CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager **Date** January 16, 1987

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

Subject City Council communication dated January 5, 1987
Re: "Cambridgeport Rezoning Petition"

Pursuant to the request of the City Council, I am forwarding the enclosed communication from Stephen S. Clark, Esq., relative to the re-filing of the "Cambridgeport Zoning Petition". As you will note, Attorney Clark alleges the Planning Board failed to refile pursuant to C. 40, §5, the petition prior to advertising same in the Cambridge Chronicle.

The Council has requested that in addition to the communication being referred to you and the Planning Board, that the City Solicitor review and advise them for their meeting of January 26, 1987.

Thank you for your cooperation in this matter.

JEC/nh

Enclosure

Hayes, Clark and Embry

ATTORNEYS AT LAW

STEPHEN S. CLARK
BRUCE J. EMBRY
FREDERICK B. HAYES, III
WILLIAM J. HUNT

87 JAN -7 AM 11:28
CAMBRIDGE MA.

P.O. BOX 206
43 THORNDIKE STREET
BULFINCH SQUARE
CAMBRIDGE, MASSACHUSETTS 02141
617 494-4800

January 5, 1987

Mr. Joseph Connarton
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Residence "C" Zoning
Cambridgeport

Dear Mr. Connarton:

This office represents Julia Koulet of 120 Auburn Street, Cambridge, Massachusetts.

Mrs. Koulet resides at 120 Auburn Street, Cambridge and has resided on that property for many years.

A notice of public hearing before the Cambridge Planning Board to create a new Residence "C" Zoning District was advertised in the Cambridge Chronicle on December 4, 1986 amd again on December 11, 1986, noting that a public hearing on the matter would be held on Tuesday, January 6, 1987 at 8:00 p.m. in the Community Development Conference Room, Third Floor, City Hall Annex, 57 Inman Street, Cambridge.

It has come to our attention that contrary to the regulations of the City of Cambridge and other applicable law, copies of the petition were not on file at the office of the City Clerk at the time of the filing of the Notice of Public Hearing and, in fact, were not on file as of December 12, 1986.

Please note that this failure to file prior to hearing and failure to allow inspection of the request and copies of the petition prior to the hearing makes the proposed public hearing, in our opinion, invalid and in violation of Cambridge City Ordinances and Massachusetts State Law.

Thank you for your attention to this matter.

Very truly yours,

Stephen S. Clark

SSC/RE

By Hand

cc: Julia Koulet

cc: City Council Members
Planning Board Members
(Hand Delivery)

Hayes, Clark and Embry

ATTORNEYS AT LAW

STEPHEN S. CLARK
BRUCE J. EMBRY
FREDERICK B. HAYES, III
WILLIAM J. HUNT

1987 JAN -7 AM 11:28

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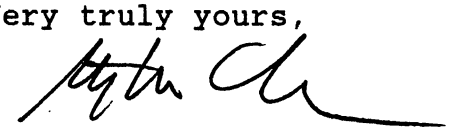
Very truly yours,



Stephen S. Clark

SSC/RE

By Hand

cc: Julia Koulet

cc: City Council Members
Planning Board Members
(Hand Delivery)

4. O-11

Comm. from Stephen S. Clark, Esq., Hayes, Clark & Embry on behalf of his client Julia Koulet Re: the Planning Board's petition to create a new Residence C Zoning District in the Cambridgeport area, advertisement of the Planning Board's hearing on the petition & stating that copies of the petition were not on file at the time the notice of a public hearing was filed.

In City Council,

January 12, 1987 — Referred to the City Manager and Planning Board and City Solicitor

Copy sent to the City Manager — Les Barber, Planning Board 1/14/87 mlh

See memo. within on this Comm. to the City Mgr dated 1/16/87

TO _____ DATE _____ TIME _____

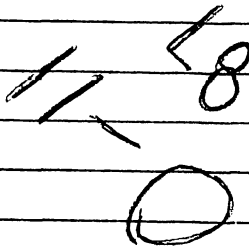
WHILE YOU WERE OUT

_____

_____ PHONE _____

TELEPHONED		PLEASE CALL	
CALLED TO SEE YOU		WILL CALL AGAIN	

MESSAGE _____



MESSAGE RECEIVED BY _____

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DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 87-3

Regulation No. 66-1 Schedule 10 **"Parking Time Limited On Certain Sides Of Certain Streets"** is hereby amended by adding the following:

Mt Auburn Street, north side, between 20' west of Willard Street and 55' west of Willard Street, 8AM to 6PM, for 30 min. Except Sunday.

This regulation shall take effect 3 April 1987.

PROMULGATED
DATE
March 4, 1987
George Teso
Traffic Director

(C)Mar.12,19,26

PAINT & PAINT SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 1:00 P.M. Tuesday, April 14, 1987. Proposals will be opened for Paint & Paint Supplies for the Middlesex County Maintenance Dept., Cambridge at 3:00 P.M. Tuesday, April 14, 1987, at the Middlesex County Commissioners Hearing Room, 40 Thorndike Street, Level 3, Cambridge, MA. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County Commissioners

(C)Mar.26

First Publication No. 2353
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Seven
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge"

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

Chapter Thirteen entitled "Offenses," Section 13-4 entitled "Smoking Prohibited," as appearing in Ordinance No. 1046 of December 8, 1986, is hereby amended by striking out, at the end of subsection (d), the words "or fraternal or veteran's organizations" and inserting in place thereof the words "fraternal or veteran's organization, bowling alley, retail establishment whose principal business is in tobacco products and accessories, or use as part of a bona-fide religious ceremony. This subsection also does not include any meeting of a medical or psychiatric support group if the Commissioner of Health and Hospitals determines that compliance would frustrate the group's purpose."

Passed to a second reading at the City Council meeting held on March 23, 1987 and on or after April 6, 1987 the question comes on passing to be ordained.

ATTEST:-
Joseph E. Connarton
City Clerk.

(C)Mar.26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 85D 4811 D-1

Summons by Publication
Etienne G. Dort Plaintiff
vs.
Marylia J. Dort Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Etienne G. Dort, seeking a divorce.

You are required to serve upon Harvey Alford, Esq., plaintiff's attorney, whose address is 600 Pleasant Street, Watertown, MA 02172 your answer on or before June 7, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

March 2, 1987
Paul J. Cavanaugh
Register of Probate

(C)Mar.12,19,Apr.2

Cambridge Historical Commission

Notice is hereby given that a public hearing will be held on Thursday, April 2, at 4:00 PM in the third floor conference room at the City Hall Annex, 57 Inman Street, to consider the following applications under M.G.L. Ch. 40C and the Ordinances governing the Cambridge Historical Commission.

4:00 PM

For Certificate of Appropriateness in the Old Cambridge Historic District:

Case 240: 19 Berkeley Street. Elizabeth and Young K. Park, addition.

For Certificate of Hardship in the Old Cambridge Historic District:

Case 241: 9 Waterhouse Street. American Red Cross. fire escape.

5:00 PM

For landmark designation under Ordinance 1002.

St. Paul's School, 29 Mount Auburn Street, 1899

St. Paul's Rectory, 34 Mount Auburn Street, 1924

William B. King
Chairman

(C)Mar.26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Superior Court
(L.S.) No.87-1494

To Maya Devi Seth of Cambridge, County of Middlesex and to all persons entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended,

East Weymouth Savings Bank of Weymouth, County of Norfolk claiming to be the present holder of the mortgages covering 15 Lilac Court, Cambridge, Massachusetts given by Maya Devi Seth dated March 20, 1986 and recorded with Middlesex South Registry District of the Land Court as Document No. 448 and 703032 has filed with the said Court a complaint for authority to foreclose said mortgages in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended, and you object to such foreclosure, you or your attorney should file a written appearance and answer in the Office of the Clerk of said Court at Cambridge on or before the twenty-seventh day of April. A.D. 1987 or you may be forever barred from claiming that such foreclosure is invalid under said Act.

Witness: Thomas R. Morse, Jr., Esquire of said Court this seventeenth day of March A.D. 1987.

Edward J. Sullivan
Clerk

A true copy.
Attest:
Edward J. Sullivan
Clerk

(C)Mar.26

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, April 9, 1987, at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Aluminum Sign Blanks
Negatives
Lab Supplies
Fence Repairs
Copy Machine Supplies
Patient Monitors

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

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

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item'" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Mar.26,Apr.2

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex, ss. Docket No. 86P4719T

NOTICE OF SALE OF TRUST ESTATE NOTICE

To all persons who are or may become interested and to all persons whose issue not now in being may become interested in the trust estate under the will of **Mildred B. Amaral** of Cambridge in said County, for the benefit of **Manuel F. Amaral** and others.

A petition has been presented to said Court by Manuel F. Amaral; the trustee of said estate for authority to sell, at private sale, certain real estate held by him as such trustee.

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 April 6, 1987.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eleventh day of March in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Mar.26

DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 87-5

Regulation No. 66-1 Schedule 6D **"Parking Prohibited At All Times On Certain Sides Of Certain Streets-Tow Away Zone (HP & Disabled Veterans)"** is hereby amended by striking out the following:

Franklin Street, north side, 120' east of Pearl Street to 142' east of Pearl Street.

This regulation shall take effect 3 April 1987.

PROMULGATED
DATE
Mar. 6, 1987
George Teso
Traffic Director

(C)Mar.19,26,Apr.2

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division Docket No. 87P0305GD

NOTICE OF AMENDED GUARDIANSHIP - MENTALLY ILL WITHOUT SURETIES NOTICE

To **Ann Swanson** of Cambridge in said County, and her heirs apparent or presumptive. A petition as amended has been presented in the above-captioned matter alleging that said Ann Swanson is a mentally ill person and praying that some suitable person be appointed her guardian with authority to admit or commit to a mental health facility and authorize medical treatment and to monitor the administration of antipsychotic and supplemental medications.

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 May 26, 1987.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the tenth day of February, in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Mar.26

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The Board of Zoning Appeal will hold a public hearing on Wednesday, April 15, 1987 in Room 200, City Hall, Cambridge, Massachusetts. The following cases will be heard:

7:00 P.M. Case No.5439:
(continued from March 12 hearing)

98 Raymond Street, Residence B Zone, **Betty L.S. Baridge.** Variance: Two story addition to enlarge the first floor kitchen/family room, second story bedroom and wheelchair access to ground level; add to basement recreational space; new bay window. Art. 5.000, Sec. 5.31 (Dimensions); Art. 8.000, sec. 8.22e; Art. 8.000, Sec. 8.22e (alteration of non-conforming structure) of the Zoning Ordinance.

7:20 P.M. Case No. 5449:

23 Brewster Street, Residence A-1 Zone, **David D. and Mary C. Potter.** Variance: Add a 5' x 6' corner to square off the existing one story section at the back of the house. Art. 5.000, Sec. 5.31 (Dimensions); Art. 8.000, Sec. 8.22e (alteration of non-conforming structure) of the Zoning Ordinance.

