well as Cambridge residents generally, through:

* substantial economic investment in the Area Four Neighborhood along Broadway;
* increasing the tax base of the City of Cambridge;
* creation of construction jobs through union construction; and
* creation and retention of permanent jobs in the City of Cambridge.

2.5 Cambridge-based businesses, such as Camp Dresser & McKee, which have a demonstrated track record of good corporate citizenship within the City of Cambridge, are expected to be among the Project Occupants. The goal of the Program is to identify and support charitable and civic connections among Project Occupants and neighborhood organizations, through contributions and the provision of in-kind services or facilities, which fulfill important needs of both the Area Four Neighborhood and Project Occupants. Such connections might include:

* additional provision of internships for job training;
* networking with local schools regarding job opportunities;
* corporate sponsorship of local athletic or civic events; and
* corporate participation in the Cambridge Main Street Program or similar civic programs.

2.6 Developer shall designate a Community Coordinator for Charitable Giving to help achieve the goals of the Program. The Community Coordinator may have other duties associated with the Project.

Project in public forums, and will indicate their written approval for applications for permits or approvals for the Project.

4.2 The terms of this agreement are intended to be specifically enforceable by the Neighborhood Association.

4.3 This agreement may be terminated by Developer by notifying the Neighborhood Association of Developer's intention to terminate in the event that: (i) the Neighborhood Association is in breach of its obligations hereunder; or (ii) the Carroll Petition is refiled, or any other petition to rezone the Land or any part thereof is filed, before all building permits required for the Project have been issued; or (iii) a governmental entity denies or declines to issue a permit or approval required for the Project; or (iv) a governmental permit or approval required for the Project is challenged in a legal proceeding; or (v) the Land or any part thereof is rezoned before certificates of occupancy are issued for the entire Project.

IN WITNESS WHEREOF, the undersigned have caused this Program to be executed under seal and delivered this ____ day of _____, 1998.

THE BULFINCH COMPANIES, INC.

By:_____
Name:
Title:

AREA FOUR NEIGHBORHOOD ASSOCIATION, INC.

By:_____
Jacqueline Carroll, as the first petitioner under the Carroll Petition

THE MCKINNON COMPANY, INC.

By: _____
Richard E. McKinnon
Consultant to The Bulfinch Companies, Inc.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

Good faith negotiations with the developer of the two principal parcels of concern have commenced. We are optimistic that an agreement can be reached in the near future which would assure appropriate transitions between the proposed commercial and existing residential uses and would allow the present and future residents of the area to share in the benefits of the proposed commercial development.

Thank you for your consideration of this request.

Respectfully submitted,

(original petition signer)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

Good faith negotiations with the developer of the two principal parcels of concern have commenced. We are optimistic that an agreement can be reached in the near future which would assure appropriate transitions between the proposed commercial and existing residential uses and would allow the present and future residents of the area to share in the benefits of the proposed commercial development.

Thank you for your consideration of this request.

Respectfully submitted,

Manuel A. Phemea
President of MTC/WE.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

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Thank you for your consideration of this request.

Respectfully submitted,

Jacqueline Carroll
(original petition signed)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Everett W Collymore
(original petitioner signed)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Jeffrey MacManus
(original petition signer)

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Clifford Truesdell

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Judith Vickers
45 Cherry St.
Camb. 02139

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Mark A. White
45 Cherry St.
Cambridge, MA
02139

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

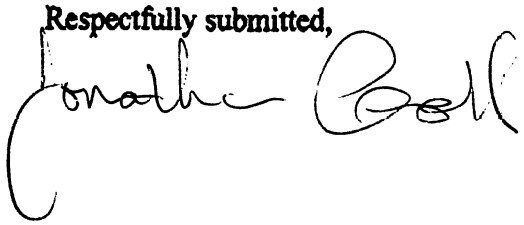
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Thank you for your consideration of this request.

Respectfully submitted,



March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Martin L. Williams
Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

BARRY ZEVIN
67 Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Ron Joaquini

61 Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

Sharon Joaquim
61 Hampshire St.

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

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Thank you for your consideration of this request.

Respectfully submitted,

Helen Rose
227 Broadway

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

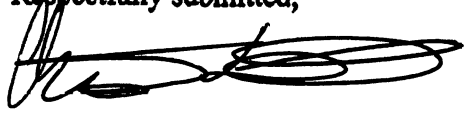
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Thank you for your consideration of this request.

Respectfully submitted,



Christopher Davis
227 Broadway

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

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Thank you for your consideration of this request.

Respectfully submitted,

David Small

David Small
232 Broadway

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

Ross H. Boyle
20 Market St
Cambridge Mass 02139-1523
617 - 864 - 9145

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

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Thank you for your consideration of this request.

Respectfully submitted,

Jacqueline Green
150 Harvard Street #12
Cambridge, MA 02139

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The undersigned interested persons from the Neighborhood Areas Three and Four respectfully request that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four.

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Thank you for your consideration of this request.

Respectfully submitted,

Donald Harding

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

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Thank you for your consideration of this request.

Respectfully submitted,

George FERNANDAS
ORIGINAL PETITION SIGNER
Robert P. Walter

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

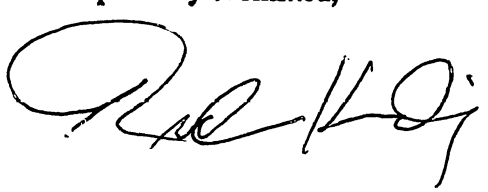
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Good faith negotiations with the developer of the two principal parcels of concern have commenced. We are optimistic that an agreement can be reached in the near future which would assure appropriate transitions between the proposed commercial and existing residential uses and would allow the present and future residents of the area to share in the benefits of the proposed commercial development.

Thank you for your consideration of this request.

Respectfully submitted,



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

February 17, 1998

To the Honorable, the City Council:

Subject: Carroll, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Office 1, Business A-1 and Residence C-1 districts.

Recommendation. The Planning Board recommends the following:

a. Adoption, without modification, of that portion of the petition that will create a Business A-1 district along Broadway between Moore Street and Clark Street (the area is currently zoned Residence C-1 and Business C);

b. Adoption, without modification, of that portion of the petition that will rezone to Residence C-1 one lot at the corner of Broadway and Windsor Street, currently zoned Business A.

c. Adoption, for that portion of the petition proposed to be rezoned to Office 1, of a newly created Special District 2 that has the regulations of the Office 1 district as its base requirements, with provisions for allowing by special permit the following:

(i). An increase in height from 35 feet to 70 feet.

(ii). An increase in FAR from 0.75 to 1.25.

(iii). A increase in the density of housing from one unit per 1200 square feet of lot to one unit per 900 square feet of lot.

(iv). A limited range of retail uses otherwise prohibited in office districts

(v). A waiver of the side yard requirements of the Office 1 district.

Reduction in the parking requirement is proposed as of right to that now required in the Industry B and Industry A-2 districts.

A revised text is enclosed reflecting the proposed modifications recommended by the Planning Board.

Findings

1. The single lot zoned Business A at the corner of Broadway and Windsor Street is currently an accessory parking lot serving an multifamily structure across Windsor Street. Should the lot ever be redeveloped, it should only be for residential uses. The site is inappropriate for development of a new commercial use. The proposal in the petition to rezone this lot to Residence C-1 in appropriate.

2. In the block along Broadway between Moore Street and Clark Street, one half the frontage is already devoted to retail use. Those uses are now zoned, however, for residential use only, making the retail stores present there now non conforming. Three lots now used for residentially used are, however, zoned for moderate density commercial activity. The proposed rezoning of all lots to the neighborhood retail district designation of Business A-1 would more accurately reflect the actual uses existing now, would make all existing uses conforming, and would actually reduce the density of development permitted on the several lots now zoned for commercial use (currently a Business C district). The rezoning proposed in the petition, to a Business A-1 district, is appropriate.

3. For that portion of the petition that would rezone several large, underdeveloped lots from their current Industry B, Industry A and Industry A-2 zoning designations to Office 1, the Planning Board recommends some significant modifications while respecting the basic objectives of the petition.

4. The area proposed in the petition to be rezoned to Office 1 is at the edge of the high density commercial and industrial development centered at Kendall Square. It is also immediately adjacent to very low density residential neighborhoods, often separated from those neighborhoods by narrow roads no more than 30 feet wide. It is across this area that an adequate transition of building scale and density, and of uses, must be instituted between those two extremes of development. The existing Industry B, Industry A and Industry A-2 districts provide no transition at all; rather they juxtapose the most dense FAR allowed in the city (4.0), building heights of up to 120 feet, and the most intense range of industrial uses allowed in any zoning district in the city, against two and three story houses barely thirty feet away.

5. The petition's proposal of an Office 1 district for this critical area provides this necessary transition by requiring commercial development to be at a scale and density similar to that allowed in the adjacent residential district. A wide range of potentially intrusive industrial and retail uses are prohibited. Therefore, the Planning Board finds that the Office 1 district's use and dimensional requirements serve as an effective starting point for fashioning an appropriate transitional zoning district for this area.

6. For the Planning Board, however, two factors suggest that some modest additional development might be allowed within this Office 1 district area if there were careful review of any resultant building plans: (1) the difference between what is currently allowed in terms of density and building height and what would be allowed in an Office 1 district is extraordinarily great and a great burden on property owners, and (2) existing buildings of great height and density already exist immediately adjacent to the area proposed to be rezoned. A more graceful physical transition between these existing buildings and any new development might be achieved with slightly greater density and height while respecting both the interests of current property owners and those of the residential neighborhood.

7. To that end the Planning Board has recommended that a new Special District 2 be created (no existing zoning district has the range of provisions that adequately meet the needs of this particular area). The Special District 2 would employ the Office 1 district proposed in the petition as the base set of as of right regulations. Somewhat greater height, FAR and other flexible provisions outlined above in the **Recommendation** would be granted by special permit if their use could be demonstrated to provide protection to the residential neighborhood equal to that of the Office 1 district at critical locations at the residential edges of the affected area.

Respectfully submitted for the Planning Board,

Paul Dietrich, Chairman

Planning Board Recommendation - Carroll, et al Zoning Petition

Revised Text

A. Amend the Text of the Zoning Ordinance of the City of Cambridge as described below.

In Article 17.000, create a new Section 17.20 to read as follows:

17.20 - Special District 2

17.21 - Scope and Purpose. This Section 17.20 regulates development within the Special District 2 as shown on the Zoning Map of the City of Cambridge. Except as herein provided in this Section 17.20, all requirements of, and regulations applicable to, the Office 1 District shall apply equally to the Special District 2. It is the intent of this Special District 2 to provide a use and physical transition between the high density office and industrial development in Kendall Square and the low density residential development along adjacent neighborhood streets.

17.22 - Permitted Uses. Uses permitted in the Office 1 District shall be equally allowed in the Special District 2, except that the following additional uses as set forth in Section 4.35 - Retail Business and Consumer Service Establishments, shall be permitted by special permit: 4.35 a-e and f1. In granting a special permit for uses allowed by special permit in this Special District 2, and the Office 1 district as set forth in Section 4.35, the following limitations and conditions shall apply:

a. The use shall be located only on the first floor or the basement of a building having two or more stories.

b. All public entrances to a retail establishment shall front directly onto Broadway and may not be located on any lot or portion of a lot lying west of the centerline of Moore Street or its northerly extension.

17.23 - Dimensional Regulations. The Dimensional Regulations of the Office 1 district shall apply except as modified in this Section 17.23.

17.23.1 - Maximum FAR. The FAR applicable on a lot may be increased to 1.25 by special permit from the Planning Board.

17.23.2 - Maximum Height. The maximum height may be increased to 70 feet by special permit from the Planning Board.

17.23.3 - Minimum Lot Area per Dwelling Unit. The minimum lot area per dwelling unit may be reduced to 900 square feet by special permit from the Planning Board

17.23.4 - Yard Requirements. The minimum side yard may be waived by special permit from the Planning Board.

17.23.5 - Standards for Issuance of a Special Permit.

In granting a special permit for dimensional relief or for additional retail uses in the district, the special permit granting authority shall be guided by the following:

a. The amount, scale, and height of building proposed is shifted away from the critical edges of the site adjacent to neighborhood residential development, low density residential district lines, or public parks; shadows cast on existing residential development is reduced from that development that would be permitted as of right.

b. Increased height or waiver of side yard setbacks permits the provision of greater setbacks adjacent to neighborhood residential development, low density residential district lines, or public parks than would otherwise be provided; increased height permits a more effective transition between the proposed development and existing adjacent larger-scaled development; increased height and gross floor area is located adjacent to Broadway or to existing large scale development on nearby lots.

c. Increased height facilitates the provision of on- site green area and open space

d. The location, type and quantity of retail use is such that negative impacts on nearby residential streets, in terms of service vehicular activity, pedestrian or vehicular customer traffic, glare of accessory signs, management of trash and waste, and other similar matters is limited; the types of retail activity proposed may provide services to the adjacent residential neighborhood.

e. Where additional gross floor area is permitted, access to parking and loading facilitates is located where it minimizes any impact on adjacent residential development; surface parking lots are located away from existing residential development or are substantially screened from view from that residential development; accessory parking is provided underground or within structures and is adequately screened from view from public ways and residential lots; parking on the first or second floor of a building is designed so as to be screened in part ~~from view from public~~ ways ~~and residential neighborhoods by~~ active retail or office uses.

17.24 - Off Street Parking and Loading requirements. The quantity of off street parking and loading required in this Special District 2 shall be as specified in Article 6.000 for uses in Residence C-3, Office 3, and Industry B zoning districts.

B. Amend the Zoning Map of the City of Cambridge by doing the following.

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation **Special District 2**, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to a **Special District 2** designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the northeasterly extension of the centerline of Clark Street;

1.1 Thence proceeding in a westerly direction along the northeasterly extension of the centerline of Clark Street and the centerline of Clark Street and its southwesterly extension to its intersection with the centerline of Broadway, a distance of approximately 400 feet;

1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;

1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;

1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;

1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;

1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;

1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly projections to its intersection with the centerline of Hampshire Street, a distance of approximately 280;

1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the easterly extension of the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.
Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

2. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street Broadway to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the side lot line of Lot #91, and its southwesterly extension, its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

Affected properties

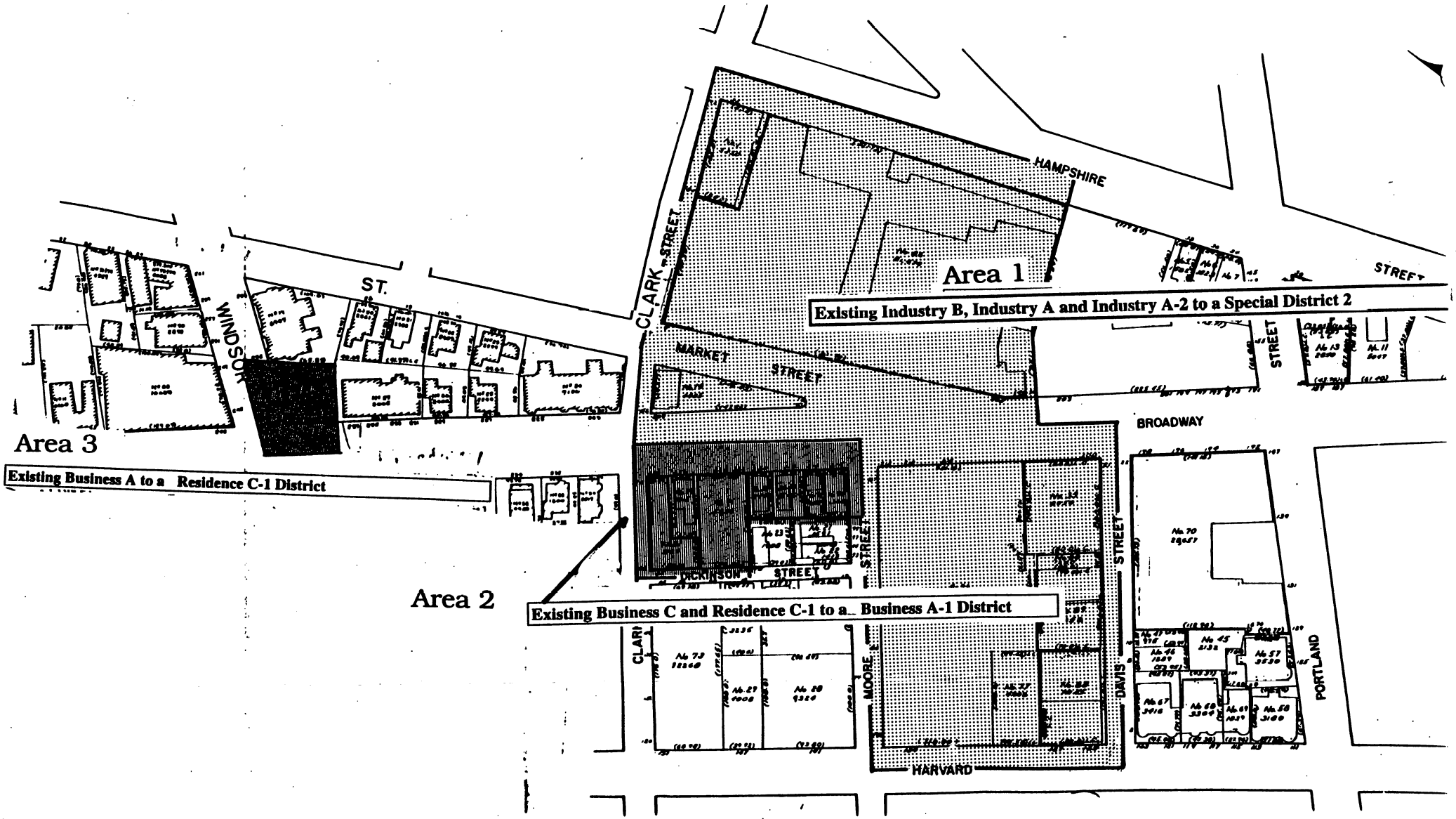
2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

3. Delete the zoning district designations Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.
Even number 242 Windsor Street.

Planning Board Recommendation - Carroll Petition
Map of Proposed Districts



3.

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139
TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

March 2, 1998

To The Honorable, The City Council:

I am hereby transmitting for your consideration, a Planning Board recommendation on the Carroll, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Office 1, Business A-1 and Residence C-1 districts.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #3

Relative to a Planning Board recommendation on the Carroll, et al Petition to rezone some or all of Industry B, Industry A, Industry A-2, Business C, Business A and Residence C-1 districts located west of Portland Street to Office 1, Business A-1 and Residence C-1 districts.

In City Council March 2, 1998

Referred to *the petition*

City of Cambridge

The Ordinance Committee held a public hearing on December 11, 1997, beginning at 8:30 p.m. in the Sullivan Chamber for the purpose of considering proposed amendments to the zoning in Area IV.

Present at the hearing were Councillor Duehay, Chair of the Committee, Councillor Kenneth E. Reeves, and City Clerk D. Margaret Drury. Also present were Susan Schlesinger, Assistant City Manager for the Community Development Department, Nancy Glowa, First Assistant City Solicitor and Lester Barber, Director of Land Use and Zoning, Community Development Department.

Councillor Duehay convened the hearing and explained the purpose and the procedure. He invited the proponents of the proposal to make a presentation.

Jacqueline Carroll, 36 Market Street, petitioner, stated that one of the most important reasons for the petition is protection of neighborhood continuity for the part of the neighborhood closest to Kendall Square. She provided some history of the neighborhood struggle to prevent the encroachment of Kendall Square. Residents are frightened and apprehensive. They are willing to sit down and talk. They realize that there is always room for compromise but they do not want to lose their neighborhood.

Julia Gregory, 11 Market Street, petitioner, stated that the current zoning does not make sense. There is a residential zone abutting an industrial zone with no transitions. Residents have been trying to look at the neighborhood's transitional areas, to have anchors in the community that connote that this is a neighborhood. Progress has been made. This proposal is dramatic, but it will correct the current "hodgepodge" of inappropriate zoning.

Councillor Reeves noted the enormous problems with Kendall Square and commended the petitioners for their efforts to protect its neighborhood. He stated that he supports the petition wholeheartedly.

Ms. Schlesinger noted that the Community Development Department has done a great deal of work in conjunction with the neighbors to look at the zoning in this neighborhood to update it in a way that fits the existing character.

Councillor Duehay then invited public testimony in support of the petition.

John Pitkin, 18 Fayette Street, stated that he is hopeful that the issue of proper transitions will be dealt with comprehensively in the near future. In the meantime, he is happy to support proper transitions in zones at risk. He strongly supports this petition and urges adoption.

Philip Dowds, 48 Banks Street, stated that as a practicing architect, he sees zoning maps for cities and towns all over New England. Cambridge is an extreme example of a city that has uses all jumbled together "cheek by jowl" uses that many communities believe are incompatible and try to separate. To him, in Cambridge the question is how to mitigate. In 1989 the Yanow petition proposed protections for this area, and the City Council took no action. The citizens are trying to tell the City Council that its zoning does not work any more, and that it's time to take action. He urged passage of the Carroll petition or something like it and jump-starting a citywide comprehensive rezoning.

Washington Taylor, 7 R.C. Kelley Street, spoke in support of the petition.

Councillor Duehay then invited testimony in opposition to the petition.

Bruce Cohen, 112 Central Street, Somerville, stated that he is the owner of 200 Broadway. He said that downzoning every ten years in unfair.

Barry Zevin, 67 Hampshire Street, stated that he is in favor of downzoning but that the current proposal will not properly protect the neighborhood; .75 FAR is not appropriate. A very low FAR will not generate usable public open space.

Martin Healey, Esq., 20 Meredith Place, Needham, stated that he represents CCI Realty Trust, which just recently purchased 210 Broadway, based on the existing zoning, which would allow a six story building. CCI Realty Trust wants to do sensitive responsible development and is concerned that this petition may go too far yet not accomplish its objectives. There are already some transition areas; and this area is not all a residential area. For 17 years there has been a large parking lot on the site.

Councillor Reeves asked if Mr. Healey represented CCI at the time of purchase. Attorney Healey answered in the affirmative. Councillor Reeves asked if they knew of the zoning petition at the time of the sale. Attorney Healey answered in the affirmative.

Councillor Reeves moved referral to the full City Council without recommendation. The motion passed without objection.

The hearing was adjourned at 9:10 p.m.

For the Committee,

Councillor Francis H. Duehay
Chair

Comparison of Dimensional Changes
Carroll Petition

Area 1a - Industry B to Office 1

(area bounded by Broadway, Hampshire, Clark and Market Streets)

Industry B existing	4.0 FAR	120 ft.
	Uses: Industry, office, R&D, retail	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 1b - Industry A-2 to Office 1

(area bounded by Broadway, Moore, Harvard, and Davis Streets)

Industry A-2 existing	4.0 FAR	70 ft.
	Uses: Industry, office, R&D, retail, housing	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 1c - Industry A to Office 1

(area bounded by Broadway, Market and Clark Streets)

Industry A existing	2.0 FAR	85 ft.
	Uses: Industry, office, R&D, retail	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 2 - Business C and Residence C-1 to Business A-1

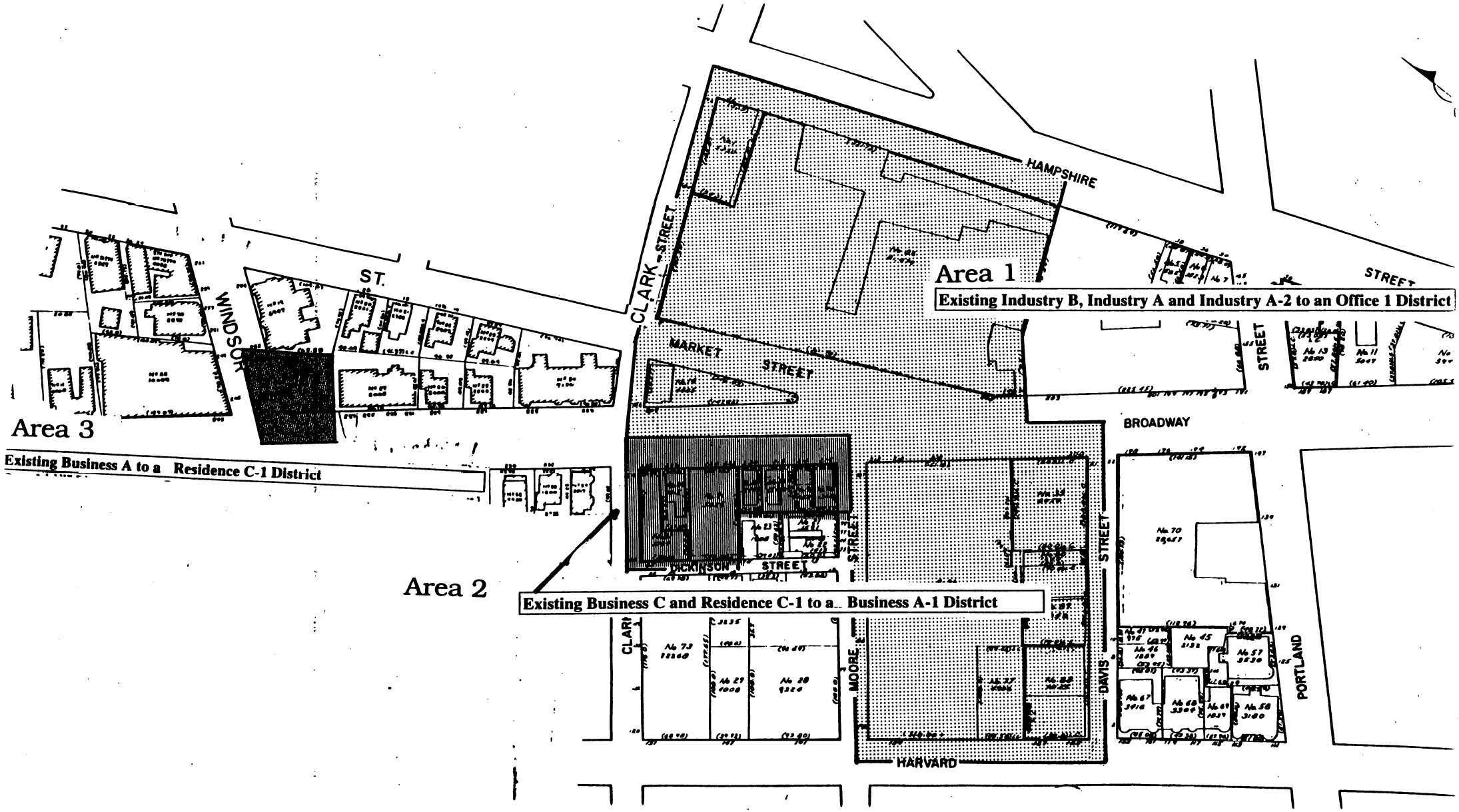
(area bordering Broadway between Clark and Moore Streets)

Business C existing	2.0 FAR	55 ft.
	Uses: Office, R&D, retail, housing	
Residence C-1 existing	0.75 FAR	35 ft.
	Uses: Housing	
Business A-1 proposed	1.0 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 3 - Business A to Residence C-1

(area bordering Windsor St. and Broadway)

Business A existing	1.0/1.75 housing FAR	35/45 ft.
	Uses: Office, R&D, retail, housing	
Residence C-1 proposed	0.75 FAR	35 ft.
	Uses: Housing	


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a... Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE
STREET
CLARK STREET
MARKET STREET
WINDSOR ST.
PICKINSON STREET
BROADWAY
DAVIS STREET
MOORE
HARVARD
PORTLAND

GOLDSTEIN & MANELLO, P.C.