7:40 P.M. Case No. 5450:

63 Cedar Street, Residence B Zone. **Etta Shapiro.** Variance: Alteration of existing structures and construction of additional residential units. Art. 5.000, Sec. 5.31 (Dimensions); Art. 6.000, Sec. 6.44b (parking setbacks); Art. 4.000, Sec. 4.31 (Table of Use Regulations) of the Zoning Ordinance.

8:00 P.M. Case No. 5451:

8 Lexington Avenue, Residence A-1 Zone, **Dr. Timothy Aarset and Dr. Suzanne Harmon.** Variance: Addition of greenhouse to a non-conforming dwelling. Art. 5.000, Sec. 5.31 (Dimensions); Art. 8.000, Sec. 8.22e (alteration of non-conforming structure) of the Zoning Ordinance.

8:20 P.M. Case No. 5452:

71 Reed Street, Residence B Zone, **Robert L. Howard.** Variance: Construct a 4' x 12' extension on first floor and to raise double shed dormer in roof. Art. 5.000, Sec. 5.31 (Dimensional); Art. 8.000, Sec. 8.22e, (alteration of non-conforming structure) of the Zoning Ordinance.

8:40 P.M. Case No. 5453:

2-4 Gore St. Place, Residence C-1 Zone, **Katherine J. Pagliuca,** Executrix of Estate of **Carmine Carbone.** Variance: Subdivision of lot into two separate lots; insufficient parking. Art. 5.000, Sec. 5.15 (Subdivision); Art. 6.000, Sec. 6.36 of the Zoning Ordinance.

9:00 P.M. Case No. 5454:

Sheraton Commander Hotel, 16 Garden Street, Residence C-2 Zone, **Commander Realty Associates.** Variance: Addition of storage room and toilet facilities at fifth floor rear of building in conjunction with conversion of existing storage area to exercise room. Art. 5.000, Sec. 5.31 (Dimensional); Art. 8.000, Sec. 8.22e (alteration of non-conforming structure) of the Zoning Ordinance.

Eileen McGaughey,
Secretary

(C)Mar.26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 85D4576D1

Summons by Publication
Patricia Cellucci, Plaintiff
vs.
Joseph J. Cellucci, Defendant

To the above-named Defendant: Joseph J. Cellucci

A complaint has been presented to this Court by your spouse, Patricia Cellucci, seeking to dissolve the bonds of matrimony.

You are required to serve upon Alan I. Margolies plaintiff's attorney, whose address is 18 Tremont Street, Suite 535, Boston, MA 02108 your answer on or before June 15, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

March 6, 1987
Paul J. Cavanaugh
Register of Probate

(C)Mar.26,Apr.2,9

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, April 2, 1987 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Pacemaker Electrodes
Motor Vehicle Fluids
Soap Tissues
Thermal Dilution Catheters
Aspiration Irrigation System
Microscope Accessories
Motor Vehicle

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

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

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item'" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Mar.19,26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 87D 0641 D1

Summons by Publication
Mary J. Dempsey Plaintiff
vs.
Frank J. Dempsey Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Mary J. Dempsey, seeking a divorce for cruel and abusive treatment, custody.

You are required to serve upon Mary J. Dempsey, plaintiff, whose address is 41 Lafayette St. Arlington, Mass. your answer on or before June 8, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

March 9, 1987
Paul J. Cavanaugh
Register of Probate

(C)Mar.19,26,Apr.2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 85D2811-D1

Summons by Publication
Ivan Pareja Plaintiff
vs.
Teresa Pareja Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Ivan Pareja, seeking to dissolve the bonds of Matrimony.

You are required to serve upon Joseph P. Marchese, Jr. plaintiff's attorney, whose address is 221 Beach Street, Revere, MA 02151 your answer on or before April 13, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

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

March 2, 1987
Paul J. Cavanaugh
Register of Probate

(C)Mar.12,19,26

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 84P2644GW2

To all persons interested in **Tasha M. Johnson** of Cambridge, Middlesex County, in said County, minor.

A petition has been presented to said Court, praying that **Ann Marie Anderson** of Cambridge in the County of Middlesex or some other suitable person, be appointed her guardian.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 6th day of April 1987, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 9th day of March 1987.

Paul J. Cavanaugh
Register

(C)Mar.26

First Publication No. 2352.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Seven
AN ORDINANCE

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

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

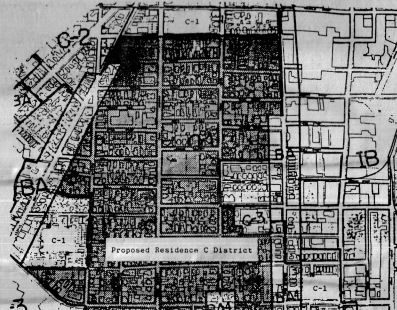
The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residence C District in the area bounded by Auburn Street, River Street, Pearl Street, Putnam Avenue, Brookline Street, Decatur Street, Valentine Street, Erie Street, Hamilton Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street, Granite Street, Riverside Road, Pleasant Street, Allston Street, Rockwell Street, William Street, Peters Street, Chestnut Street, Acorn Street, Hastings Square, Fairmont Street, Prince Street, Whitney Street, Kenwood Street, Newton Street, Fairmont Avenue and Andrew Street, all as shown on the attached map.

Passed to a second reading as amended at the City Council meeting held on March 23, 1987 and on or after April 6, 1987 the question comes on passing to be ordained.

ATTEST:-
Joseph E. Connarton
City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:-
Joseph E. Connarton
City Clerk.



(C)Mar.26

THE COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS
NOTICE OF PUBLIC HEARING

Three Public Hearings will be held by the Massachusetts Department of Public Works, to discuss the environmental impacts from the proposed Route 2/Alewife Brook Parkway project in Cambridge, Arlington, and Belmont, Massachusetts as follows:

When/Where
April 9, 1987 - 7:00 pm
Fitzgerald School Auditorium
70 Rindge Avenue
Cambridge, MA

April 13, 1987 - 7:00 pm
Winn Brook School Auditorium
97 Waterhouse Road
Belmont, MA

April 16, 1987 - 7:00 pm
Arlington Town Hall Auditorium
730 Massachusetts Avenue
Arlington, MA

Purpose: The Hearings are to be held to provide the public with the opportunity of becoming fully acquainted with the proposed project and related improvements. All views and comments made at the Hearings will be reviewed and considered to the maximum extent possible.

Proposal: The proposed project consists of modifications to Route 2, Alewife Brook Parkway, Concord Avenue, and Fresh Pond Parkway, including improved access to the Alewife Station/Garage and area development, and safety improvements throughout, essentially on the existing location.

The Draft Environmental Impact Statement/Report is available for review at the respective City/Town Clerk's Offices and main libraries of Cambridge, Arlington, and Belmont, or from Frank A. Bracaglia, 10 Park Plaza, Room 4261, Boston, MA 02116 (973-7484).

Written views received by the Department and subsequent to the date of this notice and up to five (5) days prior to the dates of the Hearings shall be displayed for public inspection and copying the time and dates listed above.

Written statements and other exhibits in place of, or in addition to oral statements at the Public Hearings regarding the proposed undertaking are to be submitted to Mr. Robert H. Johnson, P.E., Chief Engineer, Massachusetts Department of Public Works, 10 Park Plaza, Boston, MA 02116. Such submissions will also be accepted at the Hearings. The final date for receipt of these statements and exhibits will be ten (10) days after the Public Hearings.

Documents will be on display, with an Engineer in attendance, at the Hearing locations from 6:30 pm on the Hearing date.

Robert H. Johnson, P.E.
Chief Engineer

Robert T. Tierney, P..E.
Commissioner
03/09/87
(C)Mar.26

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*Analysis Plus Survey, 1986.

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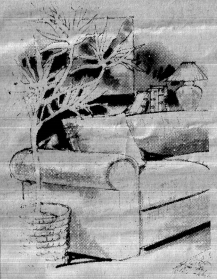

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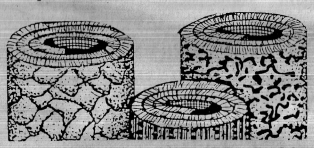

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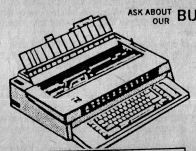

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COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D3861-D-1
Summons by Publication
Donna Renee King Cox Plaintiff
vs.
Derek James Cox Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Donna Renee King Cox, seeking a divorce for cruel and abusive treatment.
You are required to serve upon Donna Renee King Cox, plaintiff, whose address is 337 Allston Street, Cambridge, MA 02139 your answer on or before the 29th day of December, 1986. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge at Third and Cambridge Streets Cambridge, MA 02141.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
12th Day of November 1986
Paul J. Cavanaugh
Register of Probate
(C)Nov.27,Dec.4,11

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D3731-D-1
Summons by Publication
Lumenest Nicolas Plaintiff
vs.
Deneine Nicolas Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Lumenest Nicolas, seeking a divorce on the grounds of cruel and abusive treatment.
You are required to serve upon Barry S. Glassman, plaintiff's attorney, whose address is 15 Court Square, Boston, Massachusetts 02108 your answer on or before February 17, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
November 5, 1986.
Paul J. Cavanaugh
Register of Probate
(C)Nov.27,Dec.4,11

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D4008-D-1
Summons by Publication
Welton Nance, Jr. Plaintiff
vs.
Sharlene M. Nance Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Welton Nance, Jr., seeking divorce.
You are required to serve upon James B. Cox, Esquire plaintiff's attorney, whose address is One Walnut Street, Boston, MA 02108 your answer on or before January 5, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
Paul J. Cavanaugh
Register of Probate
(C)Dec.4,11,18

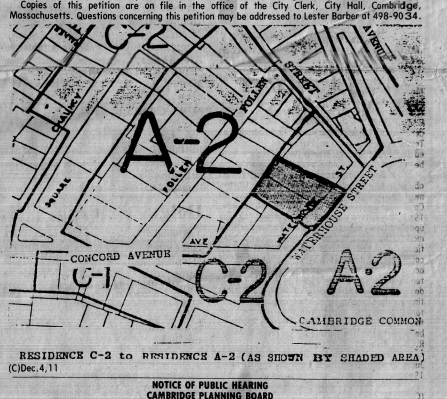
COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D3388-D-1
Summons by Publication
Elvernoy G. Holland Plaintiff
vs.
Walter H. Holland Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Elvernoy G. Holland, seeking a divorce on the grounds of desertion.
You are required to serve upon William Goldberg, plaintiff - plaintiff's attorney, whose address is 620 Massachusetts Avenue, Cambridge Massachusetts your answer on or before the 17th day of February, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
November 4, 1986
Paul J. Cavanaugh
Register of Probate
(C)Nov.27,Dec.4,11

MORTGAGEE'S SALE OF REAL ESTATE
By virtue and in execution of the Power of Sale contained in a certain mortgage of real estate given by **Kevin J. McCarthy** to **Ready Capital Corporation,** dated November 7, 1985, and recorded with Middlesex County Registry of Deeds, Southern District, Book 16566, Page 528, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 1:00 p.m. on the second day of January, 1987, upon the mortgaged premises at 507-513 Putnam Avenue, Cambridge, Massachusetts, all and singular the premises described in said mortgage, to wit:
That certain tract or parcel of land with all buildings and improvements thereon located at 507-513 Putnam Avenue, Cambridge, MA 02140 is bounded and described as follows:
Northwesterly by said Putnam Avenue, 80.82 feet;
Southeasterly by land now or formerly of Rugg, 100 feet;
Southwesterly by land now or formerly of Hopkins and by land now or formerly of Chamberlain, 89.3 feet; and
Northwesterly by land now or formerly of Chamberlain, 100 feet.
Containing 8956 square feet of land, and subject to restrictions of record so far as now in force and applicable.
Terms of Sale: Said premises will be sold and conveyed subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, unpaid taxes, municipal liens and assessments, if any, which take precedence over said mortgage. FIVE THOUSAND ($5,000.00) DOLLARS of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check, at the time and place of the sale by the purchaser and the balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale and shall be deposited, in escrow, with Alan H. Segal, Esquire, One Rockdale Street, Braintree, MA 02184, pending approval of the sale by the Land Court. The deed shall be delivered within ten (10) business days from the date of the approval of the sale by the Land Court.
Other terms to be announced at the sale.
Capitol-Resources Corporation
Present holder of said mortgage,
By its Attorney,
Alan H. Segal, Esquire
One Rockdale Street
Braintree, MA 02184
(617)848-6272
(C)Dec.11,18,25

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D7321-D-1
Summons by Publication
Ofir Gutierrez Plaintiff
vs.
Wilmer Valdivieso Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Ofir Gutierrez, seeking that the Court grant a divorce on the grounds of desertion.
You are required to serve upon Juan Rivero-Villanueva plaintiff - plaintiff's attorney, whose address is 15 Court Square, Suite 1040, Boston, MA. 02108 your answer on or before February Seventeenth (17th), 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
Paul J. Cavanaugh
Register of Probate
(C)Nov.27,Dec.4,11

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING
DIVISION OF WATER POLLUTION CONTROL
ONE WINTER STREET
BOSTON, MASSACHUSETTS 02108
TEL. (617) 292-5673
Pursuant to Chapter 21, section 43 of the General Laws, and 314 CMR 7.00 and 2.00, notice is given of the following applications for sewer extension or connection permits and proposed actions thereon:
City of. **Cambridge**
Applicant: **Avdesh and Company**
Location: **Cambridge Street**
Purpose: **Connection to serve a 100 unit residential facility. (3916)**
Proposed Action: **Tentative Determination to Issue**
The above applications, and applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed actions or requests for a public hearing on the proposed actions must be sent to the above address within 30 days of this notice.
Thomas C. McMahon
Director
(C)Dec.11

NOTICE OF PUBLIC HEARING
CAMBRIDGE PLANNING BOARD
The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, January 19, 1987 at 7:30 p.m. in the Community Development Department Conference Room, third floor, City Hall Annex, 57 Inman Street on a petition by **Mary A. Wolff** et al **to rezone from Residence C-2 to Residence A-2 on area** of land on Waterhouse Street as shown on the accompanying map. The Residence C-2 is a multi-family zone and the Residence A-2 is a single family zone.
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning this petition may be addressed to Lester Barber at 498-9034.



RESIDENCE C-2 to RESIDENCE A-2 (AS SHOWN BY SHADED AREA)
(C)Dec.4,11

COMMONWEALTH OF MASSACHUSETTS
PROBATE COURT
Middlesex, ss. 86E0210P1
To **Beverly A. Calabrese** of Brockton and **Marie Oleson** of Brockton both in the County of Plymouth and **Reliance Co-operative Bank of Cambridge** in the County of Middlesex and to all other persons interested.
A petition has been presented to said Court by Beverly A. Calabrese of Brockton in the County of Plymouth representing that she holds as tenant in common one undivided half part or share of certain land lying in Cambridge in said County and briefly described as follows:
64-66 Allston Street, Cambridge - Book 9799, Page 365.
The land in Cambridge numbered 64-66 Allston Street being shown as Lot 5 on a plan recorded with Middlesex South District Deeds Plan Book 124, Plan 17, bounded and described as follows:
Northeasterly by Allston Street, 28.60 feet;
Southeasterly by land of owners unknown, 80 feet;
Southwesterly by land of owners unknown, 29.90 feet;
Northwesterly by Lot 4 on said plan, 80 feet.
Containing according to said plan 2340 square feet of land.
The common title to said land is derived under will of **Ethel B. Foley,** Middlesex No. 433131, setting forth that she desires that-all-the following described part-of said land may be sold at private sale for not less than $200,000.00 dollars and praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said land which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof.
If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the Ninth day of January 1987, the return day of this citation.
Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this twenty-seventh day of October 1986.
Paul J. Cavanaugh
Register.
(C)Nov.27,Dec.4,11

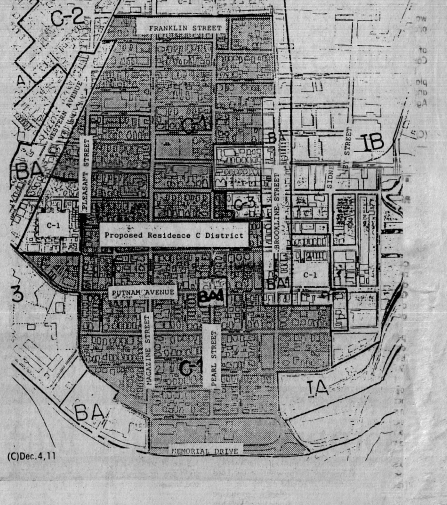
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division Docket No. 86P1873GI
NOTICE OF
GUARDIANSHIP-MENTALLY ILL-WITH SURETIES
NOTICE
To **William Joseph Moore** of Cambridge in said County.
A petition has been presented in the above-captioned matter alleging that said William Joseph Moore is a mentally ill person and praying that **Rosemary Ford** of Braintree in the County of Norfolk or some other suitable person be appointed his guardian with authority to consent or withold consent to medical and surgical treatment.
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 December 31, 1986.
Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the seventeenth day of September, in the year of our Lord one thousand nine hundred and eighty six.
Paul J. Cavanaugh
Register of Probate
(C)Dec.11

CITY OF CAMBRIDGE
In the Year One Thousand,
Nine Hundred Eighty-Six
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:
Amend the text of the Zoning Ordinance of the City of Cambridge by deleting existing line **4.35. 1. Veterinary establishment, kennel, pet shop or similar establishment** and substitute therefor the following:
4.35. 1. Veterinary establishment, No No No No Sp Sp Sp ^{1}⁰Sp Sp Sp No Sp No kennel, pet shop or similar establishment.^{29}
Passed to a second reading at the City Council meeting held on December 8, 1986 and on or after December 22, 1986 the question comes on passing to be ordained.
ATTEST:- Joseph E. Connarton
City Clerk
(C)Dec.11

SALE OF REAL ESTATE
GUARDIAN - INVESTMENT
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division Docket No. 85P4228GI
NOTICE OF
SALE OF REAL ESTATE
NOTICE
To all persons interested in **Ruth E. Giblin** of Cambridge in said County, a mentally ill person.
A petition has been presented in the above-captioned matter praying for license to sell - at private sale - certain real estate of said Ruth E. Giblin for her investment.
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 December 30, 1986.
Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fourth day of December, in the year of our Lord one thousand nine hundred and eighty-six.
J.J. Cavanaugh
Register of Probate
(C)Dec.11

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
Docket No. 86P3167E
To all persons interested in the estate of **Marie Aldea Petit** late of Cambridge in said County, deceased, testate.
A petition has been presented to said Court for license to sell at private sale—certain real estate of said deceased.
If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twenty third day of December 1986, the return day of this citation.
Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this twenty fifth day of November 1986.
Paul J. Cavanaugh,
Register.
(C)Dec.11

NOTICE OF PUBLIC HEARING
CAMBRIDGE PLANNING BOARD
The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, January 6, 1987 at 8:00 P.M. in the Community Development Department Conference Room, 3rd floor, City Hall Annex, 57 Inman Street **on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 sq. ft.; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefor the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map.** The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.
As the City Council was unable to act on the petition before the expiration of the statutory time limit in early December, it is necessary to hold another public hearing to permit final disposition of the petition by the Council.
Copies of this petition are on file in the Office of the City Clerk, City Hal, Cambridge, Mass. Questions concerning the petition may be addressed to Lester Barber at 498 9034.



(C)Dec.4,11

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D-3363-D1
Summons by Publication
Virginia Phakos-Acerra Plaintiff
vs.
Richard Acerra Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Virginia Phakos-Acerra, seeking to dissolve the bonds of matrimony.
You are required to serve upon Edmund R. Pitts, plaintiff's attorney, whose address is 70 Federal Street, Boston MA 02110 your answer on or before December 29, 1986. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
November 5, 1986
Paul J. Cavanaugh
Register of Probate
(C)Nov.27,Dec.4,11

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D7188-D-1
Summons by Publication
Elvernoy G. Holland Plaintiff
vs.
Walter H. Holland Defendant
To the above-named Defendant:
A complaint has been presented to this Court by your spouse, Elvernoy G. Holland, seeking a divorce on the grounds of desertion.
You are required to serve upon William Goldberg, plaintiff - plaintiff's attorney, whose address is 620 Massachusetts Avenue, Cambridge Massachusetts your answer on or before the 17th day of February, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.
Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
November 4, 1986
Paul J. Cavanaugh
Register of Probate
(C)Nov.27,Dec.4,11

Reg. 41840
COMMONWEALTH OF MASSACHUSETTS
LAND COURT
(Seal)
To the **City of Cambridge,** a municipal corporation, located in the County of Middlesex, and said Commonwealth; **Blanche E. Wetmore, Thomas J. Doyle** and **Christine A. Doyle,** all of said Cambridge; **Cambridge Savings Bank,** a duly existing corporation, having an usual place of business in said Cambridge; **Myron Eric Speaker** and **Margo Ann Speaker,** both residence unknown; **Albert Speaker,** deceased, formerly of Phoenix, in the State of Arizona; **Any persons interested in A & M investment Co., Inc.,** an Arizona Corporation, now or formerly of Phoenix, in the State of Arizona; or their heirs, devisees and legal representatives; and to all whom it may concern:
Whereas, a petition has been presented to said Court by **Robert Banker, Trustee of GR Realty Trust,** of said Cambridge, to register and confirm his title in the following described land:
A certain parcel of land with the buildings thereon, situate in said Cambridge, bounded and described as follows:
Northeasterly by Greenough Avenue, 59 feet;
Southeasterly by Highland Avenue, 80 feet;
Southwesterly by land now or formerly of Thomas J. Doyle and Christine A. Doyle, 59 feet; and
Northwesterly by land now or formerly of Blanche E. Wetmore, 80 feet.
The above described land is shown on a plan filed with said petition and all boundary lines are claimed to be located on the ground as shown on said plan.
If you desire to make any objection or defense to said petition you or your attorney must file a written appearance and an answer under oath, setting forth clearly and specifically your objections or defense to each part of said petition, in the office of the Recorder of said Court in Boston (at the Court House), on or before the fifth day of January next.
Unless an appearance is so filed by or for you, your default will be recorded, the said petition will be taken as confessed and you will be forever barred from contesting said petition or any decree entered thereon.
Witness, Marilyn M. Sullivan, Chief Justice of said Court, this fourth day of December in the year nineteen hundred and eighty-six.
Attest with Seal of said Court.
Karl Greenman, Esq., 77 Summer St.,
Boston, MA. 02110
Charles W. Trombly, Jr.,
Recorder
(C)Dec.11,18,25