Counsellors at Law

RECEIVED BY
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97 DEC 12 PM 4:34
CAMBRIDGE MA.

JEFFREY L. MUSMAN
Direct Line: 617-946-8122
jmusman@gmlaw.com

December 12, 1997

BY HAND

D. Margaret Drury
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Down Zoning Petition of Jackie Carroll

Dear Ms. Drury:

This office represents TFS Broadway Limited Partnership [f/k/a Morningstar Limited Partnership (Tofias)], the owner of the property at 205-207 Broadway, Cambridge, Massachusetts [(Lot 86 on Assessor's Map 42 (the "Tofias Parcel)], being, we believe, the single largest parcel of land included within the Down Zoning Petition of Jackie Carroll, et al. (the "Carroll Petition") to amend the Zoning Map by deleting "Industry B, Industry A and Industry A-2" and substituting "Office 1"; deleting "Business C and Residence C-1" and substituting "Business A-1"; and deleting "Business A" and substituting "Residence C-1" in the areas bounded by Hampshire Street; Clark Street; Market Street; Broadway; Davis Street; Moore Street; Harvard Street; Dickinson Street, and Windsor Street in Area IV.

A Public Hearing on the Carroll Petition was scheduled by the Ordinance Committee of the City Council on Thursday evening, December 11, 1997 (the "Committee Hearing"). By this letter, Tofias formally objects to the manner in which the Committee Hearing was conducted and requests that this letter be made part of the official records of those proceedings. Last evening, I was in attendance at the Committee Hearing, together with two of my clients who are partners in Tofias and are principals and directors of Tofias, Fleishman and Shapiro Co., P.C., its affiliated entity which occupies the Tofias Parcel. While ample opportunity was

provided to those speaking in support of the Carroll Petition, no similar accommodation was provided to those speaking in opposition. Indeed, the Public Hearing was halted and the matter referred to the full counsel, literally,. as I stood at the microphone and before I, or either of my clients (or perhaps others), could speak.

Please, therefore, accept this letter as a written statement of Tofias in opposition to the Carroll Petition (Tofias earlier filed with your office its formal protest to the proposed zoning changes pursuant to M.G.L. Ch. 40A, §5).

The Carroll Petition proposes to change the zoning classification to the Tofias Parcel from Industry B to Parcel 1. The Tofias Parcel is a 86,747 sq. ft. parcel on which there presently is constructed an approximately 39,000 sq. ft. single-story building. The proposed changes would affect the Tofias Parcel in a manner perhaps greater than the proposed changes to any other of the affected parcels.

At present, a building in an Industry B Zone could not exceed a height of 120 ft. The change would reduce the maximum permitted height to only 35'. The Carroll Petition would impose additional dimensional requirements on the use of the lot where none now exist in an Industry B Zone and, also, increase parking requirements. Most importantly, the Carroll Parcel seems to have been filed in a manner so as to affect an "extreme" by down zoning the Tofias Parcel to reduce the F.A.R. from what exists now in an Industry B Zone of 4.0 to a totally inappropriate level of .75 These changes have an obvious and substantial adverse impact on the use of the Tofias Parcel.

This parcel, which was once a foundry and then a manufacturing plant for decades, has been zoned "Industry B", and the classification reflects the fact that the area contains significantly different uses including a number of warehouse facilities. This is primarily a commercial rather than residential neighborhood.

Tofias is committed to Cambridge and committed over the foreseeable future. Its business has flourished in Cambridge and the accounting firm now employees approximately 150 people, many of whom are Cambridge residents. In more than a decade that Tofias has been a resident here, it has been a good neighbor -- it has supported the community both with its tax dollars and in other civic and charitable ways; it has always been respectful of the neighborhood within which it resides; and it is, in short, the very type of company which the City strives to attract and retain.

There is always a tug-and-pull between the interests of the business community and the residential neighborhoods which are affected by those businesses -- perhaps, some transitional zoning is appropriate for this area, but there is a question of degree with the current petition. The Carroll Petition is a "radical down zoning" which seems to have been put forth without any significant municipal planning or analysis

to determine the long-term impacts on the affected property owners, the neighborhoods or the City, as a whole, and its long-term goals and plans.

Tofias is not unmindful of the concerns of the neighborhood but strongly believes that the Carroll Petition is an unwarranted, extreme measure.

Thank you.

Very truly yours,

Jeffrey L. Musman

cc: Mr. Allan Tofias
Mr. Paul Sienkiewicz
Mr. Stephen Hochberg
Mr. Harvey Fleishman
Martin R. Healy, Esq.

#67698--City Clerk--12/12/97

Committee Report #3

A report from Councillor Francis H. Duehay, Chair of the Ordinance Committee, for a meeting held on December 11, 1997 for the purpose of considering proposed amendments to the Zoning Ordinance in Area IV.

In City Council December 22, 1997

Report Accepted,
Passed to a Second
Reading.
Published in Chronicle
January 1, 1998.

THE BULFINCH COMPANIES, INC.
SINCE 1936

Investment Real Estate

Executive Offices:
25 New Chardon Street, Boston, MA 02114-4771
Tel: (617) 720-4000 Fax: (617) 720-4001 E-Mail: eds@bulfinch.com

Regional Offices:
3295 River Exchange Drive, Suite 150, Norcross, GA 30092-4220
Tel: (770) 368-4105 Fax: (770) 368-4107

Eric D. Schlager – Chief Executive Officer

March 2, 1998

Cambridge City Council
City Hall
Cambridge, Massachusetts 02139

Re: Carroll Petition
Neighborhood Four

Dear Mayor Duehay and Honorable Members of the City Council:

The Bulfinch Companies, Inc., as prospective developers of 205 Broadway and 210 Broadway, respectfully requests that no action be taken on the Carroll Petition to rezone a portion of Neighborhood Four which includes 205 Broadway and 210 Broadway.

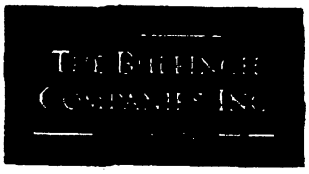
Good faith negotiations with representatives of Neighborhoods Three and Four have commenced. An offer to the community has been made in the form attached. We feel that such an agreement would assure appropriate transitions between the proposed commercial and existing residential uses and would allow the present and future residents of the area to share in the benefits of the proposed commercial development.

Thank you for your consideration of this request.

Respectfully submitted,

The Bulfinch Companies, Inc.
By: _____

The McKinnon Company, Inc.
By: _____
Richard E. McKinnon
Consultant to The Bulfinch Companies, Inc.



Investment Real Estate

BULFINCH REDEVELOPMENT OF 205 – 210 BROADWAY CAMBRIDGE, MA

SUMMARY OF DEVELOPMENT CONTROL & $1,060,000 COMMUNITY BENEFITS PACKAGE

Bulfinch proposes to develop the properties located at 205 Broadway and 210 Broadway as follows:

(i) The CDM Building (to be built), at 205 Broadway, 180,000 sf;

(ii) The re-leasing of 205 Broadway, an existing 38,000 sf building; and

(iii) A to be built approximately 95,000 sf building at 210 Broadway.

(iv) An agreement to proceed with a building plan that is approximately 220,000 sf less than present zoning allows and that conforms to specified design standards.

In connection with the permitting, construction, and occupancy of the foregoing on mutually agreeable terms, the following community benefits will be implemented:

I. **Bulfinch Area 4 Educational/Job Training Program**

(a) Summer internship program in the engineering industry for 4 students.

(b) Summer internship program in the real estate industry for 2 students.

(c) Summer internship program in the accounting industry for 2 students

II. **Creation of a $25,000 Computer Training Center for Area Four Neighborhood Residents**

(a) Purchase of computer equipment

(b) Installation of high speed Internet connection.

(c) Installation in an Area 4 school or community center.

(d) Implementation of training program.

III. **Land Donation of $275,000 Parcel for Area 4 Park, Housing, or Recreation**

(a) Land Donation. A 6,500 sf portion of 210 Broadway donated to the Neighborhood Association for use as a park, recreational facility, or housing representing a value of $275,000.

IV. **Bulfinch Area 4 Community Reinvestment Fund - $760,000 Cash Contribution**

(a) $360,000 cash payments to a community trust.

(b) $400,000 in cash payable $20,000 per year for 20 years for job internships.

(c) Uses at the discretion of a board jointly agreed to by the Community, Bulfinch, and CDM.

FIRST PUBLICATION NO. 2761

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

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

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

Passed to a second reading at the City Council Meeting held on December 22, 1997 and on or after January 5, 1998 the question comes on passing to be ordained.

ATTEST: - D. Margaret Drury, City Clerk

Comparison of Dimensional Changes
Carroll Petition

Area 1a - Industry B to Office 1

(area bounded by Broadway, Hampshire, Clark and Market Streets)

Industry B existing	4.0 FAR	120 ft.
	Uses: Industry, office, R&D, retail	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 1b - Industry A-2 to Office 1

(area bounded by Broadway, Moore, Harvard, and Davis Streets)

Industry A-2 existing	4.0 FAR	70 ft.
	Uses: Industry, office, R&D, retail, housing	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 1c - Industry A to Office 1

(area bounded by Broadway, Market and Clark Streets)

Industry A existing	2.0 FAR	85 ft.
	Uses: Industry, office, R&D, retail	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 2 - Business C and Residence C-1 to Business A-1

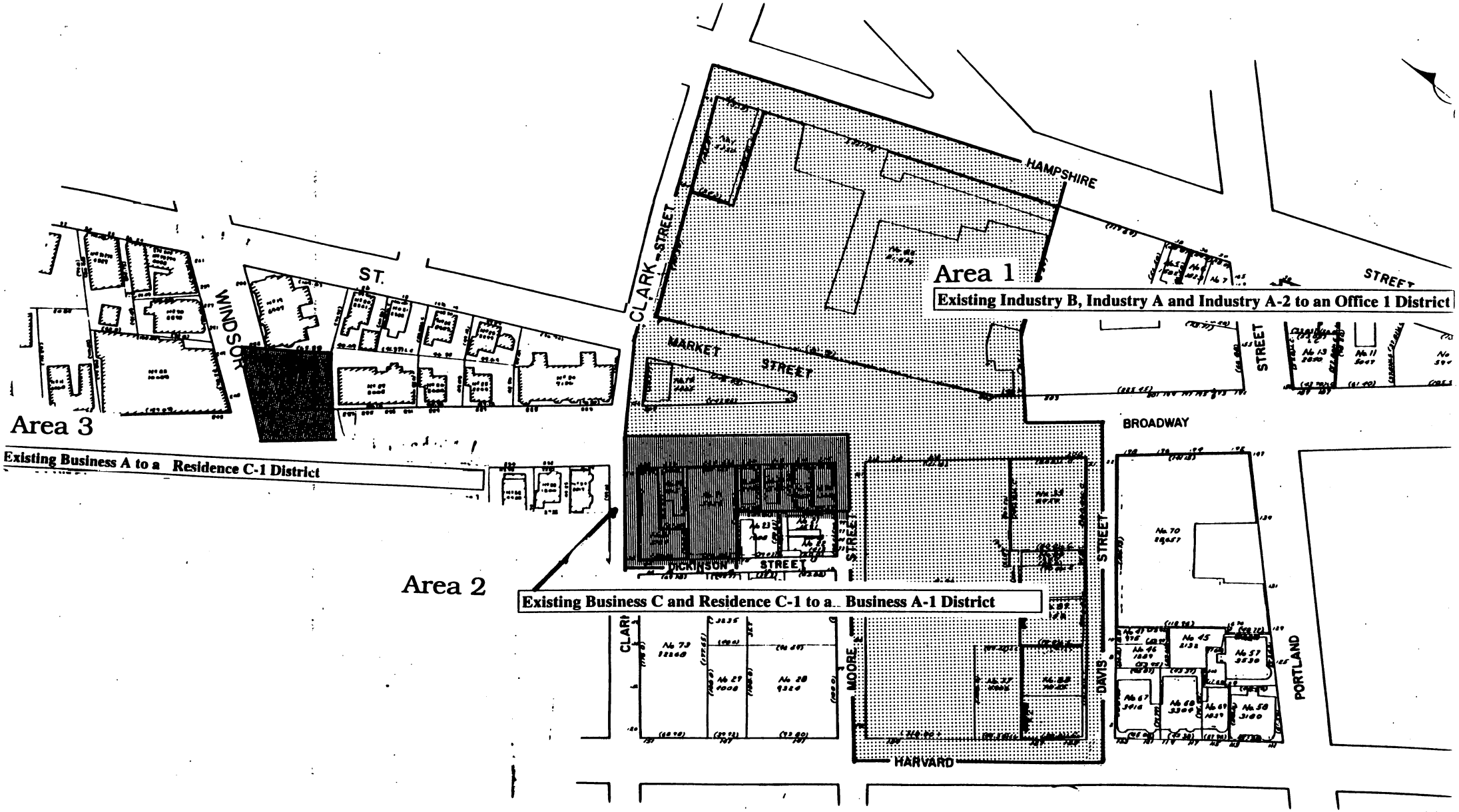
(area bordering Broadway between Clark and Moore Streets)

Business C existing	2.0 FAR	55 ft.
	Uses: Office, R&D, retail, housing	
Residence C-1 existing	0.75 FAR	35 ft.
	Uses: Housing	
Business A-1 proposed	1.0 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 3 - Business A to Residence C-1

(area bordering Windsor St. and Broadway)

Business A existing	1.0/1.75 housing FAR	35/45 ft.
	Uses: Office, R&D, retail, housing	
Residence C-1 proposed	0.75 FAR	35 ft.
	Uses: Housing	


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE
STREET
CLARK STREET
MARKET STREET
WINDSOR ST.
BROADWAY
DICKINSON STREET
DAVIS STREET
MOORE
HARVARD
PORTLAND

Comparison of Dimensional Changes
Carroll Petition

Area 1a - Industry B to Office 1

(area bounded by Broadway, Hampshire, Clark and Market Streets)

Industry B existing	4.0 FAR	120 ft.
	Uses: Industry, office, R&D, retail	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 1b - Industry A-2 to Office 1

(area bounded by Broadway, Moore, Harvard, and Davis Streets)

Industry A-2 existing	4.0 FAR	70 ft.
	Uses: Industry, office, R&D, retail, housing	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 1c - Industry A to Office 1

(area bounded by Broadway, Market and Clark Streets)

Industry A existing	2.0 FAR	85 ft.
	Uses: Industry, office, R&D, retail	
Office 1 proposed	0.75 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 2 - Business C and Residence C-1 to Business A-1

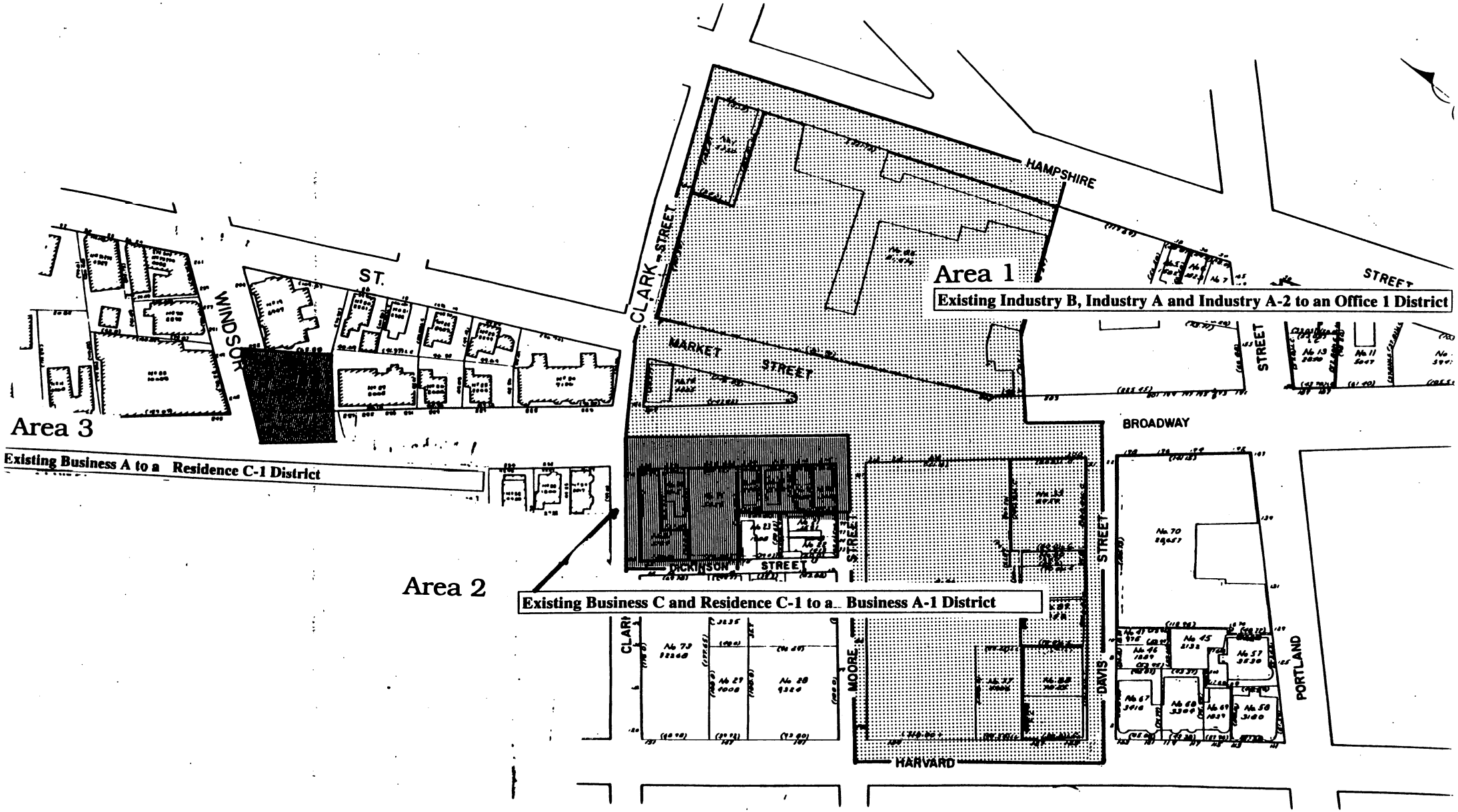
(area bordering Broadway between Clark and Moore Streets)

Business C existing	2.0 FAR	55 ft.
	Uses: Office, R&D, retail, housing	
Residence C-1 existing	0.75 FAR	35 ft.
	Uses: Housing	
Business A-1 proposed	1.0 FAR	35 ft.
	Uses: Office, R&D, housing	

Area 3 - Business A to Residence C-1

(area bordering Windsor St. and Broadway)

Business A existing	1.0/1.75 housing FAR	35/45 ft.
	Uses: Office, R&D, retail, housing	
Residence C-1 proposed	0.75 FAR	35 ft.
	Uses: Housing	


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a... Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE
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STREET

THE BULFINCH COMPANIES, INC.
SINCE 1936

Investment Real Estate

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Tel: (770) 368-4105 Fax: (770) 368-4107

Eric D. Schlager – Chief Executive Officer

March 2, 1998

Ms. Jacqueline Carroll
36 Market Street
Cambridge, MA

Dear Ms. Carroll and interested parties of the Area Three and Four Neighborhoods:

We are writing to confirm our commitment to engage in good faith negotiations with you and other representatives of the Area Three and Four Neighborhoods toward an agreement on development controls and a community outreach program in connection with the proposed development of Cambridge Place at 205 Broadway and 210 Broadway. Our mutual goal is to reach a final agreement as promptly as possible.

In the event that we choose to terminate the good faith negotiations, we will give you at least two weeks advance written notice. We would expect to continue those negotiations even if another rezoning petition is filed by a third party. During the period of good faith negotiations, we will not apply for a building permit for these properties.

Sincerely yours,

The Bulfinch Companies, Inc.
By: _____

The McKinnon Company, Inc.
By: _____
Richard E. McKinnon
Consultant to The Bulfinch Companies, Inc.

THE CAMBRIDGE SLANT



EDITORIAL

Give Russell second term

The city council meets Monday morning in the Sullivan Chambers at city hall for the first session of the new term. After being sworn-in among the company of friends and family, the only job of the council — as required by city charter for inauguration day — will be to vote for a mayor.

A good choice for the job would be to leave current Mayor Sheila Doyle Russell right where she is. Russell has been and can continue to be a stable leader as the city moves further away from the partisan politics that have divided the city for so long. Her low-profile yet dignified approach was a welcome change for many in the city two years ago.

Though historically the mayor's job is passed among deserving councilors — and there are many on our current council — it would be wise now to break from tradition and re-elect Russell to a second term. The city's mayor chairs not only the council but the school committee as well. Russell, an Independent, can bring more checks and balances to a school committee that enters its new term with a progressive majority and in the face of major changes in the school system.

The council should act quickly and avoid a repeat performance of 1996's nearly two-month stalemate. The vote on Monday should go to Russell.

COMMENTARY

Be it resolved, 1998

BY RICHARD GRIFFIN



How can one possibly celebrate another New Year without making a new set of resolutions? Is it not required of every bona fide optimist that he or she draw up a list of actions guaranteed to improve personal conduct?

Shocking as it may sound, some people have given up the practice. Alec Guiness, for instance. This celebrated 83-year-old Brit, bright star of both film and theater, confesses in the Jan. 1, 1995 entry of his published diary, "No resolutions have been made. Experience has taught me they barely survive a week."

Even Sir Alec's celebrity, however, will not seduce me into abandoning this consecrated rite of the new year. Nor will past failures. I solemnly bet you my promises will last more than a week.

Last year, admittedly, I made a resolution which, after nearly 52 weeks, has not yet found fulfillment. I bet a friend that I could teach our resident cat, Phileas J. Fogg, how to turn off the faucet for himself after he finishes drinking water from the kitchen sink.

At that time I argued altogether cogently that much could happen in the course of a year to let me succeed. In doing so, I relied on a story told by Jane Seymour, one of Henry VIII's multiple spouses, about a man condemned to death who bargained for his life.

The condemned guy, a resident of France, promised the French king that he could teach the latter's horse to talk. After all, this resourceful man argued, during the passage of a year, at least four different events could happen: the king might die, he himself might die, the horse might die, or the horse might talk.

Well, I admit that Phil has not yet done the faucet trick. But, do not rush to judgment — at the time of writing this essay I still have 72 hours left. That leaves plenty of time for any one of the four comparable eventualities to happen here.

Meantime, allow me to set forth a few simple resolutions for 1998. These are admittedly somewhat more modest than last year's because of my salutary fear of falling on my face before the literary public. (Reader's warning: some attempts at humor may have crept unnoticed into the following portion of this column.)

First, I will move to a higher standard of gerontological correctness. For example, never again will I dare suggest that all people over 65 are not absolutely wise and full of virtue. No one will convince me that we elders have failed to corner the wisdom market.

Secondly, I will agree with Deepak Chopra and similar popular writers about aging. Chopra more or less argues that aging is all in your head. If you do not think old, then you can avoid the effects of getting old. From now on, my plan is to get with this advanced thinking and run with the pack.

Third, I will put complete trust in my acquaintances who tell me, "You don't look a day over 50." After all, who can disagree with Lucille Ball's view? — The secret of staying young is to live honestly, eat slowly, and lie about your age."

My fourth resolution is to demand greater personal respect. The complaint of the British writer J. B. Priestly is also mine: "When I was young, there was no respect for the young, and now that I am old there is no respect for the old. I missed out coming and going."

Fifth, I promise never again to get the winning hit in my weekly warm-weather softball game. Becoming the star of the game is a kind of elder triumphalism which offends players who are my juniors and does not accord with mature detachment from worldly achievement.

Sixth, I will work at developing more respect for our political leaders, at least when they are over 60. Thus, Jesse Helms of North Carolina, now a venerable 76 years of age, whatever his views or actions, will have my unqualified admiration.

Finally, borrowing freely from younger generations, I will update my use of language. You will see plenty of passive nouns in this space, as in the instruction on MBTA buses: "Standees move to the rear."

Using this with-it language, I may start referring to you as a "readee." I will describe certain romances as transactions between lovers and lovees. When something is bad, it will "suck." When major holidays approach, I will go beyond the "have a good one" of now common usage; instead, I will reduce my greetings to one simple word — "whatever."

The foregoing constitute seven solid resolutions designed to make 1998 a vintage year. Granted, they not transform this resolver into a candidate for canonization anytime soon. But these resolves, if faithfully practiced, can surely make me a better citizen, gerontologist, and a thoroughly post-modern man.

Chronicle columnist Richard Griffin is an author and consultant who lives on Howland Street.

Do you have a comment for Richard Griffin, or an idea for a future column? Richard can be reached via e-mail at rbgriff180@aol.com.

LETTERS

Give Agassiz School principal a chance

As a regular reader of the Chronicle, I am shocked to see the massive amount of space that you have dedicated to the Agassiz School, mostly directed against the new principal of the Agassiz, Ms. Peggy Averitte.

However, I find it strange that you have not mentioned the harassment Ms. Averitte has suffered. Ms. Averitte has her pride and dignity and is taking the situation calmly. At the same time she continues to administer the school efficiently.

I am an Agassiz School parent of a sixth-grader. I am pleased with Ms. Averitte's methods of discipline and educating. She has made the Agassiz a learning place and not a giant recreation hall which, unfortunately, a sector of Agassiz School parents craves. The Dec. 18 meeting at Agassiz School was scarred not by Ms. Averitte's so-called failure to deliver, but the fact that there was visible police presence inside and outside the school.

I ask you, how can Ms. Averitte be expected to do her best when she is being harassed daily? Is this behavior really what is expected in the backyard of Harvard Law School? Is that what is expected in the "Republic of Cambridge?"

Ms. Averitte was chosen out of a large pool of applicants for the principal position. Those who chose her must have seen some good in her. Give Ms. Averitte a chance and stop harassing her.

CHEMI C. KADETE
Laurel Street

Happy with Agassiz changes

Several letters in last week's Cambridge Chronicle may have left the unfortunate impression that Agassiz School's parents are uniformly disturbed by Mr. [Peter] Bloom's departure which represents the end of progressive education at the school.

While there are parents who hold that opinion, there are many others, like myself, who support the superintendent decision. My children in kindergarten, first grade and seventh grade at the Agassiz are all thriving educationally while being exposed to a variety of educational approaches, from traditional to developmental.

Mr. Bloom's termination, therefore, had nothing to do with his educational philosophy, but rather his inability, or unwillingness, to complete something as basic as a lesson plan. In response, Mr. Bloom's advocates contend that he is too creative to be constrained by the curriculum frameworks which apply to other teachers, or restricted by mundane lesson plans which are required from other teachers. This perspective demeans the hard-working, imaginative, dedicated teachers who manage to instill a love of learning within their students while adhering to curriculum frameworks and preparing lesson plans.

The brouhaha about Mr. Bloom is really a relic of the old way of running schools which, fortunately for our children, has finally met its demise. Gone are the days when a fourth-grade teacher greets incoming students from third grade who, even though they attended the same school, have widely different skills solely because they had different third-grade teachers. We now have curriculum frameworks with standards for all our children, and we now try to assess their progress in meeting those standards so that we can figure out whether they are actually learning what we want them to learn.

The failure of that old way is amply illustrated by the long waiting lists for early elementary grade seats at the Agassiz School which turn into empty middle school seats. Families did not leave the Agassiz School for more progressive educational pastures — they left because they were distressed that their children's test scores were declining as they progressed through the school.

Thankfully, with help from leaders such as Superintendent [Bobbie] D'Alessandro and Ms. [Peggy] Averitte, and the fine teachers at the Agassiz School, those of us who have chosen the Cambridge schools for our children — because we believe in public education, desire diversity, or have no other choice — have a new faith that we do not have to sacrifice our kids' education for our ideals.

GERRY McDONOUGH
Hollis Street

Harvard Univ. is a neighborhood bully

This letter is in protest of Harvard University's plan to build a new 75,000-square-foot building in a residential neighborhood on the edge of its campus. The so-called Knafel Center for Government and International Studies, which is proposed to have an enormous 55,000-square-feet of space above ground, is slated to be built on the Sumner-Kirkland-Cambridge-Quincy street block, zoned residential C-1 and adjacent to a residential B area.

It is highly inappropriate to force such a huge building and its attendant impacts into this quiet, tree-lined neighborhood, which includes the Mid-Cambridge Neighborhood Conservation District, "professors row" and a number of historic structures. As a neighborhood petition notes, the structure will degrade the quality of the lives of residents for blocks around by bringing "excessive traffic, parking, pollution, noise, wind, shadow and the loss of beauty, vista, green space, history, and character."

Right now, most of the lot is open green space and small buildings, which provides a transition between the residential neighborhood and Gund Hall. The new center would take away that transition zone by bringing a large academic building right into the community. It will block natural light, increase wind shear, increase noise and have other detrimental impacts. Harvard claims that the building will have no impact on parking and traffic, because no new parking facilities will be built. Will all the center's users partake of public transportation? Or will they drive and park in the surrounding area, putting increased pressure on the little available street parking used by residents and guests. It will also increase traffic both from faculty/students and from delivery trucks to supply the new building.

Harvard's scenarios for the building include partially or wholly demolishing or relocating one or more Greek revival buildings on Kirkland Street and/or small residential buildings on Sumner Road. Unfortunately, the fact that the historic Greek revival buildings on Kirkland Street are within the Mid-Cambridge Neighborhood Conservation District does not protect them. It is my understanding that, pursuant to a private agreement entered into between Harvard and the Cambridge Historic Commission in 1986, Harvard need only "consult" with the CHC prior to demolishing the buildings or making other changes that would alter the nature of the district. This chummy arrangement benefits Harvard to the detriment of the city's residents.

Harvard claims that it has no alternative. However, several other options, including putting the building on other properties or altering an existing building such as Coolidge Hall were dismissed without being thoroughly explored with the city and its residents. Far from being a good neighbor, Harvard is the neighborhood bully who can get what it wants because it is bigger.

KEREN SCHLOMY
Irving Terrace

LETTERS

Ratepayers drowning

Cambridge ratepayers should be outraged by the recent federal EPA/New England decision to mandate a water filtration treatment facility be built by the regional Massachusetts Water Resources Authority. We already pay high rates for sewer because of the Boston Harbor cleanup and we are currently buying water from MWRA while Cambridge builds its own water treatment plant.

This facility is not needed now on environmental or public health grounds. The sound environmental strategy is to invest in prevention and protection rather than end-of-the-pipe treatment. MWRA's extensive and successful watershed protection and management program is producing the right kind of results. From a public health perspective, all criteria for getting a waiver from building a water filtration treatment facility will be met by the MWRA in July 1998.

Moreover, a panel of experts from 11 states were convened last June by the MWRA and they found no compelling reason to build the facility and supported MWRA and the state's current strategy of additional land acquisitions, covering storage facilities and other prevention measures and not completing the design of a treatment facility at this time.

Because of a 60-day deadline (from Dec. 9) before US EPA will sue the MWRA and the state, people living and working in Cambridge need to contact John DeVillars, regional administrator at EPA/New England (1 Congress St., Boston, 02203), and ask that he rescind his decision.

ELIZABETH KLINE
Kirkland Road

Letter policy

To be published, letters must be signed and include the writer's address and daytime telephone number for verification. It should be marked "letter to the editor" and should be **no more than 400 words**.

We reserve the right to edit for grammar, accuracy and libel, and to reject letters.

The deadline is Monday at noon. Fax them to 629-3381, or mail to: Letters to the Editor, Cambridge Chronicle, 240A Elm St. Suite 20, Somerville, MA 02144.

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The Cambridge Chronicle prides itself on serving as a forum for the community. Send your typed double spaced letters to: **Letters to the Editor 240A Elm St., Suite 20, Somerville, MA 02144.**

Letters should be 400 words or less, signed and include a telephone number for verification. We reserve the right to edit for length, grammar, accuracy, and libel.

Jackie Carroll Petition

LEGAL NOTICES

CARTY SUMMONS
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 95-D 0426
SUMMONS BY PUBLICATION
LAWRENCE CARTY, Plaintiff(s) v.
BEATE KRIEGER CARTY, Defendant(s)
To the above named Defendant(s): Beate Krieger Carty
A Complaint has been presented to this Court by the Plaintiff(s), Lawrence Carty, seeking a divorce pursuant to M.G.L. c. 208 section 1B, irretrievable breakdown of marriage.

You are required to serve upon Christine Ann Faro, Esq. - plaintiff(s) - attorney for plaintiff(s) - whose address is One Court Street, Boston, MA 02108 your answer on or before March 2, 1998. If you fail to do so, the court will proceed to the hearing and adjudication of this action. Your are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, this 8th day of December, 1997.

Marie A. Gardin
Acting Register of Probate Court

Cambridge Chronicle, 12/25/97, 1/1, 1/8/98.

CONSTRUCTION ORDINANCE
LEGAL NOTICE
CITY OF CAMBRIDGE
AN ORDINANCE
FIRST PUBLICATION NO. 2760
IN THE YEAR ONE THOUSAND, NINE HUNDRED NINETY-SEVEN
In Amendment to the "Zoning Ordinances of the City of Cambridge."

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

Amend the text of the Zoning Ordinance of the City of Cambridge by creating a new Section 3.14 to read as follows:

3.14 - Further Limitations on new Construction and Installation of Additional Accessory Parking Spaces in Residence A-1, A-2, B, C and C-1 Districts

Notwithstanding the provisions of this Ordinance affecting the above referenced residential zoning districts, the following further limitations with regard to the construction of additional gross floor area on a lot and the addition of new parking spaces on any lot occupied by an existing residential structure shall apply in these districts until June 30, 1998:

For any lot having one or more existing residential dwelling units, no additional gross floor area that extends beyond the existing footprint shall be permitted on the lot, in a separate detached structure or as an addition to an existing structure, that has the effect of creating one or more additional dwelling units; the inclusion of both a kitchen and a bathroom in said new gross floor area shall be deemed to be the creation of a new dwelling unit.

For any lot having one or more existing residential dwelling units, the installation of any new accessory parking space that brings the total number of such spaces on the lot to three or more.

The provisions of this Section 3.14 shall not apply to the construction of affordable dwelling units sponsored by the Cambridge Housing Authority, a non-profit housing agency, the Cambridge Affordable Housing Trust, or any other entity assisted by city, state or federal governments housing assistance programs meeting the objectives of Section 11.200 of the Zoning Ordinance.

Passed to a second reading at the City Council Meeting held on December 22, 1997 and on or after January 5, 1998 the question comes on passing to be ordained.

ATTEST:-
D. Margaret Drury
City Clerk

Cambridge Chronicle, 1/1/98.

CRONAN SUMMONS
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 97D4336AN1
SUMMONS BY PUBLICATION
Sharon Cronan, Plaintiff(s) v.
Fareed Ahmed Durani, Defendant(s)
To the above named Defendant(s):
A Complaint has been presented to this Court by the Plaintiff(s), Sharon Cronan, seeking an annulment.

You are required to serve upon Sharon Cronan - plaintiff(s) - whose address is 7 Linnaean St., Cambridge, MA 02138 your answer on or before February 16, 1998. If you fail to do so, the court will proceed to the hearing and adjucation of this action. Your are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, this 8th day of December, 1997.

Marie A. Gardin
Acting Register of Probate Court

Cambridge Chronicle, 12/25/97, 1/1, 1/8/98.

FAINWOOD HEARING
LEGAL NOTICE
MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
Notice is hereby given that the Mid Cambridge Neighborhood Conservation District Commission will hold a Public Hearing on Monday, January 5, 1998 at 5:30 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following applications for Certificate of Appropriateness under Article III and the Ordinance establishing the Commission:

MC-1445: 20 Fainwood Circle: For review of non-binding Certificate of Appropriateness to construct 700 square foot addition on roof of existing three-decker structure. By Larry Tuttle and Patricia Martin.

John Moos
Chairman

Cambridge Chronicle, 12/25/97, 1/1/98.

FORM 990-PF NOTICE
LEGAL NOTICE
ANNUAL NOTICE
SOMERVILLE HEALTH FOUNDATION, INC.
The annual federal information return Form 990-PF for the Somerville Health Foundation, Inc. for the fiscal year ended June 30, 1997 is available for inspection at its principal office or with the custodian of its books during regular business hours by any citizen who requests inspection within 180 days after the date of this notice.

The principal office is located c/o Somerville Hospital, 230 Highland Avenue, Somerville, MA 02143. The phone number is 617-666-4400, extension 147. The books are in the custody of Keene Metzger, Fiscal Services, The Cambridge Public Health Commission, 65 Beacon Street, Somerville, MA 02143, phone 617-498-2101.

Cambridge Chronicle, 1/1/98.

GARDEN ST. HEARING
LEGAL NOTICE
CAMBRIDGE
HISTORICAL COMMISSION
Notice is hereby given that a public hearing will be held on Thursday, January 8, at 4:00 PM in the second floor conference room of the City Hall Annex, 57 Inman Street, to consider the following matters under M.G.L. Ch. 40C and Ch. 2.78 of the Code of the City of Cambridge, and the Commission's finding on the Avon Hill Neighborhood Conservation District Study Area:

Alterations to designated properties:

Case 792: 11 Garden Street, by First Church in Cambridge, Congregational. Renovations and repairs to church tower masonry, roof, and trim.

Case 793: 113 Brattle Street, by Lincoln Institute of Land Policy. Installation of two motion sensor lights at eaves.

Case 794: Cambridge Common, by Robert W. Healy, City Manager. Redesign of pedestrian and bicycle pathways and pavement.

Case 752: 1380 Massachusetts Avenue, 1384-92 Massachusetts Avenue, 6-8 JFK Street, and 10-14 JFK Street, by Cambridge Savings Bank (cont.). Review of gate, office lobby, south and east facades of proposed new construction as required by previously granted Certificate of Appropriateness; Amend certificate with respect to partial demolition of 1380 Massachusetts Avenue.

Alterations to properties under study for designation:

Case 796: 36 Arlington Street, by Seth Friedman. Construction of an addition to two-family dwelling.

Case 797: 35 Raymond Street, by Dr. and Mrs. Melvin Chalfen. Construct addition of less than 150 square feet.

Demolition Review:

Case D-704: 250 Fresh Pond Parkway, by Robert W. Healy, City Manager. Demolish existing water treatment facilities, 1922-1952.

Case D-705: 619 Memorial Drive, by Trustees of Boston University as Tenant of the Commonwealth of Massachusetts. Demolish boat house except north retaining wall and docks, 1913.

Landmark Designation Proceedings:

Case L-31: 49 Washington Avenue. Lesley College, owner. Discuss extending landmark designation study period.

William B. King, Chairman

Cambridge Chronicle, 12/25/97, 1/1/98.

HILL ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
ESTATE OF Paul F. Hill
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Albert F. Donnelly of Woburn in the County of MIDDLESEX be appointed executor without giving surety on his bond(s).

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. on JANUARY 13, 1998.

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

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the TENTH day of DECEMBER in the year of our Lord one thousand nine hundred ninety-SEVEN.

Marie A. Gardin
Acting Register of Probate Court

Cambridge Chronicle, 1/1/98.

INCE ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NUMBER 97P5833EP
ESTATE OF Frank V. Ince
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that Audrey B. Ince of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond(s).

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. on JANUARY 16, 1998.

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

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the SIXTEENTH day of DECEMBER in the year of our Lord one thousand nine hundred ninety-SEVEN.

Marie A. Gardin
Acting Register of Probate court

Cambridge Chronicle, 1/1/98.

INCLUSIONARY ZONING POLICY
LEGAL NOTICE
PUBLIC NOTICE
The Cambridge Community Development Department invites interested residential developers and property owners to a meeting on its new proposal for an inclusionary zoning policy in the City of Cambridge. The purpose of the meeting is to provide information and solicit comments on this proposal. This meeting will be held on Tuesday, January 6, 1998 at 10:30 a.m. in the offices of the Cambridge Community Development Department, 57 Inman Street 3rd floor, Cambridge. To receive a copy of the proposal or to RSVP for the meeting, please call Chantal Labossiere at 349-4620.

Cambridge Chronicle, 1/1/98.

KAC SUMMONS
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT DEPARTMENT
MIDDLESEX DIVISION
DOCKET NO. 97D-1604
SUMMONS BY PUBLICATION
Victor Kac, Plaintiff(s) v.
Maria Kutuzova, Defendant(s)
To the above named Defendant:
A Complaint has been presented to this Court by the Plaintiff, Victor Kac, seeking a divorce on the grounds of an irretrievable breakdown of the marriage.

You are required to serve upon Regina Healy, Esq. - plaintiff(s) - attorney for plaintiff(s) - whose address is Healy, Fiske and Woodbury 189 Cambridge Street, Cambridge Massachusetts 02141 your answer on or before February 9th, 1998. If you fail to do so, the court will proceed to the hearing and adjucation of this action. Your are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, this 2nd day of December, 1997.

Marie A. Gardin
Acting Register

Cambridge Chronicle, 12/18, 12/25/97, 1/1/98.

LEOPARDI
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS.
PROBATE COURT
NO. 96P5020EP
NOTICE OF FIDUCIARY'S ACCOUNT
To all persons interested in the estate of Dominic Leopardi late- of Cambridge, in said County, deceased
You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 1st and final account of Anita Cavallaro as Executrix (the fiduciary) of said estate under the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 17th day of February, 1998, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA E. McGOVERN, Esquire, First Judge of said Court, this 19th day of December, 1997.

Marie A. Gardin
Acting Register.

Cambridge Chronicle, 1/1/98.

MOULTON ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS.
PROBATE COURT NO. 475993
NOTICE OF FIDUCIARY'S ACCOUNT
To all persons interested in the estate of May H. Moulton -late- of Cambridge, in said County, deceased.
You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 2nd account of George A. McLaughlin, Junior as Trustee (the fiduciary) under Article XVII of the will of said deceased for the benefit of Royal Moulton Cleaves has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 2nd day of February, 1998, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA F. McGOVERN, Esquire, First Judge of said Court, this 30th day of December, 1997.

Marie A. Gardin
Acting Register

Cambridge Chronicle, 1/1/98.

O'CONNOR ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX, SS.
PROBATE COURT NO. 95P4109EP
NOTICE OF FIDUCIARY'S ACCOUNT
To all persons interested in the estate of Julie F. O'Connor -late- of Cambridge, in said County, deceased.
You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 2nd and final account of Peter Sorgi as Executor (the fiduciary) of said estate under the will of said deceased has been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said account, you or your attorney must file a written appearance in said Court at Cambridge on or before the 26th day of January, 1998, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said account. If you desire to object to any item of said account, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA F. McGOVERN, Esquire, First Judge of said Court, this 22nd day of December, 1997.

Marie A. Gardin
Acting Register

Cambridge Chronicle, 1/1/98.

PAINE ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
MIDDLESEX, SS DIVISION
DOCKET NUMBER 97P5620EP
ESTATE OF Stephen D. Paine
LATE OF Cambridge
IN THE COUNTY OF MIDDLESEX
NOTICE
A petition has been presented in the above captioned matter praying that a certain instrument purporting to be the last will and one codicil of said deceased may be proved and allowed and that Susan W. Paine of Cambridge in the County of Middlesex and W. Nicholas Thorndike of Brookline in the County of Norfolk be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 a.m. on JANUARY 09, 1998.

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

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the EIGHTH day of DECEMBER in the year of our Lord one thousand nine hundred ninety-SEVEN.

Marie A. Gardin
Acting Register of Probate Court

Cambridge Chronicle, 1/1/98.

ZONING ORDINANCE
LEGAL NOTICE
CITY OF CAMBRIDGE
AN ORDINANCE
FIRST PUBLICATION NO. 2761
IN THE YEAR ONE THOUSAND, NINE HUNDRED NINETY-SEVEN
In Amendment to the "Zoning Ordinances of the City of Cambridge."

Be it ordained by the City Council of the City of Cambridge as follows:
That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

1. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in a generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties
1.01 Premises shown on Assessor's Plat #42
Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42
Affecting all or parts of lots #31, 82, 91, 18, 19 and 95.

Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

Passed to a second reading at the City Council Meeting held on December 22, 1997 and on or after January 5, 1998 the question comes on passing to be ordained.

ATTEST: -
D. Margaret Drury
City Clerk

Cambridge Chronicle, 1/1/98.

1984 OLDS
LEGAL NOTICE
TO: JOHN CREWS
687 HAMMOND ST APT 2
BOSTON, MA. 02167
B&B TOWING 41 MOONEY STREET CAMBRIDGE, MA 02138 HAS HAD IN ITS POSSESSION A 1984 oldsmobile SEDAN LAST REGISTERED TO YOU IN 1997. VIN NUMBER 1G3AV69Y9E9722197.

THIS VEHICLE HAS NOT BEEN CLAIMED AFTER DUE NOTICE. THIS VEHICLE WILL BE SOLD AT PRIVATE SALE AT B&B TOWING AT THE ABOVE ADDRESS ON JANUARY 3, 1998.

MIKE SORRENTINO
B&B TOWING
OWNER & OFFICER

Cambridge Chronicle, 12/18, 12/25/97, 1/1/98.

To place your legal notice call
1-800-624-7355.

Finding spirituality in Cincinnati

GROWING OLDER
BY RICHARD GRIFFIN



When 2,700 professionals in the field of aging get together, what do they talk about? The short answer is — a lot.

Formal presentations at the 50th annual convention of the Gerontological Society of America, held last week in Cincinnati, numbered more than 300. Titles included such contrasts as the biomedical "Age and the Onset of Type II Diabetes in Monkeys" and the humanistic "Are We Laughing Yet?: What Does Aging Contribute to the Humor Experience?"

A full report on this conference would require many pages and surely prove a reliable cure for insomnia. Several subjects, however, jumped out at me and may interest you.

• The number one topic was creativity. This subject, in fact, formed the overall theme of this year's meeting — "Creativity and Aging: Exploring Human Potential." Speaker after speaker offered both reflections and research on this subject, revealing older people's creative possibilities and achievements.

It's gratifying to discover that the pros are finally catching up with real people. After all, earlier in this century they used to believe that creativity was largely confined to the early part of life.

Gene Cohen, the current president of this scholarly society, outlined some of the many ways in which older people are creative. Following categories developed by Harvard professor Harold Gardiner, he sees creativity as embracing a wide spectrum. His list includes visual and spatial activities, along with those which are musical and linguistic, bodily and movement-oriented, interpersonal and social.

These categories struck a responsive chord in me because I meet so many elders who are creative in one or more of these ways.

One of the most welcome perks of writing a weekly column is the chance to encounter inventive older people.

A second topic which kept coming up in Cincinnati is spirituality. This subject has become amazingly hot in gerontological circles these days. Even people whose main focus is health talk about it. Some of them investigate ways in which a vibrant spiritual life can actually improve health of body as well as mind.

Others see spirituality as basic in giving meaning to old age, offsetting society's discounted views. They look for ways to bring daily life closer to the spiritual quest. Hence the wide interest in approaches from the far east and so-called New Age spirituality, in addition to renewed attention given to mysticism in the Judeo-Christian tradition.

> ***Another expert was heard to say that if all of us did everything we should ... our life expectancy would be 140.***

One presenter proposed developing what he called "elder spirit centers" as nurturing environments for those interested in spiritual growth. This suggestion stirred in me the fantasy of "soul shops" in every city, some of them cheek by jowl with the local "Body Shop."

• Then there's the subject of longevity. What would a gerontology meeting be without discussion of this topic? In a briefing for members of the press, Terrie Wetle, deputy director of the National Institute on Aging, discussed research into lengthening healthy life spans.

Many such research projects are underway. Some have shown that depriving animals of calories extends their life; how this applies to humans remains unclear, however.

Another expert was heard to say that if all of us did everything we should — exercise regularly, keep to a low-fat diet, not smoke, and use seat belts — our life expectancy would be 140. Whether anyone would really wish to live that long is another question. Among other prospects, imagine being married for 120 years!

• The continuing struggle against Alzheimer's disease also attracted attention. New research which identifies risk factors holds promise of, not curing this dreaded disease, but at least postponing its onset.

Some now believe that Alzheimer's is part of a lifelong disease process. They think it remains latent until triggered by bodily events, especially strokes. The moral emerges clearly: there may be a big payoff in avoiding high blood pressure and other conditions which make us vulnerable to attacks from within.

• Another research finding concerns disability. The rate at which elders become disabled has sunk dramatically. Some 1.4 million fewer people over 65 have become disabled than was expected back in 1980. But welcome as these statistics are, the researchers still do not know what has produced this surprising change.

• Finally, some people worry about America's public policies toward elder citizens. They feel concern that social programs vital for older people are being thinned and will be sliced further.

In his prize lecture, Robert Hudson, a political science professor at Boston University, shared his fear that elders are being "re-residualized," being shunted aside from public concern.

That is his worry as a gerontologist. He added that, as a political scientist, he feels troubled by the "deinstitutionalization" of public policy. Proposals to give Wall Street a part in the social security system, for example, make him fear that this country is backing off from its commitment to the well-being of its elder citizens.

Chronicle columnist Richard Griffin is an author and consultant who lives on Howland Street.



PHOTO BY REY BANOGON

From left, Michael Sullivan, Wendell Collymore, and June Harvey of the Isaac Wilson Taylor VFW post stand at attention during recent Veteran's Day services at Cambridge Cemetery.

SENIOR NOTES

Elder advisory group openings

Somerville-Cambridge Elder Services is looking for residents of Somerville or Cambridge who are 60 years of age or older and want to take action to address the needs and concerns of older people.

The advisory council meets once a month in SCES's Davis Square offices. Members serve two-year terms during which time they act as liaisons, informing the agency on the needs of elders in the community and identifying gaps in existing services. They also assist in the allocation of federal funds to community agencies that provide supportive services to elders, particularly low-income and minority elders.

For more information about serving on the advisory council, call 628-2601, ext. 3119.

Retired Men plan New Year's party

The Retired Men's Club of Arlington has scheduled the following events.