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT
Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Friday, December 26, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.
Lawn Chemicals & Fertilizers
Encapsulating Suits
Removal of Unclassified Fill & Miscellaneous Debris
See proposal for bid deposit.
The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.
Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.
Each proposal must be in a sealed envelope plainly marked "Proposal for "Designate Item" " and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.
Barbara L. Duffy
Purchasing Agent
(C)Dec.11,18

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Bounty Jumbo Size 88 Count Roll **69¢**

DUNCAN HINES Save 30¢
Cake Mix 18½ oz. PKG. **69¢**

SHORTENING Save $1.00
Crisco •REGULAR •BUTTER FLAVOR 48 oz. CAN **1.99**

CREAMY or CRUNCHY Save 40¢
Jif Peanut Butter 28 oz. JAR **2.59**

FOLGER'S Save 20¢
Coffee Special Roast FLAKED 11½ oz. CAN **1.79**

DUNCAN HINES Save 40¢
Brownie Mix 23.6 oz. PKG. **1.39**

SNOW'S CLAM •New England Style Save 10¢
Chowder 15½ oz. CAN **79¢**

CRISCO Save $1.00
Corn Oil 48 oz. BTL. **1.69**

BUY 2 GET 1 FREE Save $1.39
Ivory Liquid 3 22 oz. BTLS. **2.78**

SIRLOIN PORK ROAST 4 to 6 lbs. 1.59 lb.
Pork Roast RIB HALF 5 to 7 lbs. **1.39** lb.

TENDER LEAN
Pork Chops CENTER CUT **1.69** lb.

BOTTOM •Center Cut
Round Roast **1.59** lb.

Rump Roast BOTTOM ROUND USDA Choice 1.69 lb. Eye Round Roast USDA Choice 2.29 lb.

BONELESS RIB EYE •Lean Beef
Delmonico Steak **3.98** lb.

BONELESS BEEF ROUND
Cube Steak or Swiss **2.29** lb.

CHICKEN WINGS 79¢ lb.
Chicken Legs 3 to 5 lbs. **69¢** lb.

OVEN STUFFER
Perdue Roaster 5 to 7 lbs. **89¢** lb.

Spare Ribs COUNTRY STYLE •TOP 1.59 lb.
Pork Sausage CHEF'S CHOICE 1.39 lb.
Chicken Breast Tender White Meat 1.39 lb.
Canned Hams FARM LAND 5 LB CAN 9.99
Tyson's Chicken FROZEN 5 VARIETIES 12 oz. PKG. 2.49
Meat Franks DeMoulas/Market Basket SKINLESS 1 LB PKG 1.49

MRS. BUDD'S •Original Chicken Pie 36 oz. PIE **2.99**

DeMOULAS/MARKET BASKET Pork Sausage **1.39** lb.

Sandwich Steak QUAKER MAID 14 oz. PKG. 1.89
Sliced Bacon CENTER CUT OSCAR MAYER 12 oz. PKG 2.29

DAIRY

COLOMBO •ALL FLAVORS Save 77¢
Yogurt SUNDAE STYLE 8 oz. CONTS. **3 $1**

CRACKERBARREL Cheddar (Save 30¢) •Sharp •Vermont •Extra Sharp 10 oz. BAR **1.69**

PILLSBURY Pizza Crust (Save 40¢) 10 oz. PKG. **89¢**

SWISS MISS •All Flavors Puddings Save 20¢ 4 PAK **89¢**

BELLA COTTA SHREDDED Mozzarella 8 oz. PKG **99¢**

DELI

WHITE MEAT *Sliced as Desired*
Turkey Breast **3.59** lb.

American Cheese WHITE Land O Lakes 1.99 lb.
Pepperoni CUDAHY MARGHERITA 3.29 lb.
Cooked Salami OLD NEIGHBORHOOD 1.89 lb.
Genoa Salami CARANDO 2.99 lb.
Chicken Roll WEAVER WHITE MEAT 2.39 lb.
Antipasto Salad DELUXE 1.39 lb
Beef Bologna OLD NEIGHBORHOOD 1.89 lb
Prosciutto CARANDO BONELESS DRY CURED 5.99 lb

SEAFOOD

OCEAN FRESH •CALICO
Bay Scallops **4.99** lb.

FRESH FROZEN
Giant Smelts CLEANED Ready to Cook **2.29** lb.

OVEN POPPERS *High Quality Microwavable Entree Great for the whole family!*
Seafood Casserole 18 oz. PKG. **3.59**

FROZEN FOOD

HOWARD JOHNSON Save 38¢
Mac & Cheese 10 oz. PKGS. **2 $1**

CHICKEN Howard Johnson Croquettes (Save 50¢) 12 oz. PKG. **99¢**

TASTE O' SEA Haddock (Save 50¢) DINNER 9 oz. PKG. **99¢**

CELESTE Pizza (Save 50¢) CHEESE 6½ oz. PKG. **69¢**

RICH'S Coffee Rich (Save 50¢) 16 oz. CTNS. **3 $1**

HEALTH & BEAUTY AIDS

Sure Regular or Unscented •SOLID •SPRAY •ROLL-ON (Save $1.90) 22 oz. CONT. 99¢
Head & Shoulders (Save $1.50) SHAMPOO 11 oz. CONT. 1.99

PRODUCE

GOLDEN SWEET
Bananas **3 $1** lbs.

SUNKIST
Oranges LARGE CALIF. NAVELS **1.49** dz.

LARGE FLORIDA
Grapefruit •PINK •WHITE **39¢** ea.

CALIFORNIA
Grapes CALMERIA or RED EMPEROR **69¢** lb.

CALIFORNIA
Celery Pascal bch. **69¢**

FRESH WASHED
Spinach 10 oz. BAG **69¢**

SNO WHITE
Mushrooms 12 oz. PKG. **99¢**

FRESH TENDER
Green Beans **59¢** lb.

QUANTITY RIGHTS RESERVED

Somerville 400 Somerville Ave. **Burlington** Burlington Village Mall 46 Middlesex Turnpike **Chelsea** Mystic Everett Ave. **Woburn** Woburn Mall Mishauwum Rd.

City Y swims to third in meet

On Sunday, March 29, the Cambridge Family YMCA Masters Swim Team excelled at the Hockomock Area YMCA Masters Invitational Swim Meet.

Seven teams competed in this meet. North Suburban was the first place team, the home team, Hockomock, took second while the first year team of the Cambridge Family YMCA came in third. Andover YMCA, last year's team winners, placed fourth.

Cambridge started the meet with a bang. The medley relay of Andy Williams, Wade Lindhorst, Scott Whitelaw and Lance Trainor touched out a Hockomock team which beat them earlier this year, for second place. Shari Ghitelman had four first places in the Invitational, swimming to victory in the 200 yard free, the 100 yard I.M., and the 50 yard butterfly. Shari improved her lifetime best in the 100 yard free by 2 seconds in her victorious swim.

Charles Skidmore had two first places in the 50 and 100 yard freestyle for the 31-35 year old age group. Tom Reiz had improvements in the 50, 100 and 200 yard freestyles. For Janet Somers, this was her first swim meet as she swam to victory in the 50, 100 and 200 yard freestyle in the 36-40 age group. Jack Vondras and Keith McInnes swam well in the 50 and 100 yard freestyle. Russ Lutz scored well for the Cambridge team in the 100 yard I.M., 50 yard fly and the 100 yard freestyle.

In the 50 yard butterfly, the Cambridge team had a one-two punch with swimmers Scott Whitelaw and Wade Lindhorst. Whitelaw was also victorious in 100 yard individual medley, which was a heated battle for the top 6 places. Whitelaw also placed third in the breaststroke and Lindhorst placed fourth in the I.M.

"Swimmers of the Meet" awards go to Lance Trainor and Andy Williams. Both placed high in the 200 freestyle, as well as being on the two high-placing relay teams. Williams also placed third in both the 50 yard freestyle and the 50 yard backstroke, and Trainor finished high in the 100 yard freestyle.

Cambridge put the finishing touches on the meet by again touching out a Hockomock team which beat them earlier in the year in the freestyle relay.

If you are interested in the Masters Swim Team at the Cambridge Family Y, contact Coach Wade Lindhorst, Aquatic Director, at 876-3860.

DORIS KEARNS GOODWIN, author of the new book, "The Fitzgeralds and the Kennedys: An American Saga," gave a reading from the book last week at the Cambridge Public Library. The event was cosponsored by Reading International. From the left are Reading International Supervisor Kim Daly, Public Library Special Programs Director Ron Brown, Sheldon Cohen of Reading International, Goodwin, and Reading International Manager Wayne Drugan. (Staff photo by Carolyn Hine)

Downzoning

Continued from page 1

downzoning package, Sullivan said, "The idea is to give enough incentives to developers to build enough market-rate units to write down (the cost) of the affordable units."

Wolf added, "It's a modest (amendment) that will result in a few units of affordable housing."

The amended downzoning package approved by the city council affects the residential section of Cambridgeport that is currently zoned as Residence C-1.

The new downzoning package changes the area to a Residence C. Within this designation, for example, developers are limited to building six market-rate units on a 12,000-square-foot lot. But within the current C-1 designation, developers have the option to build up to 10 units as long as two of the four "bonus" units are set aside for low- to moderate-income residents.

The price of these affordable units will be capped at $85,000. The planning board's affordable housing provision, though similar to this amendment, did not place such a low cap on the price of these units.

Councilor William Walsh said he opposed the final affordable housing provision because of the $85,000 cap.

In general, the Residence C designation reduces the number of townhouse units from 36 to 24 per acre. The designation also limits additions to existing neighborhood houses.

But the new downzoning package doesn't affect height limitations currently allowed within the C-1 designation.

Still, not everyone in the community was happy with the adopted "inclusionary" zoning package. The Ward Five Democratic Committee sharply criticized the proposal.

The Ward Five Democratic Committee recently submitted a new downzoning petition that it said would be tougher and offer developers greater financial incentives to build affordable housing.

The key difference is that the committee's proposal would affect 10 acres of land on the 27-acre Simplex site (within the Cambridgeport Industrial District), where a new mixed-use development known as University Park is planned.

More than a month ago, the city council backed a blue ribbon committee's recommendations for 200 to 300 affordable housing units at University Park. Both the Ward Five Democratic Committee and the Simplex Steering Committee argued for more affordable housing.

The former group's downzoning petition will be reviewed by the planning board in the months ahead.