Dec. 31: New Year's Eve party. St. Camillus parish hall, 1185 Concord Turnpike, Arlington. Dinner will be served at 7:30 pm and will include roast sirloin, antipasto, chicken soup, pasta, potatoes, vegetable, rolls, coffee, tea, spumoni. Dancing will follow from 8:30 pm to 12:30 am, with music provided by Gil Loring. A continental breakfast will be served at 12:30 am. Tickets are $37 and are available by calling 648-6624.

Feb. 2-16: Clearwater, Florida. Cost per person is $1,339, double occupancy; $2,039, single occupancy. Final payment is due by Dec. 9. For more information, call Phil Akins at (781) 646-7545.

March 22-29: Cruise aboard Costa Romantica to ports of call on the Caribbean. Details will follow.

SENIOR MENU

The following menus will be served at congregate meal sites run by Somerville-Cambridge Elder Services. Reservations must be made by 10 am on the previous day. The suggested donation is $1.50 per meal.

Thursday, Nov. 27 — Thanksgiving.

Friday, Nov. 28 — Reduced-sodium hot dog, baked beans, parslied carrots, tapioca pudding.

Monday, Dec. 1 — Egg omelette, cheese sauce, O'Brien potatoes, green beans, orange.

Tuesday, Dec. 2 — Chili, grated cheese, rice, carrots, fig bar.

Wednesday, Dec. 3 — Boneless chicken breast, Supreme sauce, stuffing, chopped spinach, cranberry sauce, fruited gelatin, whipped topping.

Thursday, Dec. 4 — Cream of broccoli soup, crackers, roast beef au jus, mashed potato, chilled mixed fruit.

Friday, Dec. 5 — Fiesta fish, O'Brien potato, corn, apple date compost.

All meals are served with milk, bread or roll, and margarine. Low-fat milk and low-sugar desserts are available and need to be ordered with the site manager. Menu subject to change.

The City of Cambridge
Cambridge Public Schools

Title I and Even Start

Thank the following for their support of and commitment to Family Literacy

Cambridge Public Library
City Hall
Community Learning Center
Department of Human Services
Department of Public Works
Literacy Curriculum Connections

C.E.O.C
Charrettes
Cyr Sign & Banner Co.
Pearl Arts and Crafts
R.E.A.D.
Sandy & Son Toy Store
WGBH
Y.M.C.A.

Bertucci's
Bread & Circus
Fishery Restaurant
Food for Free
HiFi Pizza
Izzy's
Middle East Restaurant
Star Market
Trader Joe's

Cambridge Rindge and Latin
Cambridge School Volunteers
Cambridge Senior Center
Harvard HAND Program
Harvard Phillip Brooks House
Lesley College

Buck-A-Book
Learningsmith
Little Brown Publishers
New England Mobile Book Fair
Richard C. Owens, Publishers
Scholastic
SRA/McGraw Hill
Sundance Publishers
Wordsworth

Carberry's Bakery
Coca-Cola
Johnny' FoodMaster
Harvard University
MacDonald's
Pemberton Market
Portugalia
Royal Pastry Shop
Starbucks

LET'S...READ!

Save Electricity and $45 on Long-Lasting, Energy-Efficient Light Bulbs from COM/Electric.

COM/Electric is offering compact fluorescent three bulb kits to residential customers* for only $12.25 ($18.25 less $6 mfr. mail-in rebate)—a $58 value! These bulbs provide an equivalent amount of light while using less electricity. They last much longer, so installing them in hard-to-reach fixtures makes good sense.

GE fluorescent bulbs and COM/Electric make it easy to switch to energy-efficient lighting.

Savings that add up every year.

- Saves money
- Uses 70% less electricity
- Lasts 13 times longer

To order call COM/Electric's energy efficiency lighting program at 1-800-456-5983.

COM/Electric
www.comelectric.com

*Limit one kit per household. Participants in all previous introductory lighting program offers are not eligible for this program.

00120917 CAMB CITY CLERK
CAMBRIDGE CITY CLERK
SEC: A LOC: PG: 17
COL: 3.00 INCH: 7.00 TEAR:
DIST: FULL COOP: N
ZONING NOTICE

Library gives visitor something to write about

The following letter was written to the Cambridge Public Library and forwarded by the author to the Chronicle.

I am writing to you to express my appreciation for the excellent service rendered to its members by the Cambridge Public Library.

As a new resident of this charming city and with interest in reading, I have had an opportunity to visit this library several times and to draw a comparison with the state of libraries in other places, including in my own country, India.

I have observed the staff here to be attentive, courteous and responsive to its members. Each visit has ended with the distinct impression that this institution is anticipating the needs of its clients and providing a high degree of customer satisfaction to ensure a lasting sense of loyalty towards the library. The large numbers of daily visitors bears testimony to this effort.

The library offers fare to suit all ages. The collection in the children's section had at once transformed and transported me in time into the magical world of Winnie the Pooh, the fairyland of Cinderella, and the wonderland of Alice. You can scarcely imagine my 9-year-old daughter's delight at being able to read all her favorite books in the ambience and comfort of this children's section. Further, what really charmed her was the fact that she could take home an almost unlimited number of books, to "chew and digest" at leisure. She was quite amazed to know that this could be a one-stop fun park for participating in drawing competitions, storytelling sessions and poetry classes and that, too, in the company of her beloved fictional characters. Her interest in reading has been kindled forever, thanks to this library.

I was happy to see that the library offered manuals for students to prepare for examinations like the SAT, GMAT and GRE and computer-aided learning facilities. I suggest the library follow up with a software/multimedia library to perk up the already pervasive use of computers in everyday life.

The library's collection of fiction, non-fiction and art books is quite comprehensive. It reflected the fact that those who were in charge of making procurements for the library were able to exercise their knowledge of members' needs, and had been given the authority and flexibility to do so by the higher management. Not only were well-known classics of cinema and more recent award winners available on video cassettes, but there was also a truly well-selected collection of reference books on cinema and the fine arts for those more interested.

I have observed the staff here to be attentive, courteous and responsive to its members.

The concept of a m... truly compelling. Fr... Beethoven, Debus... Tchaikovsky... Vivaldi, here is a great repertoire to savor. What impressed me in particular was the presence of such specialized albums as "Wedding Songs," "Songs from Mexico," "Songs from China," etc. which clearly demonstrates a desire to win the approbation of the diverse cross-cultural population which constitutes this cosmopolitan city. In fact, I recommend more generous funding for this section to help it keep abreast with the times — I noticed that the collection has not been updated for some time now.

At a time when people everywhere ... joy of "reading for reading's sake" is vanishing from the lives of young people. However, it is well-running institutions like the CPL that help to restore the interest of citizens in reading and culture and contribute towards fostering a sustainable relationship between individuals and society. Hence, there is a strong case to support this institution unflinchingly.

Let me also place on record an earlier incident that left an indelible mark on my mind. Returning home from Kennedy School one day, I decided to check out the Cambridge Public Library. After a round of the facilities I asked the attentive young lady at the counter whether I could take home an application form so as to begin formalities for membership.

"Just show us proof of address" was the polite advice.

"I am awfully sorry, I have come ... ut any papers, long day at ..., I'll come back again with ... nt details some other day," I said.

"Do you have any personal identification, sir?"

I showed my Harvard ID and was given a simple four-line form, which I promptly filled up and returned.

"In how many days can I hope to collect my card?" I asked.

"Right away," was the reassuring reply.

And, before I could say "Eroica," I was handed my very own library card.

A few moments later I was armed with an armload of books and music CDs to take home and fuel my life. And young Maya at the counter smiled encouragingly.

I have now something tangible to write home about — effective management of public services.

Peabody Terrace resident Raghav Chandra is a graduate student at Harvard.

Not called 'University' Park for nothing

BY ANNIE STRONG

As MIT and its agent, Forest City Enterprises, proceed further to develop "University Park" in the Cambridgeport neighborhood just outside of Central Square, they are supposed to be including an acreplus of open space that is 1) accessible and 2) beneficial to the public (as required by the Master Plan Design Review Guidelines agreed to in 1987).

However, the actual plan for which they are about to seek building permits shows a park designed to serve — you guessed it — the University and its commercial tenants (The area is not named "University Park" for nothing, folks!)

This open space will be a long, narrow strip or mall, half a block wide and two blocks long, running along the north side of Sidney Street.

First, as to public access, the park will be screened from the view of the residents living nearby on Franklin Street (across its eastern end) and from residents of Brookline Street (along its northern side) by office buildings rising for five stories plus penthouses and mechanicals, i.e., over 70 feet high.

In addition, folks using the Pacific Street playing field one block beyond the western end will have their awareness of the proposed "park" blocked by yet another office building, this one joined to a parking garage so as to fill that entire block. (The fourth side will be bounded by Sidney Street and more office buildings.)

At the very least, the park and the new office buildings should exchange places...

Public access is not possible without public knowledge. Most of the people who will notice on their own that the park is even there will not be the neighborhood residents and citizens, but will be the people who frequent the office buildings, patrons of the proposed movie theater, perhaps, and those who travel up or down Sidney Street.

By the same token, at night and on weekends, nearby residents will be prevented by the surrounding 70-foot buildings from keeping a watchful eye on what goes on inside the park.

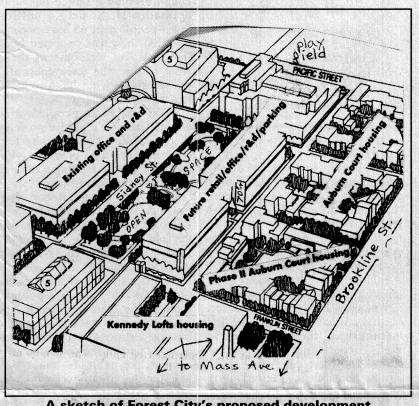
Granted, a pedestrian will be able to enter the park from Brookline Street via the extension of Auburn Street. But first he or she will have to walk 45 yards between the two office buildings down an alley with 70-foot-high walls on both sides and less than 20 feet of width for walking between the trees planted inside the ends of both buildings — not exactly an inviting ambience

Second, as to public benefit (assuming that there were adequate public access), the park is designed mostly for office workers looking out their windows or eating lunch outdoors on a warm day. It contains many plantings, pathways and places to sit, but no open space or equipment for children's active play.

Residents from the nearby neighborhood could carry their lunches over there to eat too, but — seriously — it would benefit only a narrow segment of the broader fulltime community.

The scheme falls far short of the master Plan Design Guidelines' stated objective of creating an environment that "...becomes a vital and integral part of the Cambridge community." At the very least, the park and the new office buildings should exchange places, so that the park looks and feels like a meeting ground or transition between the residential and office areas, instead of a private enclave surrounded by a fortress. Even better would be also re-designing the park so as to accommodate more varied uses, including active uses by children from the area.

Cottage Street resident Anne Strong raised her two children in Cambridge and founded Cambridge Youth Soccer in 1980.



A sketch of Forest City's proposed development in University Park

Chronicle seeks opinion columns

In an effort to expand the Open Forum section, the Chronicle is inviting readers to submit thought-provoking opinion columns for possible publication.

Subject matter may include (but is not limited to) commentary on local or national issues, politics, business, education, sports and serious or humorous slices of life.

Columnists should clearly label their work "column." We regret that we will be unable to publish all submissions. Columns should not exceed 750 words (unless the subject matter is incredibly compelling) and shorter pieces are encouraged.

Fax (629-3381) or send submissions to: Editor, Cambridge Chronicle, 240A Elm St. Suite 2, Somerville, MA 02144.

Too many cooks for U. Park zoning stew?

BY JOHN CHAMBERLAIN

Community spirit in Cambridge is kicking up its heels recently and the exuberance is even reaching into the halls of the city's planning board. At last week's design review for the University Park at MIT development, the board, apparently piqued by the rushed pace of developer submissions, refused to give immediate approval for the most recent designs which contained various surprises.

The board asked for more time to consider, but appeared poised to reject the submissions with findings of zoning violations in the parking garage design. Then the fun really started. Responding to verbal and written pleas by the community including City Councilor Henrietta Davis, the board, led by chairman Paul Dietrich, proposed doing some design of its own and holding hearings on changing the position of a planned park.

The developers, not to be outdone, called in their legal artillery from the law firm of Warner & Stackpole who [allegedly] threatened to sue the city if they changed the location of the park (even though such power is granted to municipal planning boards under state laws which reserve for planning boards the right to amend master plans at any time). At issue is "University Common" which the developer would like to nestle snugly in a cluster of office buildings and which most everyone else would like to see adjoining the neighboring residential areas.

Since the park is supposedly for the benefit of the public, the legality of the developer's plans was called into question before the board. Other potential problems, such as the developer's current and planned non-compliance with the area's strict noise control ordinance and sewage issues, have enriched this zoning stew. What will be cooked up next?

John Chamberlain is a Brookline Street resident.

Attention letter writers

The Chronicle welcomes letters to the editor. To be published, letters must be signed and include the writer's address and daytime telephone number for verification. It should be clearly marked "letter to the editor" and should be **no more than 400 words**.

The newspaper reserves the right to edit for grammar, accuracy and libel, and to reject letters which do not conform to the above policy. Due to the volume of letters received, we cannot guarantee that all letters will appear.

The deadline for inclusion in each week's paper is Monday at noon. Fax them to 629-3381, or mail to: Letters to the Editor, Cambridge Chronicle, 240A Elm St. Suite 20, Somerville, MA 02144.

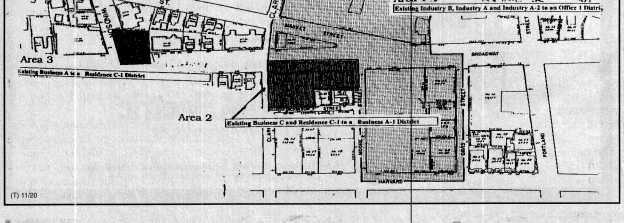
CITY OF CAMBRIDGE

MASSACHUSETTS
OFFICE OF THE CITY CLERK
PUBLIC NOTICE
RELATIVE TO ZONING

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-223 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 75, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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 Francis H. Duehay, Chair



(T) 11/20

Jackie Carroll Petition

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Massachusetts 02139
617 -349-4800
TDD 617-349-4805

To: Margaret Drury
City Clerk

From: Ann Daughaday
City Engineer

Date: January 9, 1998

Re: Jackie Carroll Zoning Petition

My staff has tallied the petition area and the area of land owned by the protesters. The results are as follows:

Total Petition Area	175,042 Sq. Ft.
Area Owned by Protesters Certified by Assessor's Office	157,037 Sq. Ft.
Percent of Land Owned by Certified Protesters	89.71%

Please let me know if you need any additional Information.

Enc:

Jackie Carroll Zoning Petition

12/16/97

Petition Area		Protestors	
Lot #	**Sq. Ft.**	**Lot #**	**Sq. Ft.**
1	5,250	1	5,250
14	4,485	19	1,500
18	1,246	77	4,902
19	1,500	86	81,479
77	4,902	88	7,045
81	3,184	96	41,559
82	1,815	33 (89, 80)	15,302
86	81,479		
88	7,045		
91	5,025		
94	950		
95	1,300		
96	41,559		
33 (89, 80)	15,302		
Total:	**175,042**	**Total:**	**157,037**

Protestor's Percentage: **89.71%**

REAL ESTATE FILE INQUIRY

BLOCK	LOT	UNIT	ACCOUNT
42	86		994099 18

NAME : MORNINGSTAR LIMITED PARTNERSHIP
ADDRESS: 205 BROADWAY

CITY : CAMBRIDGE STATE: MA ZIP: 02139 0000 YEAR BUILT 0000

LOCATION #	LOCATION STREET	USE CLASS	RPC	CPC	AREA	BNCD
205-207	BROADWAY	340	000	100	86,747	0000

VALUES.. LAND: 2,168,200 BLDG.: 772,700 TOTAL: 2,940,900 EXEMPT: .00

Tab/2 for Next Screen Tab/L for Additional Lots Tab/Z Return to Menu
Tab/B for Billing Information

REAL ESTATE FILE INQUIRY

BLOCK	LOT	UNIT	ACCOUNT
42	96		121550 19

NAME : STARBARE IV CORP, TR.
ADDRESS: OF BROADWAY CAMBRIDGE REALTY TRUST
140 EAGLE ROCK AVE

CITY : ROSELAND STATE: NJ ZIP: 07068 0000 YEAR BUILT 0000

LOCATION #	LOCATION STREET	USE CLASS	RPC	CPC	AREA	BNCD
206-210	BROADWAY	390	000	100	46,461	0000

VALUES.. LAND: 1,161,500 BLDG.: 0 TOTAL: 1,161,500 EXEMPT: .00

Tab/2 for Next Screen Tab/L for Additional Lots Tab/Z Return to Menu
Tab/B for Billing Information

REAL ESTATE

ADDITIONAL LOT(S)

BLOCK: 42 LOT: 96 UNIT: ACCOUNT #: 121550 19

NAME: STARBARE IV CORP, TR.

LOCATION... #: 206-210 BROADWAY

2ND LOT: 77	5TH LOT:	8TH LOT:
3RD LOT:	6TH LOT:	9TH LOT:
4TH LOT:	7TH LOT:	10TH LOT:

Tab/Z Return to Menu Tab/I Main Real Estate Screen

REAL ESTATE BILLING FILE INQUIRY

Block	Lot	Unit	Account
42	88		230925 20

Name...: LOSCOCCO, NICHOLAS J., TR.
Address: OF NICHOLAS REALTY TRUST
125-127 HARVARD STREET

City...: CAMBRIDGE State: MA Zip: 02139 0000

Location #	Location Street	Class	Area	Bank Code
125-127	HARVARD ST	400	7,045	0000

Values.. Land: 176,100 Bldg.: 66,600 Total: 242,700 Exempt: .00

Tab/L for Add'l Lots Tab/X for Block/Lot/Unit Index

REAL ESTATE BILLING FILE INQUIRY

Block	Lot	Unit	Account
42	19		402380 27

Name...: MINAVICH, JOHN A. &
Address: LOUISE M. MINAVICH
218 BROADWAY

City...: CAMBRIDGE State: MA Zip: 02139 1904

Location #	Location Street	Class	Area	Bank Code
218	BROADWAY	101	1,500	0000

Values.. Land: 71,200 Bldg.: 55,000 Total: 126,200 Exempt: 715.66

Tab/L for Add'l Lots Tab/X for Block/Lot/Unit Index

R E A L E S T A T E

A D D I T I O N A L L O T (S)

BLOCK: 42 LOT: 86 UNIT: ACCOUNT #: 994099 18

NAME: MORNINGSTAR LIMITED PARTNERSHIP

LOCATION... #: 205-207 BROADWAY

2ND LOT: 1	5TH LOT:	8TH LOT:
3RD LOT:	6TH LOT:	9TH LOT:
4TH LOT:	7TH LOT:	10TH LOT:

Tab/Z Return to Menu Tab/I Main Real Estate Screen

REAL ESTATE FILE INQUIRY

BLOCK	LOT	UNIT	ACCOUNT
42	33		114450 11

NAME : COHEN, GAIL & BRUCE COHEN, TRS.
ADDRESS: 200 BROADWAY REALTY TRUST
200 BROADWAY

CITY : CAMBRIDGE STATE: MA ZIP: 02139 0000 YEAR BUILT 0000

LOCATION #	LOCATION STREET	USE CLASS	RPC	CPC	AREA	BNCD
200	BROADWAY	401	000	100	15,302	0000

VALUES.. LAND: 382,600 BLDG.: 192,200 TOTAL: 574,800 EXEMPT: .00

Tab/2 for Next Screen Tab/L for Additional Lots Tab/Z Return to Menu
Tab/B for Billing Information

REAL ESTATE

ADDITIONAL LOT(S)

BLOCK: 42 LOT: 33 UNIT: ACCOUNT #: 114450 11

NAME: COHEN, GAIL & BRUCE COHEN, TRS.

LOCATION... #: 200 BROADWAY

2ND LOT: 80	5TH LOT:	8TH LOT:
3RD LOT: 89	6TH LOT:	9TH LOT:
4TH LOT:	7TH LOT:	10TH LOT:

Tab/Z Return to Menu Tab/I Main Real Estate Screen

FIRST PUBLICATION NO. 2761

City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Seven

AN ORDINANCE

In Amendment to the "Zoning Ordinances of the City of Cambridge."

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

That the Zoning Ordinance of the City of Cambridge is hereby amended as follows:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

Passed to a second reading at the City Council Meeting held on December 22, 1997 and on or after January 5, 1998 the question comes on passing to be ordained.

ATTEST: - D. Margaret Drury, City Clerk

BUSINESS MANAGER
JOHN F. HURLEY JR.
PRESIDENT
MICHAEL J. DURANT
FINANCIAL SECRETARY-TREASURER
PAUL J. DiPIETRO

BUSINESS AGENTS
JAMES COYLE
EDWIN WRIGHT
DONALD JONES
BUSINESS AGENT / ORGANIZER
BERNARD A. EVERS JR.

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKERS

195 OLD COLONY AVENUE • P. O. BOX 7 • SOUTH BOSTON, MASSACHUSETTS 02127 • 617-268-4777 • FAX 617-268-7878

Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA. 02139

December 22, 1997

Dear Cambridge City Clerk:

Enclosed you will find a group of letters voicing **OPPOSITION** to the **URENA PETITION**. Could you please see to it that these letters are delivered to the appropriate elected officials? Thank you for your assistance.

Sincerely yours,

Jay Hurley
Business Manager

cc -- Local #7 Cambridge residents
Joseph Nigro, BBTC

FD

SS, N.G., LB

COMMITTEE MINUTES
COVER SHEET

The Ordinance Committee held a public ~~meeting~~/hearing on December 11, 1997, beginning at 8:30 ~~am~~ pm in the Sullivan Chamber/~~Ackermann Room~~ for the purpose of consider proposed amendments to the Zoning in the Area IV ~~area included~~

Present at the hearing were C. Duehay, Chair of the Committee, ~~Vice Mayor Kathleen L. Born, Councillor Henrietta Davis, Councillor Francis H. Duehay, Councillor Anthony D. Galluccio,~~ Councillor Kenneth E. Reeves, ~~Mayor Sheila T. Russell, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou,~~ and City Clerk D. Margaret Drury. Also present were Susan Schlesinger, A-C-M-for C-D-, Nancy Glowa, First Assistant City Solicitor and Leslie Barber, Director of Land Use and Zoning, C-D-D.

Councillor Duehay convened the hearing and explained the purpose and the procedure. He invited the proponents of the proposal to make a presentation.

Jacqueline Carroll, 26 Market Street, petitioner stated that the ~~reasons~~ one of the most important reasons for the petition ~~is~~ is protection of neighborhood continuity for the part of the neighborhood closest to Kendall Square. She provided some history of the neighborhood struggle to prevent the encroachment of Kendall Square. Residents are frightened and apprehensive. They are willing to sit down and talk. They realize that there is always room for compromise but they don't want ~~to~~ to lose their neighborhood.

Julia Gregory, 11 Market Street,

petitioner stated that the current zoning does not make sense. There is a residential zone abutting an industrial zone with no transitions. Residents have been trying to look at the neighborhood's transitional areas, to have anchors in the community that convey that this is a neighborhood. Progress has been made.

This proposal is dramatic, but it will correct the current "hodgepodge" of inappropriate zoning

Councillor Reeves noted the enormous problems of Kendall Square and

commended the petitioners for their efforts to protect its neighborhood. He stated that he supports the petition wholeheartedly.

SS noted that C-D-D has done a great deal of work in conjunction w/ the neighbors to look at the Zoning in this neighborhood to update it in a way that fits the existing character.

PD has invited public testing in support of the petition.

John Ritter, 18 Fayette Street, ~~Highland Avenue~~, stated that he is hopeful that the issue of proper transitions will be dealt w/ comprehensively in the near future. In the

meantime, he is happy to support proper transitions in zones at risk. He strongly supports this petition and urges adoption.

Philip Dowds, 48 Banks Street, stated that as a practicing architect, he sees zoning maps for cities + towns all over New England. Cambridge is an extreme example of a city that has has uses all jumbled together ("check by jowl & jowl") uses that many communities believe are incompatible and try to separate. To him, in Cambridge the question is how to mitigate. In 1989 the Varsity petition proposed protections for

this area, and the C-C took no action. The citizens are trying to tell the C-C that its zoning doesn't work any more, and that it's time to take action. He urged passage of the Carroll petition or something like it and jump-starting a citywide ~~d~~ comprehensive rezoning.

Washington Taylor, 7 R.C. Kelly Street, spoke in support of the petition.

C. Dutchy then invited testimony in opposition to the petition.

Bruce Cohen, ~~200 Broadway~~ 1 Union Sq, resident 112 Central Street, Somerville, stated that he

is the owner of 200 Broadway. He said that Downzoning every ten years is unfair.

Barry Zevin, 62 Hampshire Street, stated that he is in favor of downzoning but that the current proposal will not properly protect the neighborhood; .75 FAR is not appropriate. A very low FAR will not generate usable public open space.

Martin Healy, Esq., 20 Meredith Place Needham, rep. CCI Realty Trust, which stated that he represents just recently purchased 210 Broadway, based on the existing zoning, which would allow a

six story building. CCI Realty Trust wants to do sensitive responsible development and is concerned that this petition may go too far yet not accomplish its objectives. There are already some transition areas; and this area is not all a residential area. For 17 years there has been a large parking lot on the site.

KR asked if Mr. Healy represented CCI at the time of purchase. Atty H answered the affirmative. KR asked if they knew of the zoning petition at the time of the sale. Atty Healy answered in the affirmative.

KR moved approval to petitioner. Atty Conrad 2/0 seconded. The motion passed 4/0 in favor.

The hearing was adjourned at 9:10 p.m.

Respectfully submitted,

Eileen M. Cremin

RECEIVED BY
CITY CLERK'S OFFICE
97 DEC 15 PM 5:05
CAMBRIDGE, MASS.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment

SUBJECT: Written Protest To The Jackie Carroll Zoning Petition

DATE: December 12, 1997

Attached please find the completed letter(s) of protest to the above named petition.

attachment

SP:tjm

December 1, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

97 DEC 11 AM 11:00

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Gale and Bruce Cohen, Trustees of 200 Broadway Realty Trust
Street Address:	200 Broadway
Assessors Map Number:	42
Lot Number:	33, 80, 89
Land Area Square Footage:	15,302

Bruce Cohen / 200 Broadway Realty Trust

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Received on December 11, 1997, at 11 a.m. (time)

D. Margaret Drury
Cambridge City Clerk

December 1, 1997

RECEIVED BY
CITY CLERK'S OFFICE
CAMBRIDGE, MASS.
97 DEC 11 AM 11:00

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Morningstar Limited Partnership
Street Address:	205-207 Broadway
Assessors Map Number:	42
Lot Number:	1, 86
Land Area Square Footage:	86,747

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Harvey R. Jacobson
Counsel for Petitioner

Received on December 11, 1997, at 11 a.m. (time)

D. Margaret Drury
Cambridge City Clerk

PUBLIC NOTICE
RELATIVE TO ZONING

C. C. 106

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 13 PM 5:15
CAMBRIDGE MA.

City of Cambridge

MASSACHUSETTS

OFFICE OF THE CITY CLERK

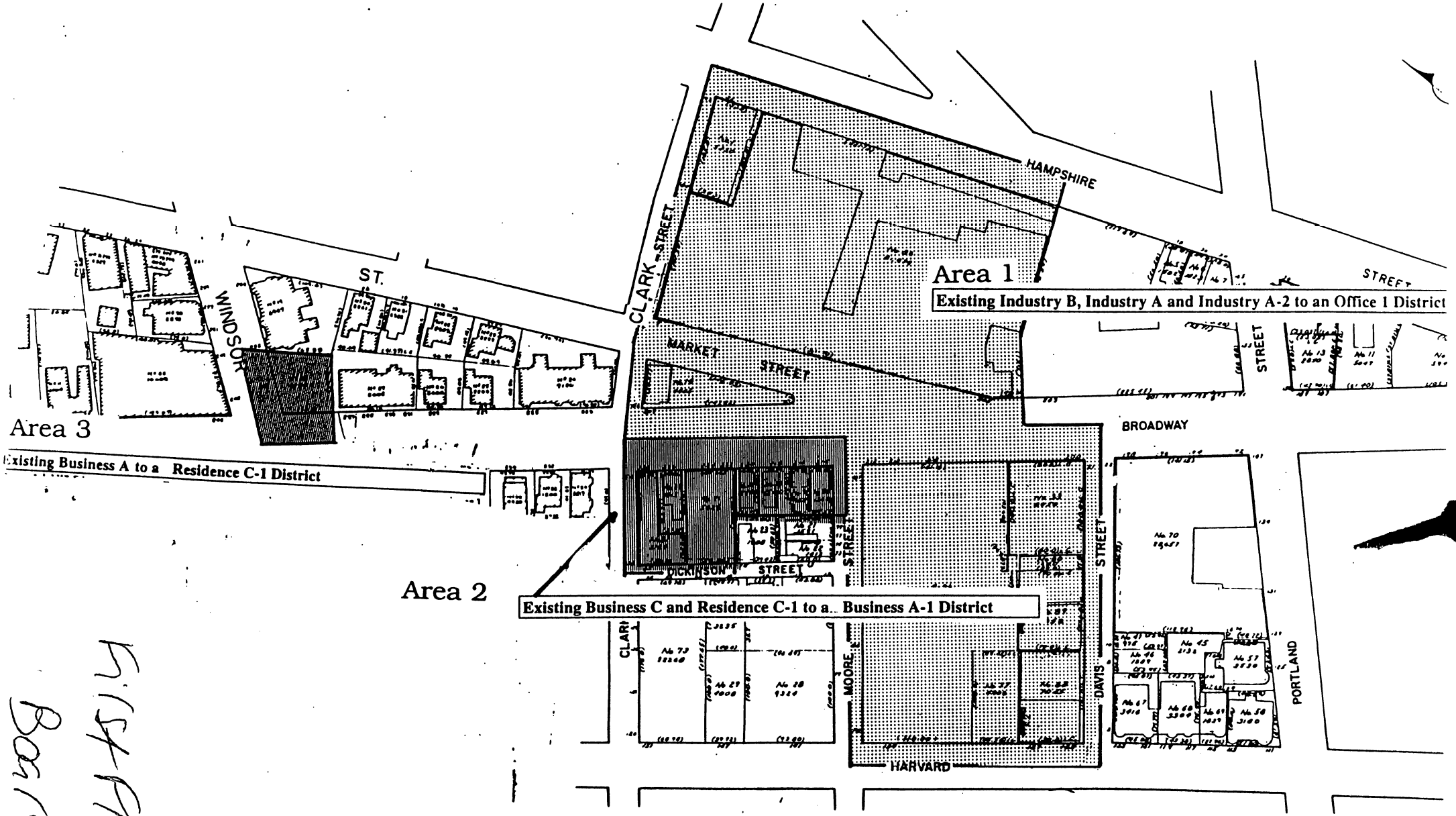
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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 Francis H. Duehay,
Chair


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE
CLARK STREET
MARKET STREET
WINDSOR ST.
DICKINSON STREET
BROADWAY
HARVARD
MOORE
DAVIS STREET
PORTLAND

Speakers Opposed

Name	Address
Bruce Cohen	270 Broadway
Barry Zevin	67 Hampshire
Martin Healey, Esq	210 Broadway

Ordenance Committee

Speakers in Favor

Name	Address
John Pitkin	18 Fayette St.
Philip Dowds	48 Banks St
Washington Taylor	7 R.C Kelley St

December 1, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	John A. and Louise M. Minavich
Street Address:	218 Broadway
Assessors Map Number:	42
Lot Number:	19
Land Area Square Footage:	1,500

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

John A. Minavich
Louise M. Minavich
12-1-97

Received on December 2, 1997, at _____ (time)

M. Margaret Drury
Cambridge City Clerk

10-1

Consent Communication #10

Written protest filed by John A. and Louise M. Minavich regarding a proposed zoning amendment known as the Jackie Carroll Zoning Petition.

In City Council December 15, 1997

Referred to the Petition

FROM THE DESK OF

HARVEY R. FLEISHMAN

TEL: (617) 547-5900
FAX: (617) 876-8139

Certified Public Accountant

Consent Communication

11/24/97

Mrs. Denny

Please Stamp one copy "received"

and return to me.

Thank you.

Harvey R. Fleishman

RECEIVED BY
OFFICE OF CITY CLERK
CAMBRIDGE MA.
97 NOV 28 AM 10 10

I sent one copy back 11/28/97

Gail

Tofias, Fleishman, Shapiro & Co., P.C., 205 Broadway, Cambridge, MA 02139

November 24, 1997

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance, on a petition by Jackie Carroll, et al to amend the zoning map of the City of Cambridge in the eastern portion of Area IV, hereby protests such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activity of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	TFS Broadway Limited Partnership
Property Address:	205 Broadway, Cambridge, MA 02139
Map Number:	EQV Code 340
Square Footage:	86,747 sq. ft.

Copy of real estate tax bill and property legal description enclosed.

Sincerely,

TFS BROADWAY LIMITED PARTNERSHIP

Harvey R. Fleishman
General Partner

Enclosures

cc: Jeffrey Musman, Esquire

8-1

COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE

FISCAL YEAR 1998 REAL ESTATE TAX BILL

BASED ON ASSESSMENTS AS OF JANUARY 1, 1997 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 AND ENDING JUNE 30, 1998 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS:

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.43	0.00	35.98	35.98

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 340 SQ FT 86,747 42 86 1	

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	2,940,900
AMT RECVD		

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1997 1st PAYMENT	PAYABLE BY MAY 1, 1998 2nd PAYMENT
~~105,813.58~~ TOTAL DUE		
~~105,813.58~~	~~52,906.79~~	~~52,906.7~~
	ck # 21540	

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
940,900		2,940,900

PROPERTY LOCATION 205-207 BROADWAY

BILL DATE: 100197 ACCT 994099

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1997

MORNINGSTAR LIMITED PARTNERSHIP
205 BROADWAY
CAMBRIDGE MA 02139

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY, JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM-5:00 PM.

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

005918984 00994099182 005290679

Required payments not made by November 1 or May 1 are subject to interest at 14% per annum from the first day of the preceding month until payment is made.

See Reverse side for important information

COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE

FISCAL YEAR 1998 REAL ESTATE TAX BILL

BASED ON ASSESSMENTS AS OF JANUARY 1, 1997 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1997 AND ENDING JUNE 30, 1998 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS:

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.43	0.00	35.98	35.98

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 340 SQ FT 86,747 42 86 1	

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	2,940,900
AMT RECVD		

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1997 1st PAYMENT	PAYABLE BY MAY 1, 1998 2nd PAYMENT
~~105,813.58~~ TOTAL DUE		
~~105,813.58~~	~~52,906.79~~	~~52,906.7~~

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
940,900		2,940,900

PROPERTY LOCATION 205-207 BROADWAY

BILL DATE: 100197 ACCT 994099

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1997

MORNINGSTAR LIMITED PARTNERSHIP
205 BROADWAY
CAMBRIDGE MA 02139

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO:
THE TAX COLLECTOR'S OFFICE, P.O. BOX 390434, CAMBRIDGE, MA 02139

OR PRESENT TO:
JAMES P. MALONEY, JR.
COLLECTOR OF TAXES
MON.-FRI. 8:30 AM-5:00 PM.

Tofias, Fleishman, Shapiro & Co., P.C.

COLLECTOR'S COPY - RETURN WITH YOUR PAYMENT

005918984 00994099182 005290679

Required payments not made by November 1 or May 1 are subject to interest at 14% per annum from the first day of the preceding month until payment is made

See Reverse side for important information

ck # 21546
pd 11.3.97

8-2

EXHIBIT A

LEGAL DESCRIPTION

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, being bounded and described as follows:

NORTHEASTERLY	by Hampshire Street, three hundred seventy-one and 72/100 (371.72) feet;
SOUTHEASTERLY	by land now or formerly of East Coast Realty Co. by two lines measuring one hundred thirty-six and 29/100 (136.29) feet and seventy-one and 61/100 (71.61) feet, respectively;
SOUTHWESTERLY	by Broadway, forty-two and 05/100 (42.05) feet;
SOUTHWESTERLY	again by Market Street three hundred fifty-two and 70/100 (352.70) feet, more or less; and,
NORTHWESTERLY	by Clark Street, two hundred forty-six and 50/100 (246.50) feet.

Said parcel contains approximately 87,063.16 square feet of land and is a portion of the premises shown on a plan entitled "Plan of Land in Cambridge" dated December 3, 1946 by Edward Smith, C.E., being Plan 1919 of 1946, recorded with Middlesex South District Registry of Deeds in Book 7058, Page 174.

Or however otherwise the said premises may be bounded, measured and described, meaning and intending to describe and meaning and intending to convey and hereby conveying the entire premises described in the deed to Morningstar Limited Partnership described below.

Certain portions of the above described parcel are also shown on the following plans:

1. Plan of land in Cambridge owned by Barbour Stockwell Company, recorded with said Deeds, Book 5894, Page 113.

2. Plan of land in Cambridge owned by Barbour Stockwell Company, recorded with said Deeds in Book 5894, Page 115.

3. Plan of land in Cambridge owned by Barbour Stockwell Company, recorded with said Deeds in Book 5894, Page 117.

For title, see Deed to Morningstar Limited Partnership, dated June 1, 1983, recorded with Middlesex South Registry of Deeds at Book 15040, Page 564. Name of Morningstar Limited Partnership was changed to its present name, TFS Broadway Limited Partnership on or about February 10, 1986. See Fourth Certificate of Amendment to Agreement and Certificate of Limited Partnership filed with the Office of the Secretary of State of Massachusetts on or about February 12, 1986.

Consent Communication #8

Written Protest filed by TFS Broadway Limited Partnership regarding a proposed zoning amendment known as the Jackie Carroll Zoning Petition.

In City Council December 15, 1997

Referred to the Petition

PETITION OF Jackie Carroll

Petition filed with the City Clerk October 20, 1997

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

11 days October
30 days Nov.
24 days Dec
65 days = December 24, 1997

In City Council October 20, 1997

Referred to the Planning Board for report October 20, 1997

Planning Board Hearing December 2, 1997

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be March 11, 1998.)

20 days December
31 days January
28 days February
11 days March
90 days March 11, 1998

City Council hearing published Chronicle on Nov. 20, 1997
and Nov. 27, 1997

Hearing before the Ordinance Committee December 11, 1997

Reported to the City Council December 22, 1997

Passed to a second reading on December 22, 1997

published in Chronicle on January 1, 1998

Planning Board report received on _____

Ready for ordination on January 5, 1998

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE March 11, 1998

No Action Taken. Placed on file 3/12/98

THE BULFINCH COMPANIES, INC.
SINCE 1936

Investment Real Estate

Executive Offices:
25 New Chardon Street, Boston, MA 02114-4771
Tel: (617) 720-4000 Fax: (617) 720-4001 E-Mail: eds@bulfinch.com

Regional Offices:
3295 River Exchange Drive, Suite 150, Norcross, GA 30092-4220
Tel: (770) 368-4105 Fax: (770) 368-4107

Eric D. Schlager – Chief Executive Officer

March 2, 1998

Ms. Jacqueline Carroll
36 Market Street
Cambridge, MA

Dear Ms. Carroll and interested parties of the Area Three and Four Neighborhoods:

We are writing to confirm our commitment to engage in good faith negotiations with you and other representatives of the Area Three and Four Neighborhoods toward an agreement on development controls and a community outreach program in connection with the proposed development of Cambridge Place at 205 Broadway and 210 Broadway. Our mutual goal is to reach a final agreement as promptly as possible.

In the event that we choose to terminate the good faith negotiations, we will give you at least two weeks advance written notice. We would expect to continue those negotiations even if another rezoning petition is filed by a third party. During the period of good faith negotiations, we will not apply for a building permit for these properties.

Sincerely yours,

The Bulfinch Companies, Inc.
By:_____

The McKinnon Company, Inc.
By:_____
Richard E. McKinnon
Consultant to The Bulfinch Companies, Inc.

October 16, 1997

Cambridge City Council
City Hall
Cambridge, Massachusetts

The Honorable, the Cambridge City Council:

Attached for your review and consideration is the Area IV Zoning Petition which reflects the efforts of the neighborhood to thoughtfully address future development as it relates to the quality of life for both the current residents and generations to come.

The Petition incorporates zoning mechanisms to preserve the neighborhood character of the eastern portion of Area IV while eliminating the possibility of uses detrimental to the nearly 7,000 residents that live in the area. The Petition also encourages the land uses that are consistent with community needs such as housing, office space, and research and development, and reflects the attempt to establish consistency in zoning for the eastern gateway to the Area IV neighborhood.

On behalf of the diverse and dedicated group that developed and worked on this petition, I urge you to move swiftly in taking the necessary steps to incorporate these crucial zoning changes to avoid the very real threat related to speculative investors that looms over the area.

Sincerely,

Jackie Carroll

Jackie Carroll

17-1

17

RECEIVED BY
OFFICE OF CITY CLERK
97 OCT 16 AM 11:10
CAMBRIDGE MA.

October 9, 1997

To the Honorable, the City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the Zoning Ordinance as described below.

Jacqueline L Carroll	36 Market Street ✓
Mary Ann Doiron	33 Market Street ✓
Jeffrey MacManus	33 MARKET Street ✓
Everett H. Gilmore	38 market St. ✓
Bob Hollands	32 Market St ✓
	39 Market St

17-2

17 17

October 9, 1997

To the Honorable, the City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the Zoning Ordinance as described below.

SIGNATURE	PRINT NAME	ADDRESS
Julia O. Gregory	JULIA O. GREGORY	11 MARKET ST, 02139 ✓
Susan Yanow	SUSAN YANOW	221 Norfolk 02139 ✓
Lee Farris	LEE FARRIS	269 NORFOLK ST. —
Gerald Bergman	Gerald Bergman	82 ELM STREET 02139 ✓
Janice Solet	JANICE SOLET	86 OTIS St 02141 ✓
Ralph H. Boynton	Ralph H. Boynton	20 Rackliff St 02139 —
Paul J. Schlaver	Paul J. Schlaver	188 Green St. 02139 ✓

17-3

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

<u>Affected properties</u>
1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

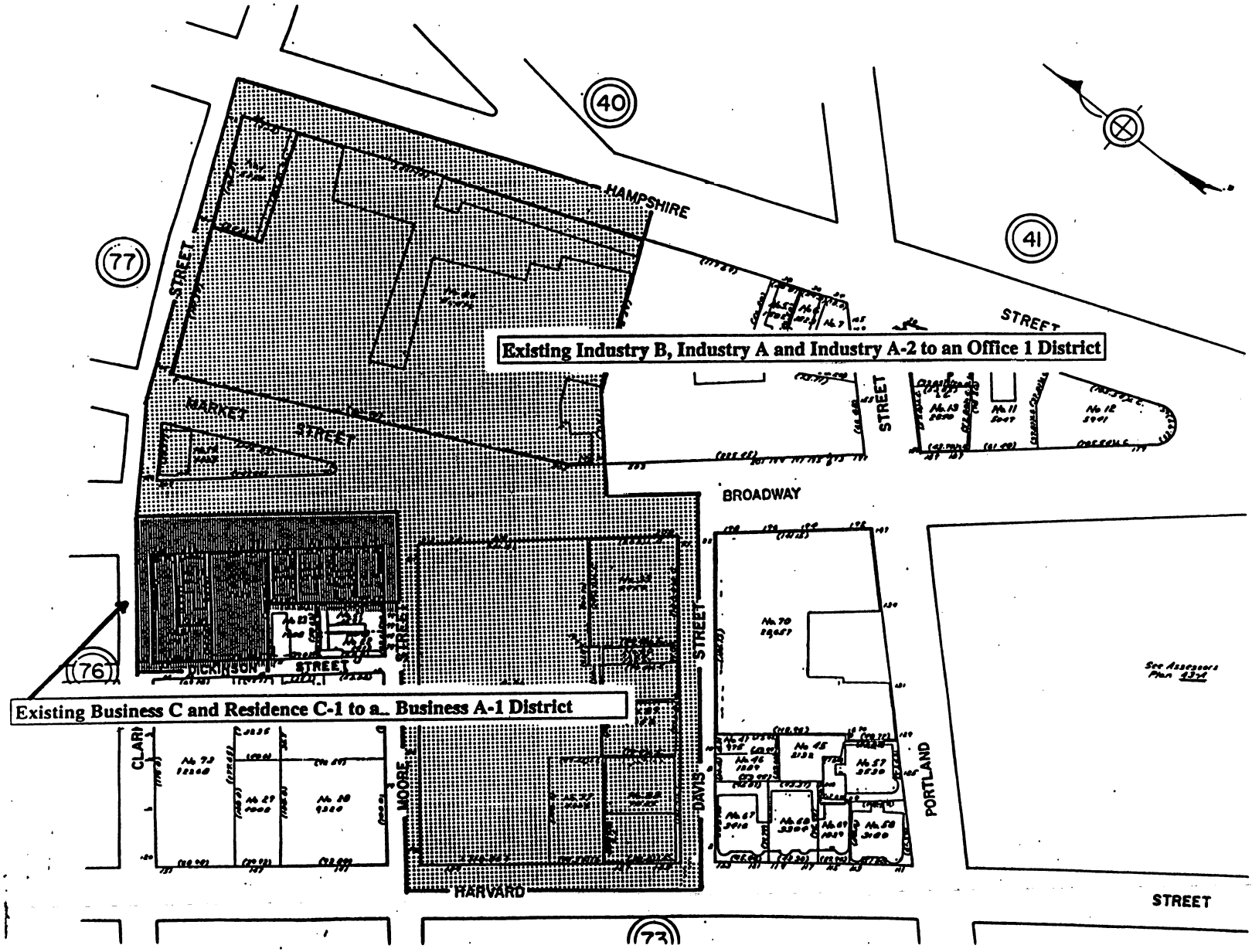
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a... Business A-1 District
HAMPSHIRE STREET
MARKET STREET
BROADWAY
DICKINSON STREET
CLARK STREET
MOORE STREET
DAVIS STREET
PORTLAND STREET
HARVARD STREET
40
41
77
76
73

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

December 1, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Nicholas J. Loscocco, Trustee of Nicholas Realty Trust
Street Address:	125-127 Harvard Street
Assessors Map Number:	42
Lot Number:	88
Land Area Square Footage:	7,045

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Received on December ~~12~~ 2, 1997, at _____ (time)

Trustee of Nicholas Realty Trust

M. Margaret Drury
Cambridge City Clerk

12-1

Consent Communication #12

Written protest filed by Nicholas Realty Trust regarding a proposed amendment known as the Jackie Carroll Petition.

In City Council December 15, 1997

Referred to the Petition

December 1, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 11 AM 11:00
CAMBRIDGE, MA.

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Gale and Bruce Cohen, Trustees of 200 Broadway Realty Trust
Street Address:	200 Broadway
Assessors Map Number:	42
Lot Number:	33, 80, 89
Land Area Square Footage:	15,302

Bruce Cohen / 200 Broadway Realty Trust

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Received on December 11, 1997, at 11 am (time)

D. Margaret Drury
Cambridge City Clerk

26-1

Consent Communication #26

Written protest filed by 200 Broadway Realty Trust regarding a proposed zoning amendment known as the Jackie Carroll Zoning Petition.

In City Council December 15, 1997

Referred to the Petition

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -3 PM 3:00
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment

SUBJECT: Written Protest To The Jackie Carroll Zoning Petition

DATE: December 3, 1997

Attached please find the completed letter(s) of protest to the above named petition.

attachment

SP:jgm

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SALLY POWERS, DIRECTOR**
ASSESSOR'S OFFICE

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

DATE: **December 3, 1997**

RE: **WRITTEN PROTEST TO THE JACKIE CARROLL ZONING PETITION**

****

Attached you will find two copies of four written protest filed regarding the Jackie Carroll Zoning Petition to amend the Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 21, 1997

To Whom It May Concern:

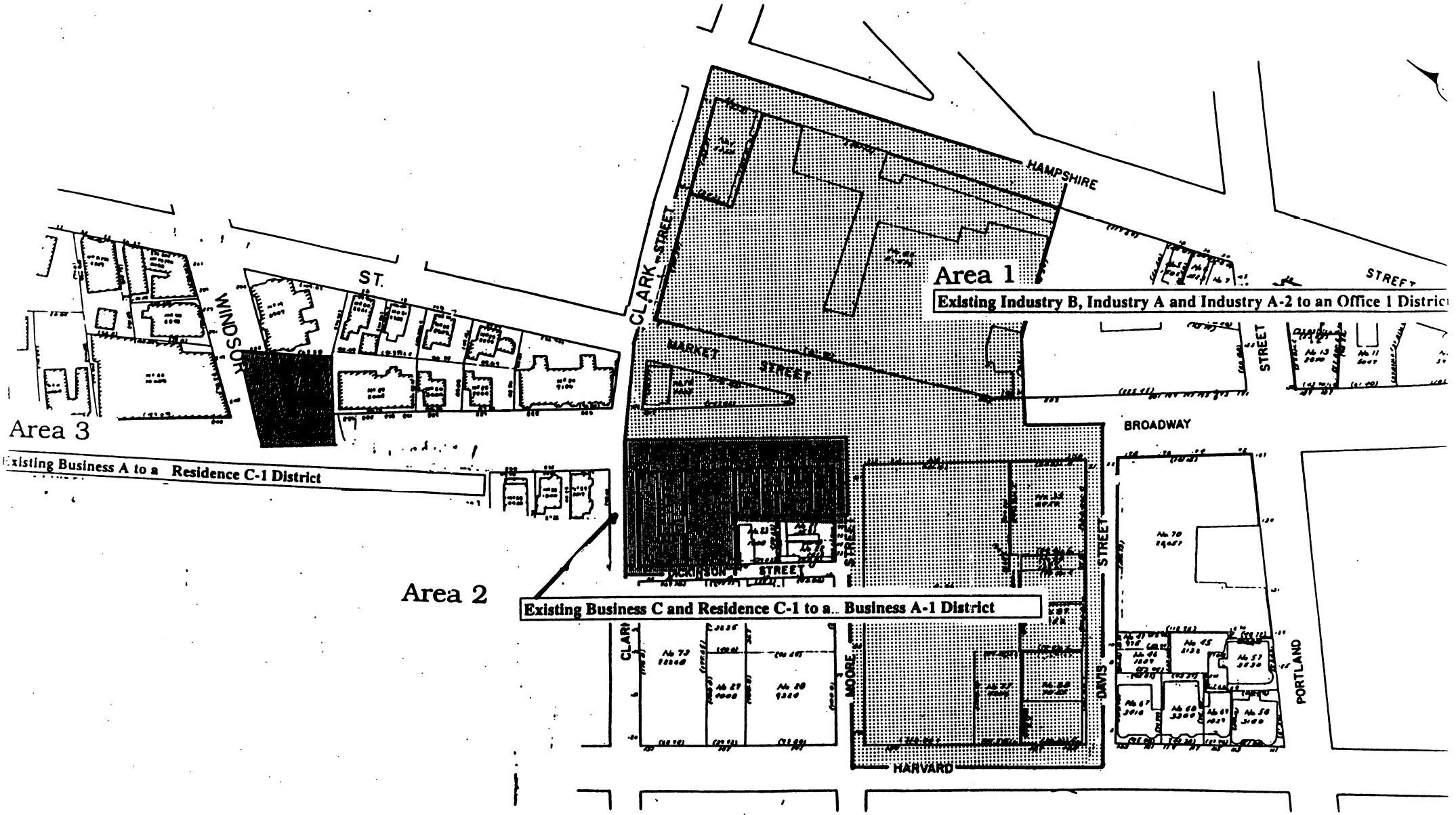
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a.. Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE
CLARK STREET
MARKET STREET
WINDSOR ST.
BROADWAY
DAVIS STREET
MOORE
HARVARD
PORTLAND
STREET

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139

CAMBRIDGE MASS. NOV 21 '97 PM
U.S.POSTAGE 0.32

RETURNED TO SENDER ATTEMPTED NOT KNOWN CAMBRIDGE MA

Not at this address

Market Street Community Housing
Limited Partnership
202 Richdale Avenue
Cambridge, MA 02140

RETURNED TO SENDER ATTEMPTED NOT KNOWN CAMBRIDGE MA

Jackie Carroll

02140+3324

16

November 24, 1997

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance, on a petition by Jackie Carroll, et al to amend the zoning map of the City of Cambridge in the eastern portion of Area IV, hereby protests such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activity of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	MORNINGSTAR LIMITED PARTNERSHIP ~~TFS Broadway Limited Partnership~~ NR o
Property Address:	205 Broadway, Cambridge, MA 02139
Map Number:	EQV Code 340
Square Footage:	86,747 sq. ft.