—JAY WEAVER

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1. You can *still* gain up to a $4,000.00 deduction on your 1986 tax return.

2. Open a Middlesex Federal IRA before April 15 and we'll add ½% interest over our current rate on any IRA term certificate over 1 year.

Right now you have an opportunity to make an individual tax deferred contribution (for your 1986 return) of any amount up to $2,000 annually or up to $4,000 for working couples. Your savings will earn high rates and are insured up to $100,000 by FSLIC. We also offer direct deposit, automatic payroll deductions or automatic transfers from existing checking or NOW accounts.

So, if you're the kind of person that wants to save on your 1986 taxes and earn an additional ½% interest on existing rates, call us at 666-4700 and ask about the Middlesex Federal IRA term certificate.

MIDDLESEX FEDERAL

Davis Square and Teele Square, Somerville 666-4700
Medford Square, Medford 396-3030

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Michelle Griffis
Dental Assistant

Millers River Spring Bazaar
Cambridge St. Entrance
Sat. April 11....
12:00 to 9:00 P.M.
Food Table - Knit Goods
Jewelery - Plants - Cake Table
White Elephant - Refreshments
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Assembly Square Mall's SPRING FASHION SHOW, Saturday, April 11 at 2 PM

Tune into spring's new fashion medley. Pretty pastels . . . glorious stripes . . . cool cottons . . . color-rich footwear . . . Assembly Square Mall makes it all so easy—with a special Spring Fashion Show for you this Saturday. And Bill Costa, from WXKS FM 108, will be joining us for Fashion Show excitement.

And the Easter Bunny's here for photos & fun with your children 'til Easter.

THE MALL AT ASSEMBLY SQUARE

Middlesex Ave., at the junction of I-93 & McGrath-O'Brien Highway, in Somerville. Take I-93 South to Exit 2A, I-93 North to Exit 29 (formerly Exit 3). Look for the blue and yellow water tower. Jordan Marsh, K-Mart and over 60 other fine stores, restaurants and services. Open daily & Saturday 10 AM to 9:30 PM; Sunday Noon to 6 PM.

Kids!

Win a great Mother's Day prize for your Mom!

Enter the **Best Mom in Town Essay Contest** sponsored by the Newspaper In Education program of the **Cambridge Chronicle,** and win a night out with your mom and family at a local restaurant.

Contest Rules:

1. Contest open to all school children in grades 1-4, one entry per student.
2. Write a short essay, not to exceed one page, answering this question: What are the nicest things your Mom does for you?
3. Each essay **MUST** be headed with student's name, grade, address, home phone number, school name, and town. Unfortunately, we will have to return entries which do not include all of this information.
4. Artwork may be included. To be considered for reproduction, artwork must be done in black and white.
5. Send entries postmarked no later than *April 20, 1987* to: **Cambridge Chronicle**, 145 Elm Street, P.O. Box 312, Somerville, MA 02144, Attn: Carol Weir, NIE Coordinator
6. Employees & their immediate families are not eligible to enter contest.

Note: Entries will be judged based on originality of thought, clarity of expression, legibility, and punctuation and spelling appropriate to grade level. Judging will be done by former teachers on the Dole staff.

Winning entries will be printed in the **May 7** edition of the paper. Names of all participants and quotations from other entries will also appear.

You love your Mom - Put it in writing!

MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING DIVISION OF WATER POLLUTION CONTROL ONE WINTER STREET BOSTON, MASSACHUSETTS 02108 TEL. (617) 292-5673

Pursuant to Chapter 21, section 43 of the General Laws, and 314 CMR 7.00 and 2.06, notice is given of the following applications for sewer extension or connection permits and proposed actions thereon:

City of: Cambridge
Applicant: Lisa Development Trust
Location: Franklin Street
Purpose: Connection to serve a 40 unit residential facility. (414)
Proposed Action: Tentative Determination to Issue

The above applications, and applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed actions or requests for a public hearing on the proposed actions must be sent to the above address within 30 days of this notice.

Thomas C. McMahon
Director

(C)Apr.9

DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 87-9

Regulation No. 66-1 Schedule 6D "Parking Prohibited At All Times On Certain Streets-Tow Away Zone (HP and Disabled Veterans) is hereby amended by adding the following:

Franklin Street (No. 324), south side, 182' west of Pleasant Street to 160' west of Pleasant Street.

This regulation shall take effect 1 May 1987.
PROMULGATED
DATE:
Mar. 30, 1987

George Teso
Traffic Director

(C)Apr.9,16,23

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT CONSERVATORSHIP
Middlesex Division Docket No. 87P1749C
NOTICE

To **Mary Iaconelli** of Cambridge in said County, and her wife-husband and heirs apparent or presumptive.

A petition has been presented to said Court alleging that said Mary Iaconelli has become incapacitated by reason of advanced age — mental weakness — to care properly for her property and praying that John Joseph Iaconelli of Watertown in the County of Middlesex or some other suitable person be appointed conservator of her property.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on May 8, 1987.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the thirtieth day of March, in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Apr.9

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division Docket No. 87P1352A1
Administration with Sureties
Notice

Estate of **Isaiah T. Sutherland**
also known as **Isiah T. Sutherland**
and **Ixiah T. Sutherland**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that **Daniel E. Sutherland** of Arlington in the County of said county or some other suitable person be appointed administrator of the estate of said deceased.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on April 29, 1987.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-seventh day of March in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Apr.9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate and Family Court No. 87P0858E

Notice of Probate of Will Without Sureties

Estate of **James J. Bland, Sr.**
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 **Severlin B. Singelton, III** Attorney At Law of 43 Thorndike Street, Cambridge, MA 02141 in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on April 28, 1987.

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 twenty-fifth day of March in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Apr.9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 85D4576D1

Summons by Publication

Patricia Cellucci, Plaintiff
vs.
Joseph J. Cellucci, Defendant

To the above-named Defendant: Joseph J. Cellucci

A complaint has been presented to this Court by your spouse, Patricia Cellucci, seeking to dissolve the bonds of matrimony.

You are required to serve upon Alan I. Margolies plaintiff - plaintiff's attorney, whose address is 18 Tremont Street, Suite 535, Boston, MA 02108 your answer on or before June 15, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
March 6, 1987

Paul J. Cavanaugh
Register of Probate

(C)Mar.26,Apr.2,9

FIRST PUBLICATION NO. 2357
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Seven
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter 24 of the Code of the City of Cambridge as added by Ordinance No. 1005, and amended by Ordinance No. 1015, is hereby amended as follows:

Directly beneath the title "EMPLOYMENT", the following heading shall appear:

Article I. "Cambridge Employment Plan"

Section 24-2. Definitions is hereby amended as follows:

Strike the definition of "Cambridge Resident" and add the following new definitions:

"Cambridge Resident", is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effects is within the City of Cambridge.

"Minority person", shall include those persons who are Black, Hispanic, Asian, Native American or Cape Verdean.

In the definition of "Project", strike the words "Chapter 24" in the first line thereof and substitute therefor the words "Article I".

Section 24-6. Severability is hereby repealed.

Ordinance No. 1015, adopted September 10, 1984, is hereby repealed and is replaced with the following Article II of said Chapter 24, entitled "Construction Projects":

Article II. Construction Projects

Section 24-6. Construction Projects

On any construction project which is funded in whole or in part by City, State or Federal funds or funds which, in accordance with a Federal grant, the City expends or administers, or in which the City is a signatory to the construction contract, the worker hours shall be performed as follows:

(a) No less than 25 percent of the total employee worker hours shall be performed by **bona fide** Cambridge residents.

(b) No less than 25 percent of the total employee worker hours shall be performed by minority persons.

(c) No less than 10 percent of the total employee worker hours shall be performed by women

This section shall not apply to housing rehabilitation projects including eight or fewer.

Section 24-7. Compliance, Enforcement, Sanctions

(a) All contractors entering into construction contracts covered by this Article II shall:

(1) Certify that they know of the provisions of said Article and that they intend to comply with them.

(2) List all job openings with the Employment and Training Agency or Agencies and keep accurate records as to action taken on referrals from these agencies.

(3) Maintain personnel records listing the names, addresses, sex and race of their employees, and require their sub-contractors to do likewise.

(b) The Cambridge Community Development Department shall develop, in consultation with the Employment and Training Agency or Agencies, good faith measures by which to judge the affirmative actions of contractors operating under the provisions of this Article II. All records required to be maintained by this section shall be made available on request to representatives of said Department. All such records shall be maintained for the duration of the construction project and for one year thereafter.

(c) Should a contractor be deemed not to have complied with the provisions of this Article II, nor to have made a good faith effort to do so, it shall not be actively considered for future public construction contracts in Cambridge.

Section 24-8. Severability

Should any section, provision or paragraph of this Chapter 24 be declared invalid by a court of competent jurisdiction, that decision shall not affect the validity of the Chapter as a whole or any part thereof, other than the portion declared invalid.

Passed to a second reading at the City Council meeting held on April 6, 1987 and on or after April 20, 1987 the question comes on passing to be ordained.

John E. Flynn, Acting City Clerk

ATTEST
(C)Apr 9

Freeze lobby seeks members

The Cambridge Lobby for a Nuclear Weapons Freeze is currently conducting a membership drive.

The Lobby is organized by ward and precinct. One major tactic used by the group is to encourage local citizens to write and phone members of Congress, the media, international and local leaders.

Olivia Abelson, a long-time member of the Cambridge Lobby, says the group is strongly backing current legislation in the U.S. Congress.

"H.R. 12 in the House of Representatives and S. 472 in the Senate are compatible bills that very adroitly call for a comprehensive nuclear weapons freeze on testing and deployment of nuclear weapons if the U.S.S.R. can be verifibly proven to also have halted nuclear weapons testing and deployment. Given the recent faltering of the Reagan administration it seems more possible than at any other time of his Presidency that real nuclear weapons control may be enacted. Congress may be elicited by the people to do the reasonable thing and work towards effective negotiations with the Soviets," she says.

Ann Crum, a founding member of the Cambridge Lobby believes, "Cambridge is lucky to have people who have worked hard to organize this lobbying tool. People do seem to feel better after they have constructively expressed themselves to the powers that be. I hope we will have new members working with us this spring. It seems like a very portentous time for arms control."

The next Lobby/Peace Commission "Tell the World" letter writing session will be April 30 at 7:30 pm at 57 Inman St., second floor.

For more information on the Cambridge Lobby for a Nuclear Weapons Freeze, call 492-8710 or 354-6158.

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 87P1508E

Estate of **E. Philip Levine**
also known as **Edward Philip Levine**
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 Golda Levine of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on April 29, 1987.

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 twenty-seventh day of March in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Apr.9

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 87P1712E

Estate of **Charles S. Jeffrey**
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 **George M. Naylor, Junior** of Framingham in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on May 6, 1987.

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 thirtieth day of March in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Apr.9

ORDINANCE NO. 1051
Final Publication No. 1058
First publication in the Chronicle on March 26, 1987
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Seven
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge."