Copy of real estate tax bill and property legal description enclosed.

Sincerely,

TFS BROADWAY LIMITED PARTNERSHIP

Harvey R. Fleishman
General Partner

Enclosures

cc: Jeffrey Musman, Esquire

CCC I REALTY TRUST
BHX, LLC, as Trustee
Penthouse Suite
25 New Chardon Street
Boston, Massachusetts 02114
Telephone: 617-720-4000

RECEIVED BY
OFFICE OF CITY CLK.
97 DEC -2 PM 2:03
CAMBRIDGE MA.

November 25, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Zoning Amendment Protest Letter

Dear Ms. Drury:

The undersigned, being the Owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendment, which, if adopted, will have a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing property development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner: ~~BHX, LLC, as Trustee of CCC I Realty Trust~~ STARBASE IV CORP, TR. OF BROADWAY CAMBRIDGE REALTY TRUST NRO
Street Address: 206-210 Broadway
Assessors Map Number: 42
Lot Number: Lot 77; Lot 96
Land Area Square Footage: 4,902 (Lot 77); 41,559 (Lot 96); 46,461 Total

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,
CCC I REALTY TRUST
By: BHX, LLC, its sole Trustee

Robert A. Schlager, Member

Enclosure

Received on 12/2, 1997, at _____ (time)

D. Margaret Drury

Cambridge City Clerk

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

December 1, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Nicholas J. Loscocco, Trustee of Nicholas Realty Trust
Street Address:	125-127 Harvard Street
Assessors Map Number:	42
Lot Number:	88
Land Area Square Footage:	7,045

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Received on December ~~12~~ 2, 1997, at _____ (time)

Trustee of Nicholas Realty Trust

Cambridge City Clerk

December 1, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	John A. and Louise M. Minavich
Street Address:	218 Broadway
Assessors Map Number:	42
Lot Number:	19
Land Area Square Footage:	1,500

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

John A. Minavich
Louise M. Minavich
12-1-97

Received on December 2, 1997, at _____ (time)

M. Margaret Drury
Cambridge City Clerk

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SALLY POWERS, DIRECTOR**
ASSESSOR'S OFFICE

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

DATE: **December 11, 1997**

RE: **WRITTEN PROTEST TO THE JACKIE CARROLL ZONING PETITION**

****

Attached you will find two copies of two written protest filed regarding the Jackie Carroll Zoning Petition to amend the Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

December 1, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 11 AM 11:00
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Morningstar Limited Partnership
Street Address:	205-207 Broadway
Assessors Map Number:	42
Lot Number:	1, 86
Land Area Square Footage:	86,747

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Harvey R. Jacobson
Counsel/Partner

Received on December 11, 1997, at 11 a.m. (time)

D. Margaret Drury
Cambridge City Clerk

December 1, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 11 AM 11:00
CAMBRIDGE MA.

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Gale and Bruce Cohen, Trustees of 200 Broadway Realty Trust
Street Address:	200 Broadway
Assessors Map Number:	42
Lot Number:	33, 80, 89
Land Area Square Footage:	15,302

Bruce Cohen / 200 Broadway Realty Trust

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Received on December 11, 1997, at 11 am (time)

D. Margaret Drury
Cambridge City Clerk

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SALLY POWERS, DIRECTOR**
ASSESSOR'S OFFICE

DMD

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

DATE: **December 3, 1997**

RE: **WRITTEN PROTEST TO THE JACKIE CARROLL ZONING PETITION**

****

Attached you will find two copies of four written protest filed regarding the Jackie Carroll Zoning Petition to amend the Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

November 24, 1997

Margaret M. Drury, Esquire
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of the property affected by the proposed amendment to the Cambridge Zoning Ordinance, on a petition by Jackie Carroll, et al to amend the zoning map of the City of Cambridge in the eastern portion of Area IV, hereby protests such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activity of the undersigned.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such a change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	TFS Broadway Limited Partnership
Property Address:	205 Broadway, Cambridge, MA 02139
Map Number:	EQV Code 340
Square Footage:	86,747 sq. ft.

Copy of real estate tax bill and property legal description enclosed.

Sincerely,

TFS BROADWAY LIMITED PARTNERSHIP

Harvey R. Fleishman
General Partner

Enclosures

cc: Jeffrey Musman, Esquire

CCC I REALTY TRUST
BHX, LLC, as Trustee
Penthouse Suite
25 New Chardon Street
Boston, Massachusetts 02114
Telephone: 617-720-4000

RECEIVED
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

November 25, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Zoning Amendment Protest Letter

Dear Ms. Drury:

The undersigned, being the Owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendment, which, if adopted, will have a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing property development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner: BHX, LLC, as Trustee of CCC I Realty Trust
Street Address: 206-210 Broadway
Assessors Map Number: 42
Lot Number: Lot 77; Lot 96
Land Area Square Footage: 4,902 (Lot 77); 41,559 (Lot 96); 46,461 Total

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,
CCC I REALTY TRUST
By: BHX, LLC, its sole Trustee

Robert A. Schlager, Member

Enclosure

Received on 12/2, 1997, at _____ (time)

M. Margaret Drury

Cambridge City Clerk

December 1, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Nicholas J. Loscocco, Trustee of Nicholas Realty Trust
Street Address:	125-127 Harvard Street
Assessors Map Number:	42
Lot Number:	88
Land Area Square Footage:	7,045

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Received on December ~~12~~ 2, 1997, at _____ (time)

Nicholas J. Loscocco

Trustee of Nicholas Realty Trust

M. Margaret Drury

Cambridge City Clerk

December 1, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	John A. and Louise M. Minavich
Street Address:	218 Broadway
Assessors Map Number:	42
Lot Number:	19
Land Area Square Footage:	1,500

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

John A. Minavich
Louise M. Minavich
12-1-97

Received on December 2, 1997, at _____ (time)

M. Margaret Drury
Cambridge City Clerk

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **THE HONORABLE, THE CITY COUNCIL**

DMD

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

DATE: **November 24, 1997**

RE: **ORDINANCE COMMITTEE HEARINGS**

****

Please be advised that Councillor Duehay, Chair of the Ordinance Committee, has scheduled a public hearing for Thursday, December 11, 1997 in the Sullivan Chamber as follows:

7:30 P.M. Three proposed changes to the Zoning Ordinance by deleting Industry B, Industry A and Industry A-2 and substituting Office 1; deleting Business C and Residence C-1 and substituting Business A-1; deleting Business A and substituting Residence C-1 in the area bounded by Hampshire Street, Clark Street, Market Street, Broadway, Davis Street, Moore Street, Harvard Street, Dickinson Street and Windsor Street in Area IV.

Your kind attention in this matter will be greatly appreciated.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

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

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

DATE: **November 24, 1997**

RE: **ORDINANCE COMMITTEE HEARINGS**

****

Please be advised that Councillor Duehay, Chair of the Ordinance Committee, has scheduled a public hearing for Thursday, December 11, 1997 in the Sullivan Chamber as follows:

7:30 P.M. Three proposed changes to the Zoning Ordinance by deleting Industry B, Industry A and Industry A-2 and substituting Office 1; deleting Business C and Residence C-1 and substituting Business A-1; deleting Business A and substituting Residence C-1 in the area bounded by Hampshire Street, Clark Street, Market Street, Broadway, Davis Street, Moore Street, Harvard Street, Dickinson Street and Windsor Street in Area IV.

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

cc: Councillor Duehay

Russell Higley
Susan Schlesinger
Les Barber
Bob Bersani

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

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

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

DATE: **November 24, 1997**

RE: **ORDINANCE COMMITTEE HEARINGS**

****

Please be advised that Councillor Duehay, Chair of the Ordinance Committee, has scheduled a public hearing for Thursday, December 11, 1997 in the Sullivan Chamber as follows:

7:30 P.M. Three proposed changes to the Zoning Ordinance by deleting Industry B, Industry A and Industry A-2 and substituting Office 1; deleting Business C and Residence C-1 and substituting Business A-1; deleting Business A and substituting Residence C-1 in the area bounded by Hampshire Street, Clark Street, Market Street, Broadway, Davis Street, Moore Street, Harvard Street, Dickinson Street and Windsor Street in Area IV.

Your kind attention in this matter will be greatly appreciated.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SUSAN SCHLESINGER, ASSISTANT CITY MANAGER COMMUNITY DEVELOPMENT**

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

DATE: **November 24, 1997**

RE: **ORDINANCE COMMITTEE HEARINGS**

****

Please be advised that Councillor Duehay, Chair of the Ordinance Committee, has scheduled a public hearing for Thursday, December 11, 1997 in the Sullivan Chamber as follows:

7:30 P.M. Three proposed changes to the Zoning Ordinance by deleting Industry B, Industry A and Industry A-2 and substituting Office 1; deleting Business C and Residence C-1 and substituting Business A-1; deleting Business A and substituting Residence C-1 in the area bounded by Hampshire Street, Clark Street, Market Street, Broadway, Davis Street, Moore Street, Harvard Street, Dickinson Street and Windsor Street in Area IV.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Duehay

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 24, 1997

Dear Neighborhood Association:

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 10 PM 3:33
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: Margaret Drury, City Clerk
Martha Bavaro, Engineering

FROM: Sally Powers
Director of Assessment Jackie Carroll

SUBJECT: Written Protest To The ~~Cambridge Residents For Growth Management~~ Zoning Petition

DATE: November 10, 1997

Attached please find the completed letter(s) of protest to the above named petition.

attachment

SP:jgm

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SALLY POWERS, DIRECTOR**
ASSESSOR'S OFFICE

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

DATE: **November 7, 1997**

RE: **WRITTEN PROTEST TO THE JACKIE CARROLL ZONING PETITION**

****

Attached you will find two copies of written protests filed regarding the Jackie Carroll Zoning Petition to amend the Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

RECEIVED BY
OFFICE OF CITY CLERK
CAMBRIDGE MA.
97 NOV 10 PM 3:33

STARBARE
ASSOCIATES

November 3, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV -7 AM 10 26
CAMBRIDGE MA.

Certified Mail, RRR

City of Cambridge
Clerk's Office
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Proposed Zoning Map Amendment

Dear Sir/Madam:

This is submitted by Starbare IV Corp. as trustee of Broadway Cambridge Realty Trust, owner of 206-210 Broadway, Cambridge, MA.

On behalf of Starbare IV Corp. please consider this a written protest under the provisions of G.L c. 40A §5 of the advertised proposal to amend the zoning map of the City to delete district designations Industry B, Industry A and Industry A-2 and replace the same with the designation Office 1.

This protest is submitted on the basis that re-zoning of this parcel is confiscatory and singles out this property for restrictions which are not applicable to the surrounding property since the surrounding properties are fully developed. Further, the surrounding area has been developed under existing industrial zoning and therefore that is the appropriate zoning for our property.

RECEIVED BY
OFFICE OF CITY CLERK
97 NOV 10 PM 3:33
CAMBRIDGE MA.

Sincerely,

Marshall B. Tycher

mailing address
140 Eagle Rock Ave
Roseland, NJ 07068

MBT:clp

A ROSELAND PROPERTY COMPANY

140 Eagle Rock Avenue, Roseland, New Jersey 07068
Telephone: (201) 228-8675 • Fax: (201) 228-7715

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307 4269
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Nov. 13, 1997

TO: Wendy
Legal

FAX #: 433-7929

PHONE #:

 # OF PAGES: 3

FROM: Marybeth
349-4256

ADDITIONAL COMMENT:

(2) weeks Nov. 20, 1997 and
Nov. 27, 1997

Thank you!

××× SUCCESSFUL TX REPORT ×××

11-13-97 17:06 ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	----------	189
START TIME	----------	17:04
ID No.	----------	84337929
RESOLUTION	----------	STANDARD
TOTAL PAGE	----------	03
MACHINE ENGAGED	----------	01'26
INFORMATION	----------	OK
ERROR PAGE	----------	

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

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

FAX TRANSMITTAL SHEET

DATE: Nov. 13, 1997

TO: Wendy
Legal

FAX #: 433-7929

PHONE #:

 # OF PAGES: 3

FROM: Marybeth
349-4256

ADDITIONAL COMMENT:
(2) weeks Nov. 20, 1997 and
Nov. 27, 1997
Thank you!

PUBLIC NOTICE
RELATIVE TO ZONING

C. C. 106

City of Cambridge

MASSACHUSETTS

OFFICE OF THE CITY CLERK

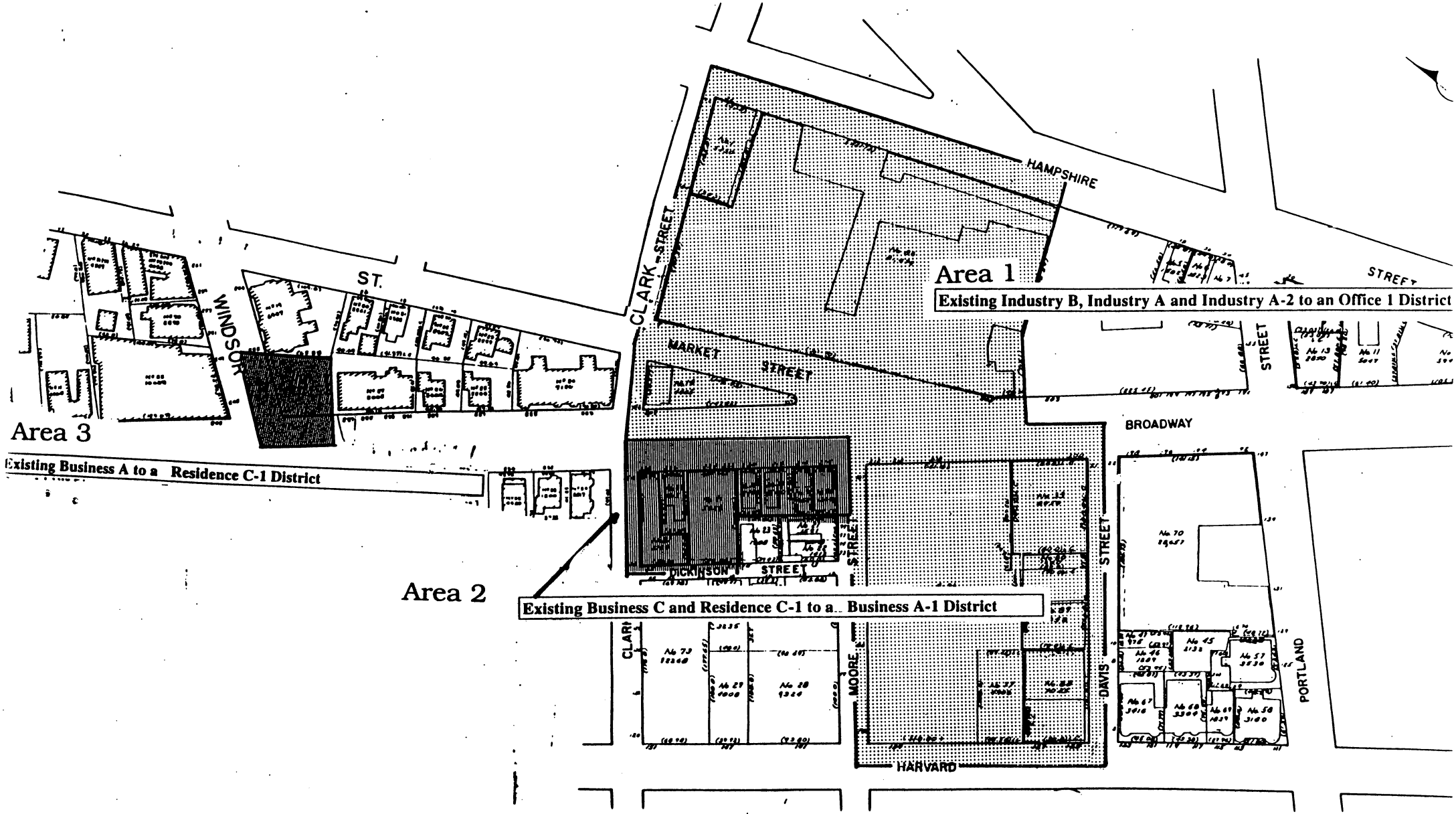
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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 Francis H. Duehay,
Chair


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE STREET
CLARK STREET
MARKET STREET
WINDSOR ST.
DICKINSON STREET
STREET
BROADWAY
MOORE
DAVIS STREET
PORTLAND
HARVARD

PUBLIC NOTICE
RELATIVE TO ZONING

C. C. 106

City of Cambridge

MASSACHUSETTS

OFFICE OF THE CITY CLERK

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

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 Francis H. Duehay,
Chair

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

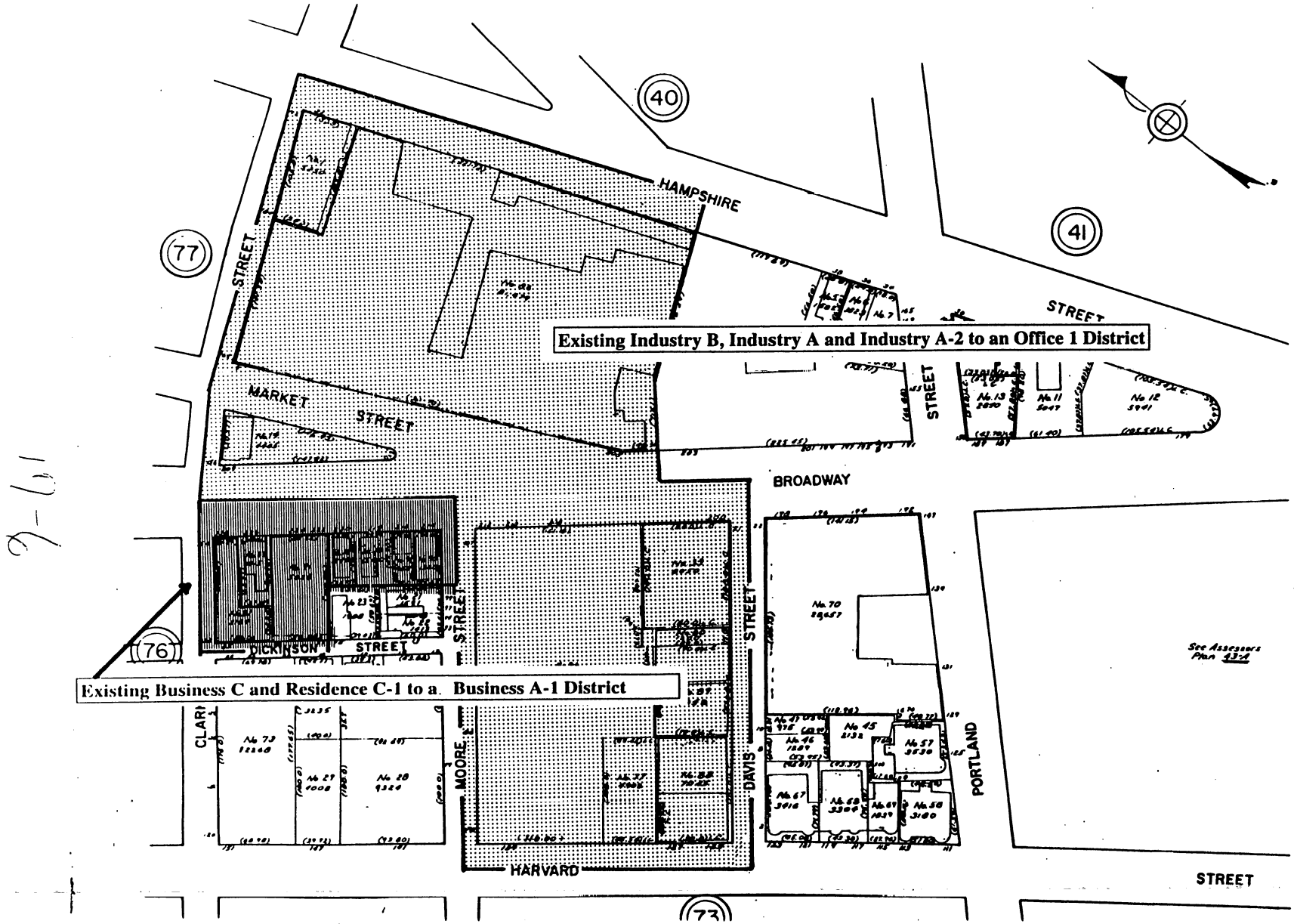
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

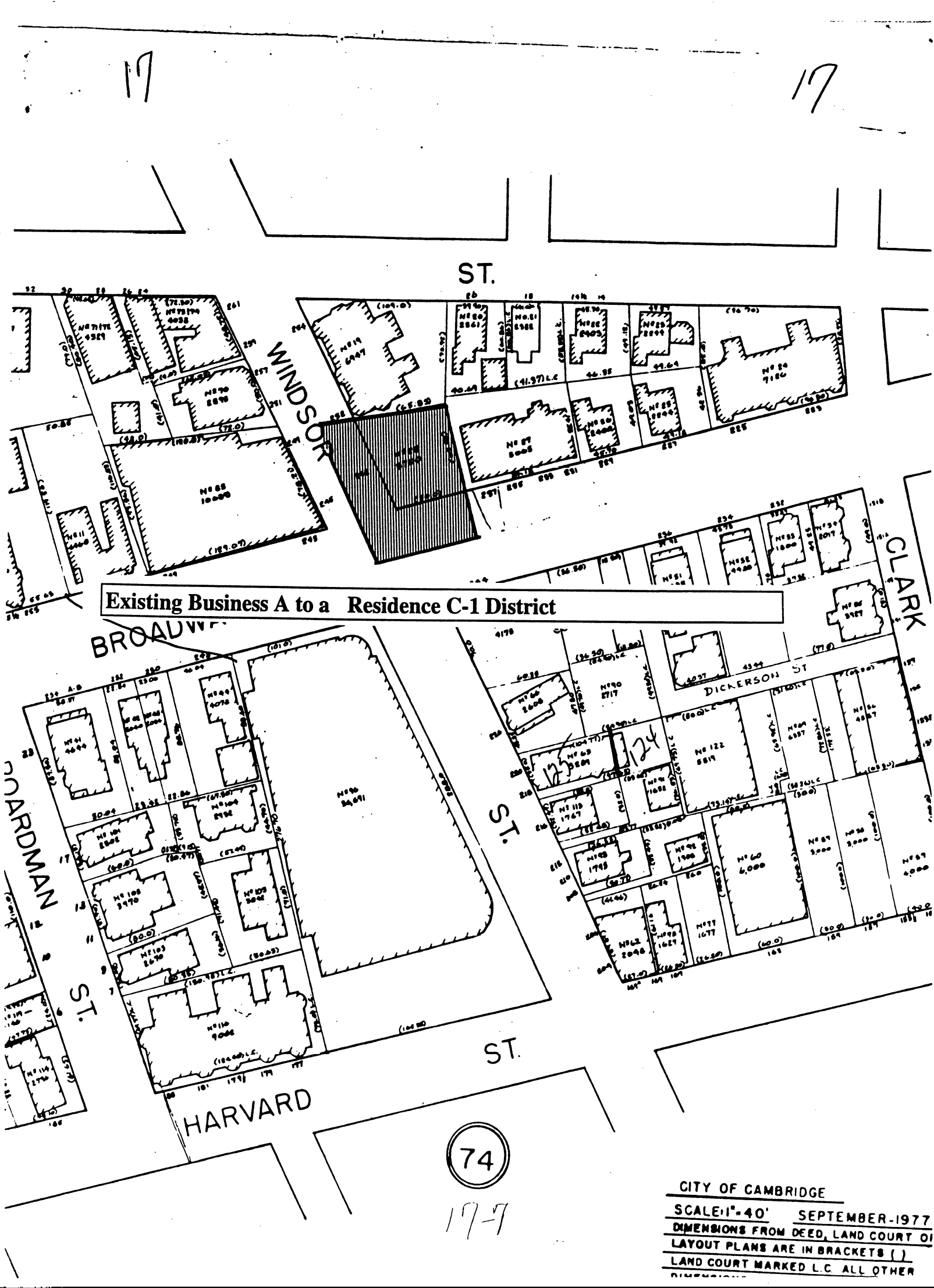
III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


40
41
77
76
73
HAMPSHIRE
STREET
MARKET
STREET
BROADWAY
STREET
DICKINSON
STREET
STREET
STREET
CLARK
MOORE
DAVIS
PORTLAND
HARVARD
STREET
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a. Business A-1 District
See Assessors Plan 43-4


17
17
ST.
WINDSOR
CLARK
Existing Business A to a Residence C-1 District
BROADWAY
DICKERSON ST
GUARDMAN
ST.
ST.
ST.
HARVARD
74
17-7
CITY OF CAMBRIDGE
SCALE:1"=40' SEPTEMBER-1977
DIMENSIONS FROM DEED, LAND COURT OI
LAYOUT PLANS ARE IN BRACKETS ( )
LAND COURT MARKED L.C ALL OTHER

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: **SALLY POWERS, DIRECTOR**
ASSESSOR'S OFFICE

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

DATE: **November 7, 1997**

RE: **WRITTEN PROTEST TO THE JACKIE CARROLL ZONING PETITION**

****

Attached you will find two copies of written protests filed regarding the Jackie Carroll Zoning Petition to amend the Zoning Map of the City of Cambridge.

Please affix the block and lot identification for the land owned by the protester within the area proposed to be rezoned, please forward one copy with the block and lot information included to the Engineering Department so that they may calculate the percentage of the area proposed to be rezoned owned by the protester.

Thank you for your cooperation.

STARBARE
ASSOCIATES

November 3, 1997

RECEIVED BY
OFFICE OF CITY CLERK
CAMBRIDGE, MA.
97 NOV -7 AM 10 26

Certified Mail, RRR

City of Cambridge
Clerk's Office
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Proposed Zoning Map Amendment

Dear Sir/Madam:

This is submitted by Starbare IV Corp. as trustee of Broadway Cambridge Realty Trust, owner of 206-210 Broadway, Cambridge, MA.

On behalf of Starbare IV Corp. please consider this a written protest under the provisions of G.L c. 40A §5 of the advertised proposal to amend the zoning map of the City to delete district designations Industry B, Industry A and Industry A-2 and replace the same with the designation Office 1.

This protest is submitted on the basis that re-zoning of this parcel is confiscatory and singles out this property for restrictions which are not applicable to the surrounding property since the surrounding properties are fully developed. Further, the surrounding area has been developed under existing industrial zoning and therefore that is the appropriate zoning for our property.

Sincerely,

Marshall B. Tycher

MBT:clp

A ROSELAND PROPERTY COMPANY

140 Eagle Rock Avenue, Roseland, New Jersey 07068
Telephone: (201) 228-8675 • Fax: (201) 228-7715

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

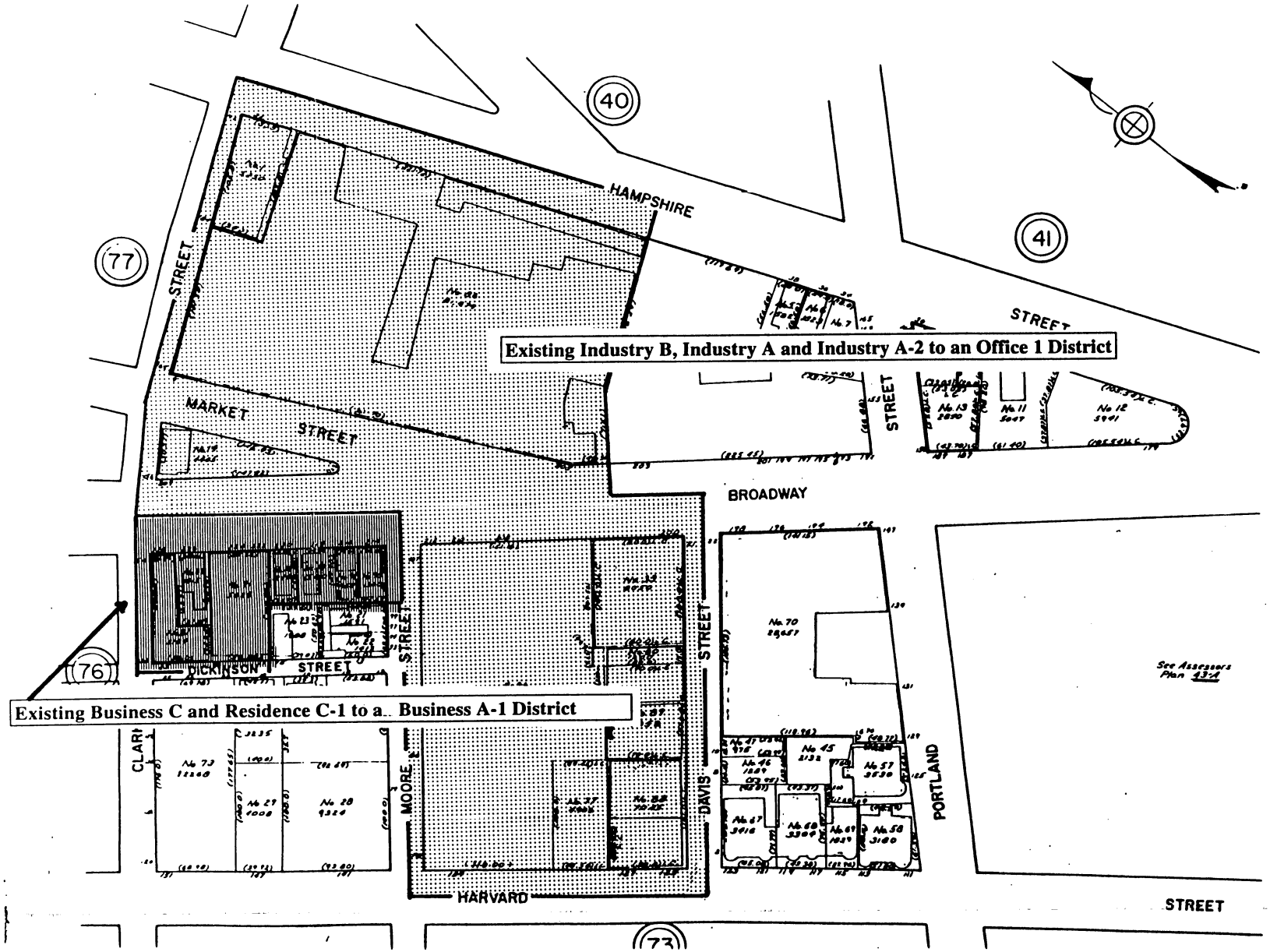
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


40
41
77
76
73
HAMPSHIRE
STREET
MARKET
STREET
STREET
BROADWAY
STREET
DICKINSON
STREET
STREET
DAVIS
STREET
MOORE
HARVARD
PORTLAND
STREET
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a.. Business A-1 District
See Assessors Plan 43-1

17

17

ST.

WINDSOR

CLARK

DICKERSON ST

BROADWAY

BOARDMAN ST.

ST.

ST.

HARVARD

Existing Business A to a Residence C-1 District

74

17-9

CITY OF CAMBRIDGE

SCALE: 1"-40' SEPTEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OR

LAYOUT PLANS ARE IN BRACKETS ( )

LAND COURT MARKED L.C. ALL OTHER

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

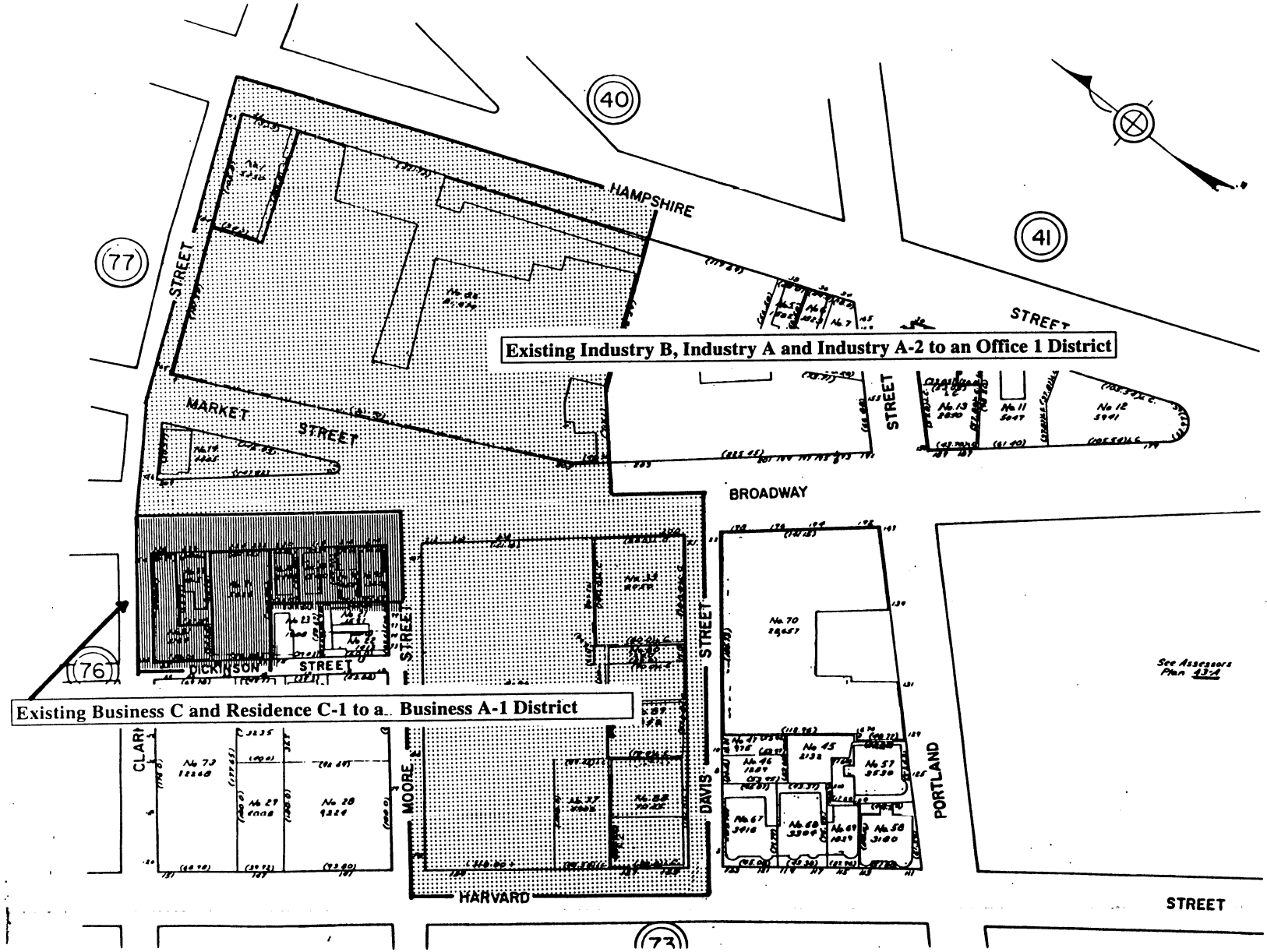
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


40
41
77
76
73
HAMPSHIRE
STREET
MARKET
STREET
STREET
BROADWAY
DICKINSON
STREET
STREET
DAVIS
STREET
MOORE
HARVARD
PORTLAND
STREET
STREET
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a... Business A-1 District
See Assessors Plan 434

17

17

ST.

WINDSOR

CLARK

DICKERSON ST

BROADWAY

BOARDMAN ST.

ST.

ST.

HARVARD

Existing Business A to a Residence C-1 District

74

17-7

CITY OF CAMBRIDGE

SCALE: 1"-40' SEPTEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OR

LAYOUT PLANS ARE IN BRACKETS ( )

LAND COURT MARKED L.C. ALL OTHER

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

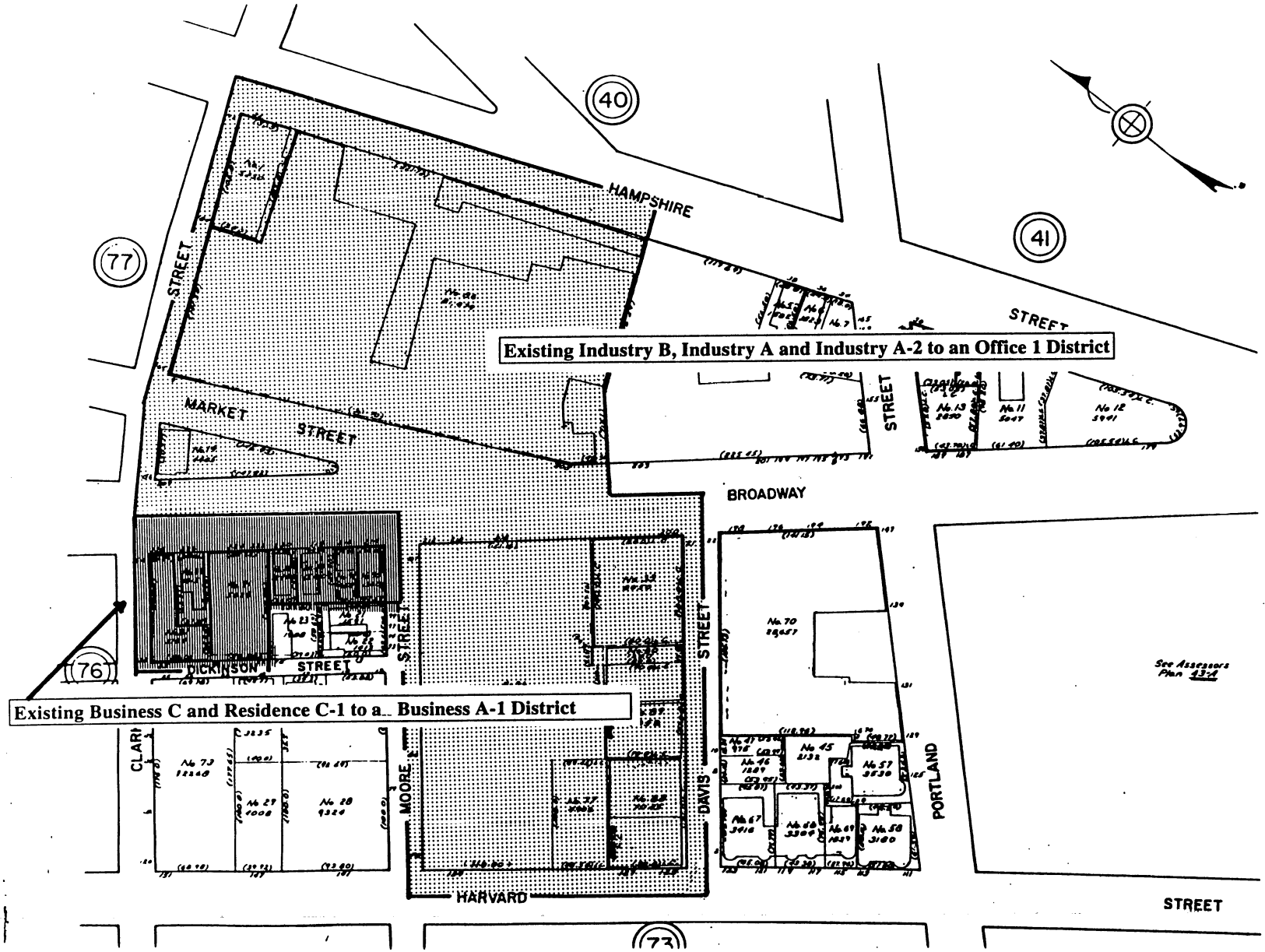
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


40
41
77
76
73
HAMPSHIRE
STREET
MARKET
STREET
STREET
BROADWAY
STREET
DICKINSON
STREET
STREET
STREET
DAVIS
STREET
MOORE
HARVARD
PORTLAND
STREET
See Assessors Plan 43-4
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a Business A-1 District

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17

ST.

WINDSOR

CLARK

DICKERSON ST

BROADWAY

GUARDMAN ST.

ST.

ST.

HARVARD

Existing Business A to a Residence C-1 District

74

17-7

CITY OF CAMBRIDGE

SCALE: 1"-40' SEPTEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OI

LAYOUT PLANS ARE IN BRACKETS ( )

LAND COURT MARKED L.C ALL OTHER

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260
FAX (617) 349-4307
tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

November 21, 1997

To Whom It May Concern:

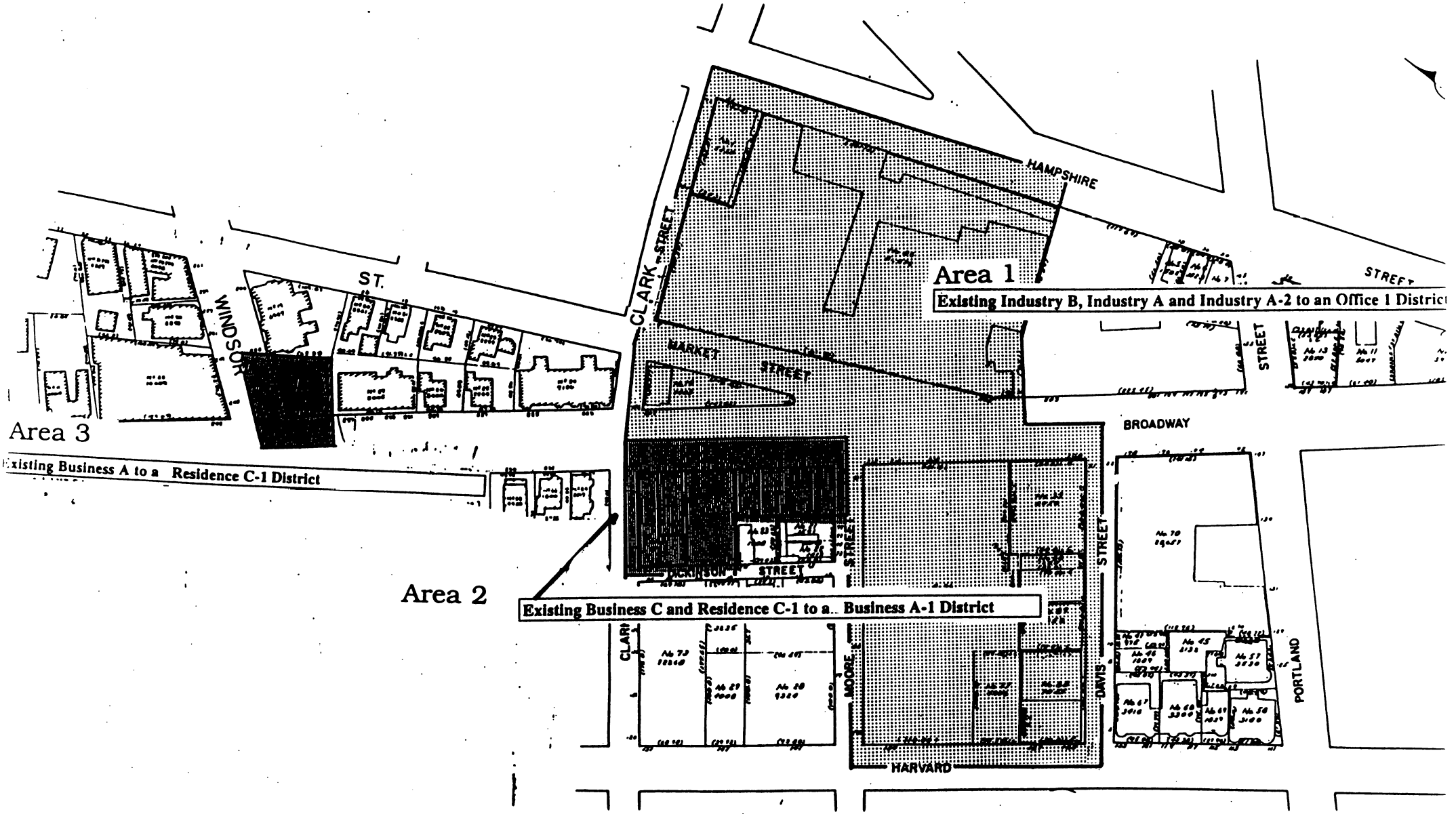
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, December 11, 1997 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge Massachusetts on an amendment to the text of the Zoning Ordinance of the City of Cambridge on a petition by Jackie Carroll, et al to amend the Zoning Map of the City of Cambridge in the eastern portion of Area IV. Area 1 is to be rezoned from Industry B, Industry A and Industry A-2, to Office 1 and affects all or parts of lots numbered 1, 14, 33, 77, 80, 86, 88, 89, and 96 on Assessor's Plat numbered 42, and located at even numbered 156-192 Clark Street; odd number 9 Market Street; odd numbers 205-209 Broadway, 11-21 Davis Street; even numbers 200-212 Broadway; even numbers 78-86 Moore Street; and odd numbers 125-139 Harvard Street. Area 2 is to be rezoned from Business C and Residence C-1 to Business A-1 and affects all or parts of lots numbered 81, 82, 91, 18, 19, and 95 on Assessor's Plat numbered 42, and located at even numbers 214-228 Broadway; even numbers 138-154 Clark Street; and odd numbers 17-25 Dickinson Street. Area 3 is to be rezoned from Business A to Residence C-1 and affects all or parts of lots numbered 28 on Assessor's Plat numbered 76, and located at even numbered 242 Windsor Street. These amendments will include changes to the allowed dimensional, parking and use regulations.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk


Area 1
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Area 2
Existing Business C and Residence C-1 to a.. Business A-1 District
Area 3
Existing Business A to a Residence C-1 District
HAMPSHIRE
STREET
CLARK STREET
MARKET STREET
BROADWAY
DAVIS STREET
MOORE
HARVARD
PORTLAND
WINDSOR ST.
DICKINSON STREET

Broadway/Hampshire Associates
Limited Partnership
One Appleton Street
Boston, MA 02116

U.S.T. Financial Planning Co., Inc.
c/o Kendell Inter. Corp.
c/o Matthew Panos
1270 Soldiers Field road
Brighton, MA 02135

Gail & Bruce Cohen, Trs.
200 Broadway Realty Trust
200 Broadway
Cambridge, MA 02139

Morningstar Limited Partnership
205 Broadway
Cambridge, MA 02139

Starbare IV Corp.,
Tr. of Broadway Cambridge Realty Trust
140 Eagle Rock Avenue
Roseland, NJ 07068

Carl S. Olson
20 Greenville Street
Somerville, MA 02143

Jeremiah J. Spilewski
214 Broadway
Cambridge, MA 02139

John A. & Louise Minavich
218 Broadway
Cambridge, MA 02139

Ronald H. McLean
220 Broadway
Cambridge, MA 02139

Joseph Savenor, Tr. of
222 Broadway Realty Trust
15 Meredith Circle
Needham, MA 02192

Alfred & Alice Martins, Trs. of
Martins Broadway Realty Trust
166 Highland Avenue
Somerville, MA 02143

Raymond C. Porter
c/o The Huntington Mtge. Co.
Attn: Loan Servicing
P. O. Box 232
Columbus, OH 43216

John & Antoinette Stackiewicz &
Dianne Kudrez
229 Broadway
Cambridge, MA 02139

John W. Goodson, Jr.
231 Broadway, #1
Cambridge, MA 02139

Samir Mishra
231 ½ Broadway, Apt. 2
Cambridge, MA 02139

Laura Conrad
233 Broadway
Cambridge, MA 02139

Pamela S. Goodwin
233 ½ Broadway
Cambridge, MA 02139

Karen L. Reiley
235 Broadway, #5
Cambridge, MA 02139

Francis L. Nye
235 ½ Broadway
Cambridge, MA 02139

Sandra J. Mosher
113 Otis Drive
Severn, MD 21144

L. Avalee & C. David Jenkins
237 ½ Broadway, #8
Cambridge, MA 02139

David L. Small &
Michael A. McKenna
232 Broadway
Cambridge, MA 02139

John G. & Barbara M. Caulfield, Trs.
of the 234 Broadway Nominee Trust &
Bank Street Associates
35 Sargent Street
Cambridge, MA 02140

Sun Hong & Lettie K. L. Lee, Trs
of Dickinson-Broadway Realty Trust
3785 Oakhurst Street
El Monte, CA 91732

James W. & Myrtle R. Garro
248 Broadway
Cambridge, MA 02139

Aline F. Dobson
141-143 Clark Street
Cambridge, MA 02139

Grank J. & Maria G. Barnes
151 Clark Street
Cambridge, MA 02139

George F. Longo, et al
181 Clark Street
Cambridge, MA 02139

David P. Gaigal
203 Clark Street
Cambridge, MA 02139

Yvan & Marie L. Charlot
5 Dickinson Street
Cambridge, MA 02139

Marjorie A. Broderick
c/o Paul Broderick
268 Maple Street
Lynn, MA 01904

Ralph A. & Helen F. Mcelmon
4 Dickinson Streeet
Cambridge, MA 02139

David L. Mullane, Tr. of
Mullane Realty Trust
P. O. Box 67
West Newton, MA 02165

Rene M. Mugnier
63 Prentiss Street
Cambridge, MA 02140

Anthony J. & Regina A. Masters
161 Portland Street
Cambridge, MA 02139

William P. Kostopoulos
36 Hampshire Street
Cambridge, MA 02139

Peter & Sophia Venetsanakis
37 Fulkerson Street
Cambridge, MA 02141

Paul Joshi, et al
278 Cypress Street
Brookline, MA 02146

Ronald & Sharon M. Joaquim
63 Hampshire Street
Cambridge, MA 02139

Scott M. Reishmann &
Michelle L. Thresher
64 ½ Hampshire Street
Cambridge, MA 02139

Pascal Franchot Tone
60 East 83rd Street, #1-B
New York, NY 10028

Xiang JI Kong, et al
1 - 2 Crossland Street
Cambridge, MA 02139

Julia O. Gregory
11 Market Street
Cambridge, MA 02139

Ivan R. Bath & Vali Buland
13 Market Street
Cambridge, MA 02139

Delia M. & Julia A. Brown
Trs. of the DJM Nominee Trust
14-14 ½ Market Street
Cambridge, MA 02139

Julio & Margaret A. Vidal
16 Market Street
Cambridge, MA 02139

James R. & Lillian H. Gladden
18 Market Street
Cambridge, MA 02139

Market Street Community Housing
Limited Partnership
202 Richdale Avenue
Cambridge, MA 02140

Ralph H. Boynton & Sara J. Gardner
20 Market Street
Cambridge, MA 02139

Loretta A. Fillios
c/o Source One Mortgage Services Corp
27555 Farmington Road
Farmington Hills, MI 48334

Sidney A. Bedrick, Tr. of
Windsor II Trust
66 Woodcliffe Road
Brookline, MA 02167

David & Eric Yogel, Trs. of
B & W Trust
87 Hampshire Street
Cambridge, MA 02139

Nicholas J. Loscocco, Tr. of
Nicholas Realty Trust
125-127 Harvard Street
Cambridge, MA 02139

David L. Mullane, Tr. of
Mullane Realty Trust
236 Broadway
Cambridge, MA 02139

Darrell Morse
Lynch, Murphy, Walsh
One Financial Center
4th Floor
Boston, MA 02111

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October 16, 1997

Cambridge City Council
City Hall
Cambridge, Massachusetts

The Honorable, the Cambridge City Council:

Attached for your review and consideration is the Area IV Zoning Petition which reflects the efforts of the neighborhood to thoughtfully address future development as it relates to the quality of life for both the current residents and generations to come.