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

Chapter Thirteen entitled: "Offenses", Article II entitled: "Offenses Against Public Health" is hereby amended by striking out the present Article II and inserting in place thereof a new Article II entitled: "Offenses Against Public Health," Section 13-4 entitled: "Smoking Prohibited" which reads as follows:

ARTICLE II. OFFENSES AGAINST PUBLIC HEALTH

Section 13-4. Smoking Prohibited.

(a) It is hereby declared that smoking in public places is a public nuisance, dangerous and hazardous to the public health, and violative of the right of non-smokers to breathe air which is free to smoke contamination.

(b) As used herein, "Smoking" shall include carrying a lighted cigarette, cigar, pipe or other tobacco product.

(c) No person shall smoke in any elevator accessible to the public.

(d) No person shall smoke in any room to which the public is invited or in which the public is permitted, including but not limited to, any health care facility, classroom, lecture hall, theater, motion picture theater, opera house, concert hall, library, auditorium, school, retail store, reception area, restroom or lavatory, waiting room, or public area of a bank, but not including any private residence, nor any restaurant or other place mentioned in subsection (e), nor any party, beano game, social reception, fraternal or veteran's organization, bowling alley, retail establishment whose principal business is in tobacco products and accessories, or use as part of a bona-fide religious ceremony. This subsection also does not include any meeting of a medical or psychiatric support group if the Commissioner of Health and Hospitals determines that compliance would frustrate the group's purpose.

(e) This subsection shall not apply to any restaurant with a seating capacity of fewer than twenty-five (25) persons. Nor shall this subsection apply to any area with a seating capacity of fewer than seventy-five (75) persons, which is used primarily for selling alcoholic beverages for consumption on the premises and in which any sale of food or presentation of entertainment is incidental to the sale of such beverages.

No person shall smoke in any restaurant except in specifically designated smoking areas. This prohibition does not apply in cases in which an entire room or hall is used for a private social function and not by the proprietor or person in charge of the restaurant.

Smoking shall be permitted by the proprietor or other person in charge of a restaurant, except in places in which smoking is prohibited by the fire marshall or by other law or regulation. Smoking areas designated so shall comprise no more than seventy-five (75) percent of the seating capacity of the restaurant. Where smoking areas are designated, existing physical barriers and ventilation systems shall be used to minimize the toxic effect of smoke in persons in adjacent non-smoking areas. In the case of restaurants consisting of a single room, the provisions of this subsection shall be considered met if one side of the room is reserved and posted as a no-smoking area, provided that the no smoking area comprises no less than twenty-five (25) percent of the seating capacity of the restaurant.

However, to the extent that the shape of the room allows maximum separation, the proprietor will be required to utilize those natural barriers to satisfy the provisions of this ordinance. Furthermore, if such natural barriers do not exist, the proprietor will make every effort to set up the space to inhibit the transfer of smoke to non-smoking areas.

The proprietor or other person in charge of a restaurant shall make reasonable efforts to prevent smoking in the no-smoking areas of the restaurant by:

(1) posting appropriate signs;
(2) arranging seating to provide a smoke free area;
(3) asking smokers to refrain from smoking upon request of a client, patron or employee suffering discomfort from the smoke; or
(4) any other means which may be appropriate

In addition to the remedies provided by subsections (h) and (i), the Inspectional Services Department or any person aggrieved by the willful failure of the proprietor or other person in charge of a restaurant to comply with any provision of this subsection may apply for injunctive relief to enforce the provisions of this subsection in any court of competent jurisdiction.

Nothing in this subsection shall make lawful smoking in any area in which smoking is or may hereafter be prohibited by law.

(f) (1) Except as provided in paragraph (2), no person shall smoke in any room under the control of a public or private employer which employees normally frequent during the course of employment, including, but not limited to, work areas, employee lounges and restrooms, conference rooms, and hallways, but not including any private residence which is used as a child care or health care facility, nor any dining area of a restaurant or other place mentioned in subsection (e).

(f) (2) At the written request of one or more employees, an employer may (but is not required to) designate the area in the immediate vicinity of the employee's usual work station as a smoking area, if the employer finds that such a smoking area will not allow non-smoking employees or the public to breathe any significant amount of smoke. Upon the same request and finding, an employer may also make other reasonable accommodation to smoking employees, including provision of a separate employee lounge for smoking, no larger in floor area or seating capacity than the employee lounge for non-smokers. Upon request in writing, an employer shall provide a copy in writing of its smoking policy under this paragraph, including any designated smoking areas or other accommodation for smoking employees, to any employee, prospective employee, and the Commissioner of Health and Hospitals. Any employee aggrieved by an employer's smoking policy or any portion thereof may appeal in writing to the Commissioner, who may modify in any manner to carry out the purposes of this section. In any dispute arising from such a smoking policy, the health concerns of non-smokers shall be given precedence.

(g) The Commissioner of Health and Hospitals shall enforce this subsection and subsection (d), and for this purpose shall have the assistance of the City Manager and the Police, Law, and Inspectional Services Departments. In addition to the remedies provided by subsections (h) and (i), the Commissioner or any person aggrieved by any violation of this subsection or subsection (d) may apply for injunctive relief to enforce said provisions in any court with jurisdiction. This does not apply to small businesses which occupy only 1500 square feet of office space and where 100% of the employees have no objection.

(g) Every person having control of premises upon which smoking is prohibited by this ordinance, or his or her agent or designee, shall conspicuously display upon the premises a sign reading "Smoking Prohibited by Law."

(h) It shall be unlawful for any person having control of any premises or place in which smoking is prohibited by this ordinance to knowingly permit a violation of this ordinance. A person shall be held to have knowingly permitted a violation of this ordinance if a visitor to his or her premises observes one or more people smoking (other than in properly designated smoking areas) on three successive visits. Any licenses issued by this city to such person shall be subject to suspension for up to fifteen (15) days for a single violation of this subsection, and shall be subject to suspension for up to one year, or to revocation, for any successive violation.

(i) Any person who knowingly violates any provision of the ordinance, or who smokes in an area in which a "Smoking Prohibited by Law" notice is conspicuously posted as required by subsection (h) of this ordinance, shall be fined in an amount of not less than twenty-five ($25.00) nor more than one hundred ($100.00) dollars.

(j) If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

In City Council April 6, 1987.
Passed to be ordained by a yea and nay vote: - Yeas 8; Nays 0; Absent 1

Robert W. Healy, City Manager
John E. Flynn, Acting City Clerk.

ATTEST:-
This text includes all of the following amendments: Ordinance #849, Ordinance #1006, Ordinance #1046, Ordinance #1051.
(C)Apr.9

CRLS plans Caribbean Week activities

Steel drums and plantains will provide the sound and flavor of the Caribbean at Cambridge Rindge and Latin School from April 13 to 16.

Glynda Bell, teacher-in-charge of bilingual programs at CRLS, said students from the islands will focus on Caribbean culture during a week devoted to the contributions of island people. The program is among the Cambridge school's multi-cultural education activities that recently drew national attention at a Harvard University seminar on school desegregation and controlled choice.

On Monday, April 13, students will present an overview of the Caribbean including the geography, history and socio-economic development. The remainder of the week will have a specific focus: Tuesday, April 14, the English-language islands of Jamaica, Barbabos and Trinidad will be reviewed; Wednesday, April 15, the Hispanic islands of the Dominican Republic and Puerto Rico; and on Thursday, April 16, the program will conclude with a look at Creole/French speaking Haiti (isle of Hispanola), Martinique and St. Martin.

Bell invited people of Caribbean heritage to join in the program. She may be reached at 498-9203

ORDINANCE NO. 1050.
Final Publication No. 2356.
First publication in the Chronicle on March 26, 1987.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Seven
AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residential District as follows:

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District...Multi-family dwellings. Renumber subsequent lines as appropriate.

2. In Section 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,3,3A" in the fourth column heading.

3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 of Dimensional Requirements - Residential Districts
Insert a new line "Res C" following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5) (a)	(5) (c)	(6)	(7)
Res C	0.6	5,000	1,800	50	H & L / 4	H & L / 4 (min. 7'6" sum of 20')	35'	18%

5. In Section 5.31 Residential Districts
Paragraphs 2 and 3 insert the new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.

7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C" before the phrase: "Residence C-1" wherever it appears.

8. In Section 11.10 - Townhouse Development, make the following changes.

(a) In Section 11.121 insert the new phrase "and Residence C district" following the existing phrase: "...in a Residence B district..."

(b) In Section 11.152 - **Maximum Floor Area Ratio** insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).

(c) In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence C-1..." wherever it appears.

B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.

Amend the proposed Residence C District by the creation of a new Footnote (i) in Section 5.31 District Dimensional Regulations, Residential Districts as follows:

Residence C(i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Section 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

(1) For structures in existence as of December 1, 1986:

(a) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

(b) Notwithstanding the provisions of Section 8.23 for an non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the original structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction of a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200.

11.200 - **Affordable Housing Requirements.**

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201 - **Quantity of Affordable Housing Units Required.**

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this Section 11.200.

11.202 - **Definition of Affordable Housing.**

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

11.203 - **Characteristics of the Required Affordable Housing Units**

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 - **Selection of Eligible Households**

Eligible households shall be selected by the Community Development Department or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 - **Permanence of the Affordable Housing Units**

To the maximum extent possible such restrictions, conditions, and/or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department.

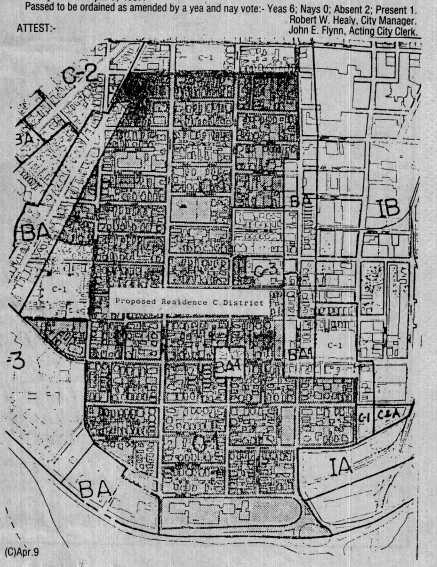
11.206 - **Other Requirements**

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirements as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

In City Council April 6, 1987.
Passed to be ordained as amended by a yea and nay vote:- Yeas 6; Nays 0: Absent 2; Present 1.

Robert W. Healy, City Manager.
John E. Flynn, Acting City Clerk.

ATTEST:-



(C)Apr.9

City of Cambridge

MASSACHUSETTS

In City Council April 6 1987

Unfinished Business - #4 - C. Duehay Motion

Technical Amendment.

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy				✓
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham				✓
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci				✓
Mr. William H. Walsh	✓			
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan			✓	
	5	0	1	3

City of Cambridge

MASSACHUSETTS

In City Council April 6 1987

Unfinished Business - #4 - C. D. Sullivan + C. Wolf - Amendment to Multi-Family Dwellings.