The Petition incorporates zoning mechanisms to preserve the neighborhood character of the eastern portion of Area IV while eliminating the possibility of uses detrimental to the nearly 7,000 residents that live in the area. The Petition also encourages the land uses that are consistent with community needs such as housing, office space, and research and development, and reflects the attempt to establish consistency in zoning for the eastern gateway to the Area IV neighborhood.

On behalf of the diverse and dedicated group that developed and worked on this petition, I urge you to move swiftly in taking the necessary steps to incorporate these crucial zoning changes to avoid the very real threat related to speculative investors that looms over the area.

Sincerely,

Jackie Carroll

Jackie Carroll

17-1

11-5

17

17

October 9, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 OCT 16 AM 11:10
CAMBRIDGE MA.

To the Honorable, the City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the Zoning Ordinance as described below.

Jacqueline L Carroll	36 Market Street ✓
Mary Ann Doiron	33 Market Street ✓
Jeffrey MacMarus	33 MARKET Street ✓
Everett H. Colgrove	38 market St. ✓
Bob Hollens	39 Market St ✓

17-2

11-3

17

17

October 9, 1997

To the Honorable, the City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the Zoning Ordinance as described below.

SIGNATURE	PRINT NAME	ADDRESS
Julia O. Gregory	JULIA O. GREGORY	11 MARKET ST, 02139 ✓
Susan Yanow	SUSAN YANOW	221 Norfolk 02139 ✓
Lee Farris	LEE FARRIS	269 NORFOLK ST. —
Gerald Bergman	Gerald Bergman	82 ELM STREET 02139
Janice Solet	JANICE SOLET	86 OTIS St 02141 ✓
Ralph H. Boynton	Ralph H. Boynton	20 Rackle St 02139 —
Paul J. Schlaver	Paul J. Schlaver	188 Green St. 02139 ✓

17

Amend the Zoning Map of the City of Cambridge by doing the following:

17

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties
1.01 Premises shown on Assessor's Plat #42
Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;
10/08/97

17-6

17

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5

CCC I REALTY TRUST
BHX, LLC, as Trustee
Penthouse Suite
25 New Chardon Street
Boston, Massachusetts 02114
Telephone: 617-720-4000

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC -2 PM 2:03
CAMBRIDGE MA.

November 25, 1997

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Zoning Amendment Protest Letter

Dear Ms. Drury:

The undersigned, being the Owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendment, which, if adopted, will have a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing property development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner: BHX, LLC, as Trustee of CCC I Realty Trust
Street Address: 206-210 Broadway
Assessors Map Number: 42
Lot Number: Lot 77; Lot 96
Land Area Square Footage: 4,902 (Lot 77); 41,559 (Lot 96); 46,461 Total

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,
CCC I REALTY TRUST
By: BHX, LLC, its sole Trustee

Robert A. Schlager, Member

Enclosure

Received on 12/2, 1997, at _____ (time)

M. Margaret Drury
Cambridge City Clerk

11-1

Consent Communication #11

Written protest filed by CCC I Realty Trust regarding a proposed zoning amendment known as the Jackie Carroll Zoning Petition.

In City Council December 15, 1997

Referred to the Petition

December 1, 1997

RECEIVED BY
OFFICE OF CITY CLERK
97 DEC 11 AM 11:00
CAMBRIDGE MA.

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Protest of Proposed Area IV Rezoning

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance, known as the Carroll Area IV Zoning Petition attached hereto, hereby protests such zoning ordinance amendments, which, if adopted, will had a material adverse effect on the undersigned.

The area affected by the proposed amendment is appropriately zoned to reflect the needs of the City of Cambridge for industrially zoned land, the available roadway and other infrastructure, and the established character of the neighborhood. The proposed amendment is not supported by any municipal planning and will have the effect of preventing proper development of the affected area in accordance with long-standing zoning classifications.

The undersigned further requests that prior to a final vote by the City Council on such amendment, you determine whether the owners of 20 percent of the area of land proposed to be included in such change, or the area of land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment.

Property Owner:	Morningstar Limited Partnership
Street Address:	205-207 Broadway
Assessors Map Number:	42
Lot Number:	1, 86
Land Area Square Footage:	86,747

Kindly indicate the date and time of your receipt of this protest letter below.

Thank you for your cooperation.

Sincerely,

Harvey R. Jacobson
Edward Jacobson

Received on December 11, 1997, at 11 a.m. (time)

D. Margaret Drury
Cambridge City Clerk

25-1

Consent Communication #25

Written protest has been received from Morningstar Limited Partnership regarding the Jackie Carroll Zoning Petiton.

In City Council December 15, 1997

Referred to the Petition

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

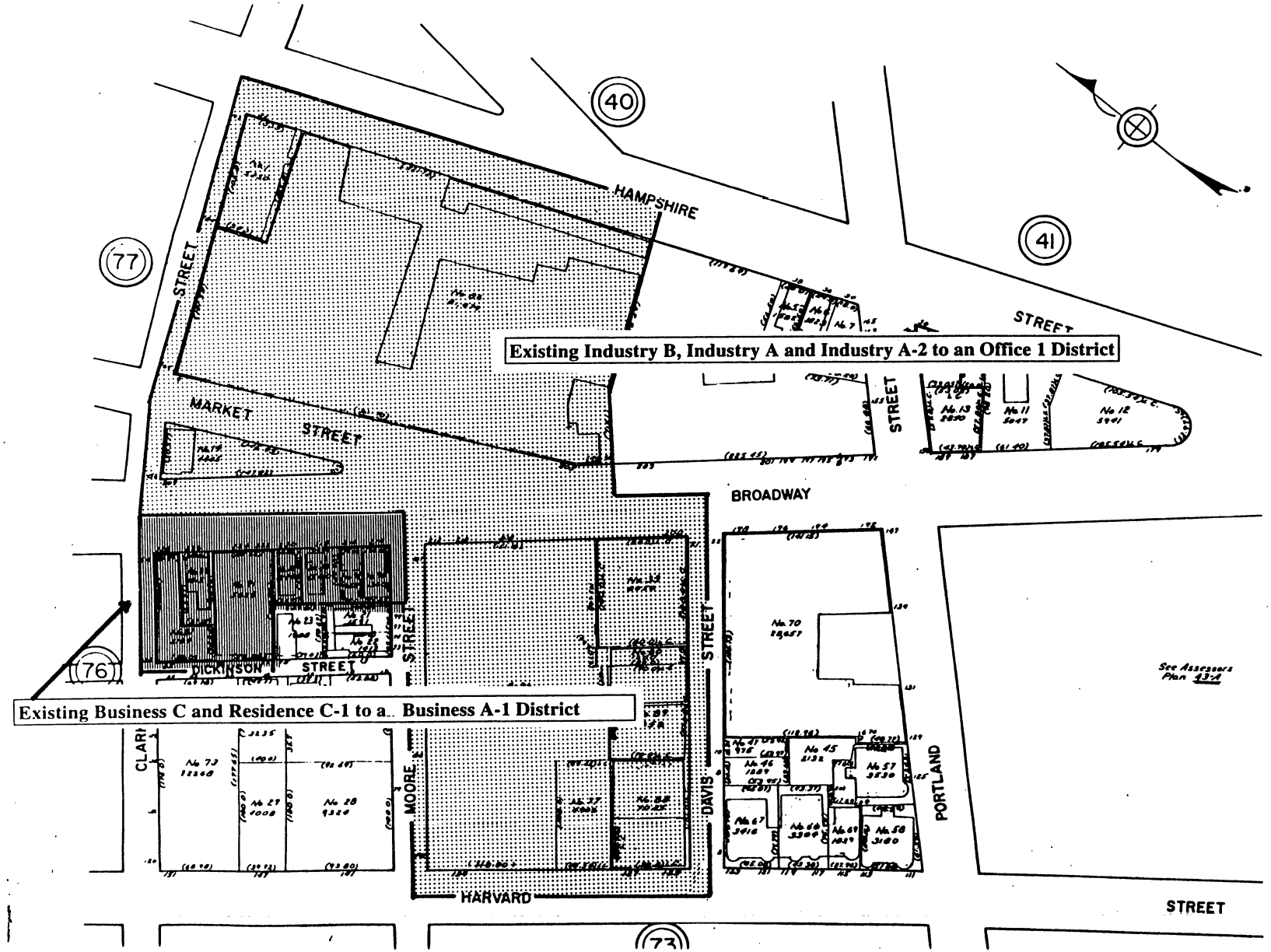
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


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HAMPSHIRE
STREET
MARKET
STREET
STREET
BROADWAY
STREET
DICKINSON
STREET
STREET
CLARI
MOORE
DAVIS
HARVARD
PORTLAND
STREET
STREET
Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a.. Business A-1 District
See Assessors Plan 434

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ST.

WINDSOR

CLARK

BROADWAY

DICKERSON ST

HARDMAN ST.

ST.

ST.

HARVARD

Existing Business A to a Residence C-1 District

74

17-7

CITY OF CAMBRIDGE

SCALE: 1"-40' SEPTEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OI

LAYOUT PLANS ARE IN BRACKETS ( )

LAND COURT MARKED L.C. ALL OTHER

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

I. Delete the zoning district designations Industry B, Industry A and Industry A-2 on the Zoning Map and substitute therefor the designation Office 1, for the following described area.

1.0 Rezone an area of land, currently zoned Industry B, Industry A, and Industry A-2 to an Office 1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Hampshire Street and the centerline of Clark Street;
1.1 Thence proceeding in a westerly direction along the centerline of Clark to its intersection with the centerline of Broadway, a distance of approximately 400 feet;
1.2 Thence turning and proceeding in a southeasterly direction along the centerline of Broadway to its intersection with the northeasterly extension of the centerline of Moore Street, a distance of approximately 220 feet;
1.3 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline, the centerline, and the southwesterly extension of the centerline of Moore Street to its intersection the centerline of Harvard Street, a distance of approximately 340 feet;
1.4 Thence turning and proceeding in a southeasterly direction along the centerline of Harvard Street to its intersection with the southwesterly extension of the centerline of Davis Street, a distance of approximately 260 feet;
1.5 Thence turning and proceeding in a northeasterly direction along the southwesterly extension of the centerline, the centerline, and the northeasterly extension of the centerline of Davis Street its intersection with the centerline of Broadway, a distance of approximately 360 feet;
1.6 Thence turning and proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the southwesterly extension of the northwesterly side lot line of lot # 87, a distance of approximately 80 feet;
1.7 Thence turning and proceeding in generally northeasterly direction along the northwesterly side lot line of lot #87 and its southwesterly and northeasterly extensions to its intersection with the centerline of Hampshire Street, a distance of approximately 280;
1.8 Thence turning and proceeding in a northerly direction along the centerline of Hampshire Street to its intersection with the centerline of Clark Street, a distance of approximately 380 feet, the point of origin.

Affected properties

1.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #1, 14, 33, 77, 80, 86, 88, 89 and 96.

Even numbers 156-192 Clark Street; Odd number 9 Market Street, Odd numbers 205-209 Broadway.
Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

2.6 Thence turning and proceeding in a northeasterly direction along the centerline of Moore Street and its northeasterly extension to its intersection with the centerline of Broadway, the point of origin, a distance of approximately 80 feet.

2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

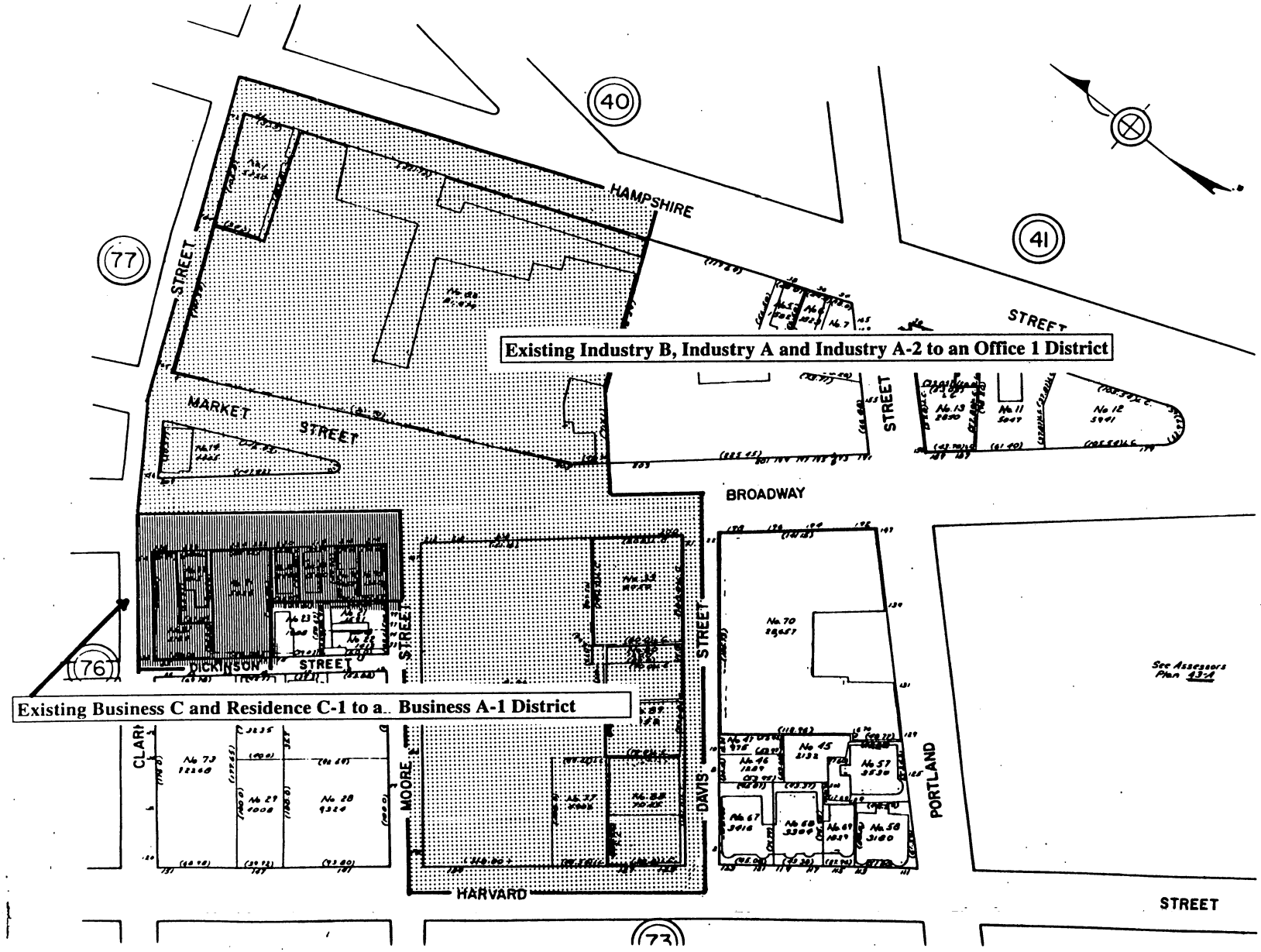
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a.. Business A-1 District
HAMPSHIRE
STREET
MARKET
STREET
BROADWAY
STREET
DICKINSON
STREET
STREET
MOORE
DAVIS
STREET
PORTLAND
HARVARD
STREET
See Assessors Plan 434
40
41
77
76
73

17

17

ST.

WINDSOR

CLARK

DICKERSON ST

BROADWAY

GUARDMAN ST.

ST.

ST.

HARVARD

Existing Business A to a Residence C-1 District

74

17-7

CITY OF CAMBRIDGE

SCALE: 1"-40' SEPTEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OI

LAYOUT PLANS ARE IN BRACKETS ( )

LAND COURT MARKED L.C. ALL OTHER

17

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RECEIVED BY
OFFICE OF CITY CLERK

97 OCT 16 AM 11:10

CAMBRIDGE MA.

October 9, 1997

To the Honorable, the City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the Zoning Ordinance as described below.

Jacqueline L Carroll	36 Market Street ✓
MARY ANN DOIRON	33 Market Street ✓
Jeffrey MacManus	33 MARKET Street ✓
Everett H. Allgmera	38 market st. ✓
Bob Williams	32 Market st ✓
	39 Market st.

17-2

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October 9, 1997

To the Honorable, the City Council:

We the undersigned respectfully petition the City Council of the City of Cambridge to amend the Zoning Ordinance as described below.

SIGNATURE	PRINT NAME	ADDRESS
Julia O. Gregory	JULIA O. GREGORY	11 MARKET ST, 02139 ✓
Susan Yanow	SUSAN YANOW	221 Norfolk 02139 ✓
Lee Farris	LEE FARRIS	269 NORFOLK ST. —
Gerald Bergman	Gerald Bergman	82 ELM STREET 02139 ✓
Janice Solet	JANICE SOLET	86 OTIS St 02141 ✓
Ralph H. Boynton	Ralph H. Boynton	20 Market St 02139 —
Paul J. Schlaver	Paul J. Schlaver	188 Green St. 02139 ✓

17-3

17 17

Amend the Zoning Map of the City of Cambridge by doing the following:

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Odd numbers 11-21 Davis Street, Even numbers 200-212 Broadway.
Even numbers 78-86 Moore Street, Odd numbers 125-139 Harvard Street.

II. Delete the zoning district designations Business C and Residence C-1 on the Zoning Map and substitute therefor the designation Business A-1, for the following described area.

2.0 Rezone an area of land, currently zoned Business C and Residence C-1, to a Business A-1 designation, said area bounded by a line, said line beginning at a point which is the intersection of the centerline of Broadway and the northeasterly extension of the centerline of Moore Street;

17-4

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2.1 Thence proceeding in a northwesterly direction along the centerline of Broadway to its intersection with the centerline of Clark Street, a distance of approximately 235 feet;

2.2 Thence turning and proceeding in a southwesterly direction along the centerline of Clark Street to its intersection with the northwesterly extension of the centerline of Dickinson Street, a distance of approximately 140 feet;

2.3 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline and the centerline of Dickinson Street to its intersection with the southwesterly extension of the southeasterly side lot line of Lot #91, a distance of approximately 110 feet;

2.4 Thence turning and proceeding in a northeasterly direction along the southeasterly side lot line of Lot #91, and its southwesterly extension, to its intersection with the southwesterly lot line of Lot #18, a distance of approximately 50 feet;

2.5 Thence turning and proceeding in a southeasterly direction along the southwesterly lot lines of Lots #18, 19, 94 and 95, and their southeasterly extension to its intersection with the centerline of Moore Street, a distance of approximately 120 feet;

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2.01 Premises shown on Assessor's Plat #42

Affecting all or parts of lots #81, 82, 91, 18, 19 and 95.

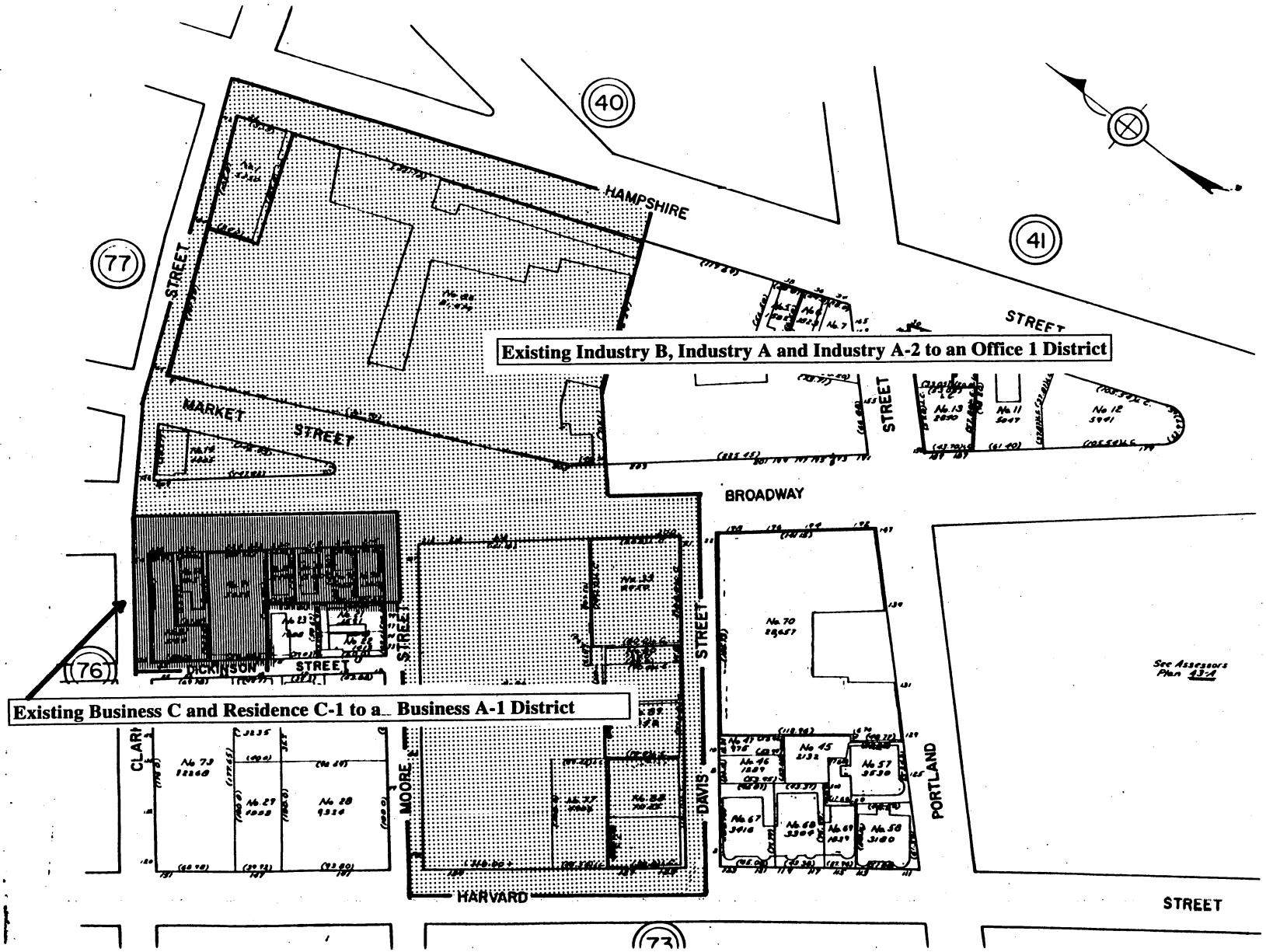
Even numbers 214-228 Broadway; Even numbers 138-154 Clark Street; Odd numbers 17-25 Dickinson Street.

III. Delete the zoning district designation Business A and substitute therefor the designation Residence C-1 for the following described area.

Lot #28 on Assessor's Plat #76 and the abutting area in the public streets, to the centerline of Windsor Street and the centerline of Broadway.

Even number 242 Windsor Street.

17-5


Existing Industry B, Industry A and Industry A-2 to an Office 1 District
Existing Business C and Residence C-1 to a... Business A-1 District
HAMPSHIRE STREET
MARKET STREET
BROADWAY
DAVIS STREET
MOORE STREET
HARVARD STREET
PORTLAND STREET
CLARK STREET
DICKINSON STREET
40
41
77
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See Assessors Plan 437

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ST.

WINDSOR

CLARK

DICKERSON ST

BROADWAY

GUARDMAN ST.

ST.

ST.

HARVARD

Existing Business A to a Residence C-1 District

74

17-7

CITY OF CAMBRIDGE

SCALE: 1"-40' SEPTEMBER-1977

DIMENSIONS FROM DEED, LAND COURT OR LAYOUT PLANS ARE IN BRACKETS ( )

LAND COURT MARKED L.C. ALL OTHER DIMENSIONS ARE MEASURED

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October 16, 1997

Cambridge City Council
City Hall
Cambridge, Massachusetts

The Honorable, the Cambridge City Council:

Attached for your review and consideration is the Area IV Zoning Petition which reflects the efforts of the neighborhood to thoughtfully address future development as it relates to the quality of life for both the current residents and generations to come.

The Petition incorporates zoning mechanisms to preserve the neighborhood character of the eastern portion of Area IV while eliminating the possibility of uses detrimental to the nearly 7,000 residents that live in the area. The Petition also encourages the land uses that are consistent with community needs such as housing, office space, and research and development, and reflects the attempt to establish consistency in zoning for the eastern gateway to the Area IV neighborhood.

On behalf of the diverse and dedicated group that developed and worked on this petition, I urge you to move swiftly in taking the necessary steps to incorporate these crucial zoning changes to avoid the very real threat related to speculative investors that looms over the area.

Sincerely,

Jackie Carroll

Jackie Carroll

Consent Communication #17

0-4

Communication was received from Jackie Carroll et al., transmitting three proposed changes to the Zoning Ordinance in the Area IV neighborhood in the area of Hampshire Street, Clark Street, Market Street, Broadway, Davis Street, Moore Street, Harvard Street, Dickinson Street and Windsor Street.

3/12/98 Placed on File due to expiration of time limit.

In City Council October 20, 1997

Referred to the Planning Board and Ordinance Committee for Hearing and report.

Copies sent 10-22-97 MC