	YEA	NAY	ABSENT	PRESENT
Mr. Thomas W. Danehy			(1) ✓	(2) ✓
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mrs. Sheila T. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. William H. Walsh		✓		
Ms. Alice K. Wolf	✓			
Mayor Walter J. Sullivan			✓	
	6	1	~~1~~ 2	~~0~~ 1

C. Danehy not present at time of roll call, requested the City Clerk to record him as voting present.

(Amendment to Multi-Family Dwellings new district - Res. C)

City of Cambridge

COUNCILLOR D. SULLIVAN
COUNCILLOR A. WOLF

IN CITY COUNCIL

APRIL 6, 1987

Strike subsections 11.201 and 11.202, and insert in place thereof the following subsections:

11.201 Quantity of Affordable Housing Units Required

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this section 11.200.

11.202 Definition of Affordable Housing

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

Technical Corrections

In section 8(b) of the Planning Board petition,
change "Minimum" to "Maximum"

In revised footnote (i), the end of the first sentence,
change "(except that for those developments permitted under paragraph (2) below Sections 11.152 and 11.154 shall not apply)"

To "(Except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Sections 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

City of Cambridge

COUNCILLOR D. SULLIVAN
COUNCILLOR A. WOLF

IN CITY COUNCIL

APRIL 6, 1987

Strike subsections 11.201 and 11.202, and insert in place thereof the following subsections:

11.201 Quantity of Affordable Housing Units Required

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this section 11.200.

11.202 Definition of Affordable Housing

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

Technical Corrections

In section 8(b) of the Planning Board petition,
change "Minimum" to "Maximum"

In revised footnote (i), the end of the first sentence,
change "(except that for those developments permitted under paragraph (2) below Sections 11.152 and 11.154 shall not apply)"

To "(Except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Sections 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

Councillor Duchay:

MOTION to STRIKE

DESCRIPTION BY LOTS
as recommended by City Solicitor
& to REAFFIRM LEGAL

DESCRIPTION BY METES

AND BOUNDS AS

DEPICTED IN MAP

ATTACHED to the

PETITION BY the

PLANNING BOARD DATED

JULY 15, 1986.

technical amendment to Ordinance #44
which carried

(With regard to Unfinished Business Item No. 4 of Monday, April 6, 1987, the same being a proposed amendment to the Zoning Ordinances by amending the text of the Zoning Ordinances by creating a new Residence C District, Councillor Duehay submitted the following motion):-

"To strike description by lots, as recommended by the City Solicitor and to reaffirm legal description by metes and bounds as depicted in map attached to the petition by the Planning Board dated July 15, 1986".

(This motion is a technical amendment to Unfinished Business Item No. 4 - and the motion carried).

C.C. 108

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

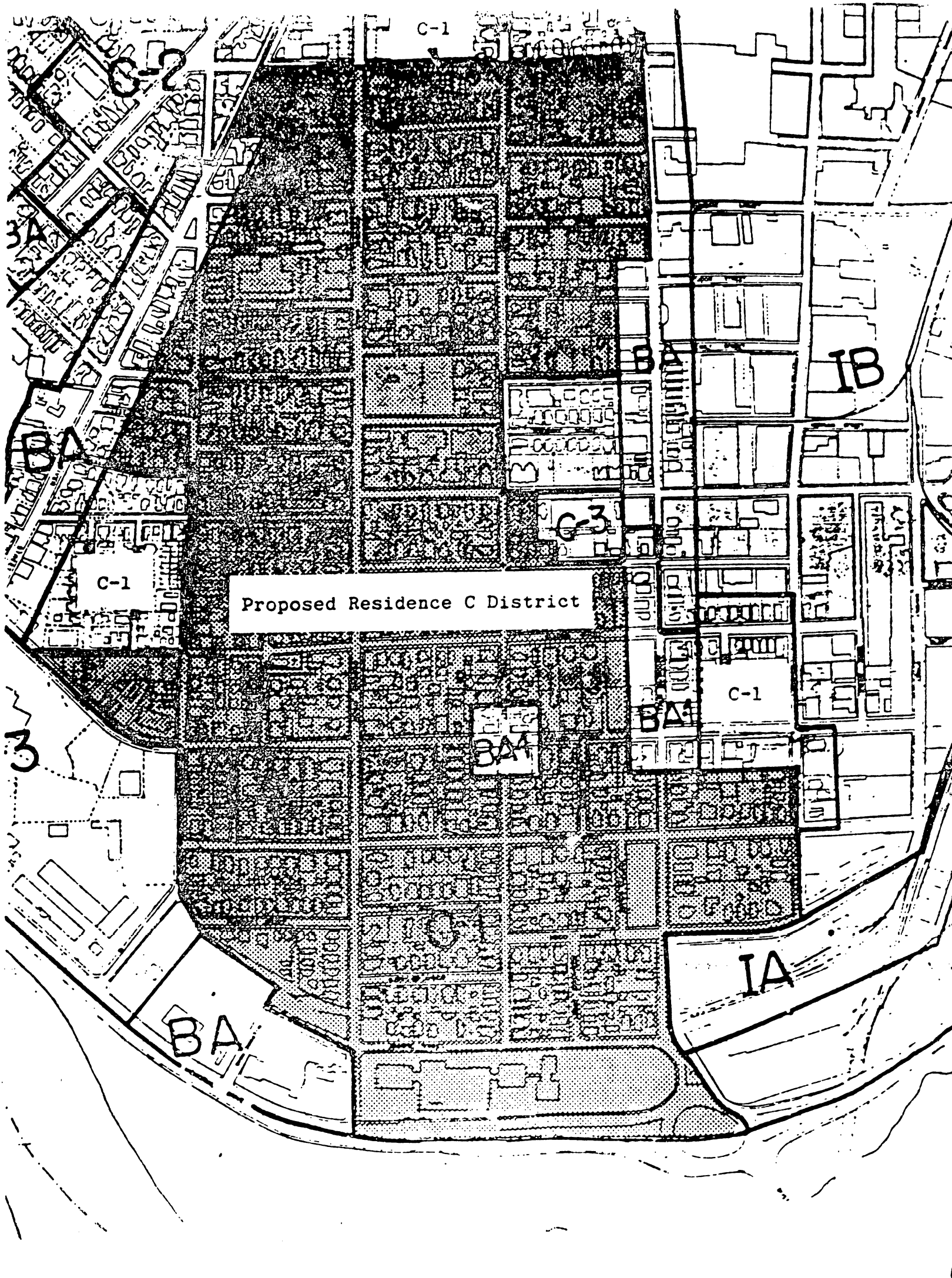
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 12, 1987 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.


C-1
C-2
3A
BA
B
IB
C-3
C-1
Proposed Residence C District
BA
C-1
BAA
3
BA
IA

C.C. 108

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

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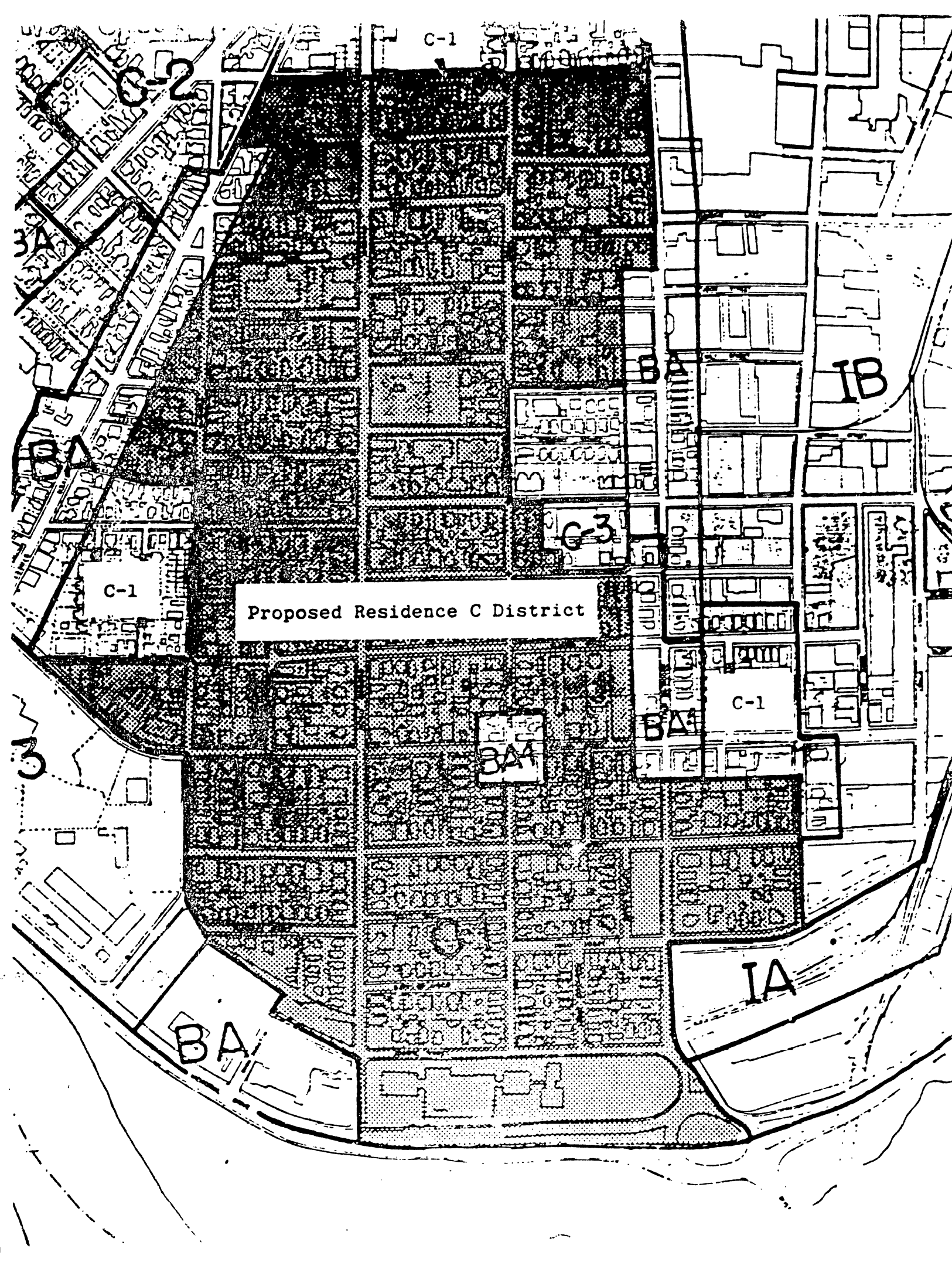
Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, Massachusetts.

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

For the Committee,

Councillor William H. Walsh
Chairman.


C-1
C-2
3A
BA
BA
IB
C-3
C-1
Proposed Residence C District
BA
C-1
BA
3
BA
IA
BA

(D)

11

New Section 11.200 - Affordable Housing Requirements

11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201 Quantity of Affordable Housing Units Required

A minimum of 25% of the dwelling units on a lot (including both existing units and those authorized by special permit), but in no case less than one unit, shall be affordable as hereinafter defined in this Section 11.200.

11.202 Definition of Affordable Housing

An affordable unit of housing shall be one affordable by and made available to a household having a median family income equal to or less than 120% of the median family income for the Boston Metropolitan Area as determined by the Federal Department of Housing and Urban Development or any successor agency, adjusted for family size,or such other equivalent income standard as may be employed by the Community Development Department through other city, state or federal housing programs intended to assist in the provision of low, moderate, and/or middle income housing.

11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Department or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department..

(3)

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirments as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

March 23, 1987

To the Honorable, the City Council:

With respect to City Council Order No. 14 of March 9, 1987 relative to amendments to the Residence C rezoning petition relating to affordable housing, enclosed please find draft language, in the form of an amendment to the Residence C Rezoning Petition now before the Council for action, which would provide incentives for the provision of affordable housing for new housing developments in the proposed Residence C District.

The draft is a reasonable response to the affordable housing objectives embodied in the Council order and is consistent with the objectives of the Planning Board in submitting the original Residence C zoning petition and of those who have consistently supported its adoption.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item # 4

Response to City Council Order # 14 of March 9, 1987 in regard to amendments to the Residence C rezoning petition relating to affordable housing.

In City Council,

March 23, 1987

Referred to Calendar Item #2

348 Franklin Street
Cambridge, MA. 02139-3731
March 31, 1987

87 APR -1 PM 12:03
CAMBRIDGE MA.

City Council
City of Cambridge

RE: Residence C Zoning Proposal for Cambridgeport

TO THE HONORABLE, THE CAMBRIDGE CITY COUNCIL:

This letter is submitted in response to a request by Councillor Duehay at the March 26 meeting of the Subcommittee on Linkage. This letter constitutes a statement of my opinion. It uses opinions which I have formed while working with and advising groups in many parts of the city. It in no way should be read as communicating the opinion of any one or more of those groups.

The initial Residence C proposal was widely distributed. I opposed it and I still do because it was of little meaning, inappropriately directed and did not achieve its stated goals. It is also fatally defective as stated below.

Since then the Development Department has given limited distribution to certain complicated amendments. These amendments are offensive and destructive to the City of Cambridge and to the Cambridgeport neighborhood. The worst portions have been initially distributed in essential secret at the last hour. As usual with such proposals, this prevents meaningful community review; and is thus against the spirit if not the letter of the state Zoning Act.

These staff drafted amendments should be rejected in substance because they achieve goals exactly the opposite of the stated wishes of the community.

1. The proposal the public has been told about.

a. This proposal misses the point. People are concerned about "townhouses", multiple buildings on a lot, lack of yards and excess density.

There are portions of Cambridgeport which are densely developed; there are portions which are less densely developed. The great support for this proposal comes from the less densely developed areas. The great opposition comes from the more densely developed areas. Both have good reason.

Zoning more densely developed areas in a manner similar to less densely developed areas creates regulation which has no basis in reality. It creates massive nonconformity in the more densely developed areas at little benefit to anyone in the neighborhood, or to the city as a whole.

The less densely developed areas, around Hastings Square, could justify the original Residence B zoning, without "Townhouse". Without "Townhouse" all the B District allows is two family, detached, houses, not rowhouses, just two family detached houses. A prohibition against more than one residential building on a lot, as in the Residence A districts, makes excellent sense. The residence B without townhouse densities of 2500 square feet per dwelling unit and .5 F.A.R. also are more appropriate than the proposed 1800 and .6.

The supporters have never, apparently, been informed that it is possible to more carefully craft district boundaries. They support the present proposal because they have been subjected to the usual scare tactics: "This is the best you can do. Everything else will be much worse." The City Council should give the scare tactics the same lack of respect the BZA did by its recent votes in Harvard Square.

Elsewhere in the neighborhood existing densities are such that the 1800 square foot per dwelling unit figure is unrealistically restrictive. The reasonable resolution is: do not downzone to 1800. Instead, attack the problem. Instead of doing away with the 1200 square foot density, prohibit "townhouses: as defined under the ordinance. Prohibit multiple buildings. Do away with bonuses which allow 20% increase in floor space, five foot increase in height and nominal yards by reinstating the .75 F.A.R., 35 foot height limit and yard requirements which force buildings further away from their neighbors as those buildings get bigger and which prohibit the monstrous long walls along lot lines.

The Riverside Organizing Community is working on such zoning, including the present 1200 square feet per dwelling unit to avoid the massive numbers of nonconformities created by more restrictive dwelling unit limits. That proposal includes design criteria to prevent Arlington pillboxes, with carefully crafted grandfathering for prior buildings. In response to Councillor Wolf's comments at the public hearing, I have drafted language which would made destruction of existing buildings even less likely and have proposed that language to R.O.C.

b. The proposal as worded is dangerous, and is fatally defective.

(1) There is no maximum floor area ratio. Note section 8(b), amending section 11.152 of the ordinance.

That provision amends a provision entitled "Minimum Floor Area Ratio". Since there is no such provision, it cannot be amended.

Section 11.152 of the ordinance governs Maximum Floor Area Ratio. The zoning proposal which was advertised contains no Maximum Floor Area Ratio. An amendment at this time to include a Maximum Floor Area Ratio would make the proposal more restrictive and thus fatally defective.

(2) "Townhouses" in Res. C are exempt from Special Permit Requirements applicable in other districts.

Note that "Res.C" is carefully inserted into sections 11.12, 11.121 and 11.123 of the ordinance. It has not been inserted into section 11.122. Therefore, large Residence C "Townhouses" are exempt from special permit requirements applicable elsewhere in the city. Making it easier to build the largest "townhouses" is not what this proposal's supporters think they are doing.

2. The secret amendments. These were submitted on March 23, 1987. They reincorporate certain irresponsible grandfathering provisions and create a new, frightening concept which corresponds to the original lack of a Maximum Floor Area Ratio. They also encourage condo conversion and delegate inspectional services department responsibilities to the development department.

a. Grandfathering. Footnote (i)(1)(a). Zoning should accurately reflect its district. It should not create a lot of nonconformities. Nonconformities are buildings which the zoning, by definition, says should not be in the district. They require, for good reasons, BZA permission to do most anything. The typical type of nonconformity which would be of concern to responsible neighborhood residents is the ability to add a room to a house, within the density of the area around the house.

Since the district is unrealistically restrictive for much of Cambridgeport, it prohibits addition of rooms within the neighborhood density. This makes sense. If you think the building is too big, it should not be made bigger. This, however, is the type of addition of someone who wants to live in Cambridge rather than a land speculator.

The staff drafted grandfather language is useless to people who own and live in the building and want to stay there. Rooms cannot be added without a significant approval process. The grandfather language of the staff however, makes land speculators a privileged class. The staff language recognizes the fact that the change in zoning decreases housing units allowed by one-third. It says that a land speculator can have that additional one-third in spite of the zoning, and by a most offensive means: destruction of family housing, and subdivision of family housing into small apartments for unmarried people or childless couples.

The city council is on record in favor of encouraging families to live in Cambridge. It is perverse to create an exception to zoning which is only of meaning when you are destroying family apartments. If the city council thinks 1800 square feet per dwelling unit makes sense, this exception makes no sense whatsoever.

b. The district's "affordable" housing language wipes out F.A.R. and all yard requirements in such townhouses. Footnote (i)intro and (i)(2).

These changes correspond to the lack of any maximum townhouse F.A.R. in the original proposal, and reemphasize secret new goals of the zoning. The introduction states in parentheses (the most important parts of development department language are frequently the most hidden parts.):

> (except that for those developments permitted under paragraph (2) below Sections 11.152 and 11.154 shall not apply).

"Townhouses" are legal in this Residence C district. The introduction to section 11.15 of the ordinance overrides the base zoning district so that none of the base zoning district requirements apply to "Townhouses". Exempting Residence C "affordable" units from sections 11.152 and 11.154 exempts them from F.A.R. and yard regulations totally if they satisfy the "townhouse" definition. Section 11.153 continues to apply, so there are nominal height limits. Open space requirements also continue.

A person cannot stand outside another persons mind and claim to read that person's mind. It, however, is quite common to infer the thoughts from the person's actions. The language of these provisions is carefully worded. It fits a repeating pattern among staff-drafted zoning petitions. The most important items are the most difficult to figure out. Once you figure them out they are deadly. The fact that language applicable only to footnote (i)(2) and deadly is included in the introduction to the footnote indicates to me deliberate intent to include and hide a very irresponsible provision. The fact that height limits and open space limits are not overridden reemphasizes that impression.

I got very tired of this many years ago. I was very pleased during the two and a half year period from January 1984 to May 1986 when this type of nonsense was strongly rejected by the council, highlighted one night when Walter Sullivan pulled a staff -drafted amendment off the table the day before it would have died on its own. The council defeated that piece of nonsense unanimously. It should do the same here, with regard to all these problems.

The language encourages:

(1) Purchase by speculators of housing containing family units;

(2) Driving the tenants out;

(3) Gut rehabilitation; and

(4) Expansion in all directions, right to the property lines if the speculator believes that such is to his/her financial interest.

The only limits left are the open space requirement, the nominal height limit, and the unit density.

c. Condo conversion incentives. All presently non-conforming structures are rendered conforming for hazard replacement purposes with effective allowance for a one-third increase in size. This also applies to structures made non-conforming. Footnote (i)(1)(b).

This is a major upzoning tossed in out of the blue. It does not protect buildings made nonconforming by the zoning proposal. It allows any all buildings to be legal, including buildings which were nonconforming under C-1. Sneaking something this major in as an unannounced change is inexcuseable and totally outside the purposes announced to the public.

Footnote (i)(1)(b) says the city council is not serious about its declared plan for the neighborhood. As such it raises questions as to the intent of those restrictions. It also contains false limitations. It says buildings which presently exist may be replaced at the same and no greater density. That is nonsense. No owner or abutter or Board of Zoning Appeals would settle for replacement without parking. Thus the replacement will start at one-third larger than the present buildings.

The provisions have no value except to encourage condo conversion. Buildings so large as to violate this ordinance must be multi-unit buildings. A landlord normally is obliged to insure his property. If he has a fire, he gets his money back. Tenants on the receiving end of a fire are out. They are not going to move someplace else and come back; they are just going to move.

The one class of people concerned about full replacement in violation of meaningful zoning provisions is condo owners. They have bought into a particular place. They want that particular place and they don't want to be looking. The possibility of being on the outs after a fire reduces the speculative profits available in condominiums. This contradictory zoning language makes big bucks for condo speculators.

Making big bucks for condo speculators has no business as a preferred part of the Cambridge zoning ordinance.

d. Section 11.206 gives the city's Development Department control over the issuance of building permits. It should not be allowed.

There have been many strange communications from this department. During the two and a half year period beginning in January 1984 and ending in May 1986 the city council uniformly rejected many irresponsible proposals from this department. Since June 1986, the opposite has occurred. The present highly irresponsible proposal is the result.

The Board of Zoning Appeals in two recent votes dealt a double blow to department fake reviews and fake protections, with its votes on the Gund project and on St.Paul's Church. The BZA obtained a legal opinion that, contrary to department claims, the June 1986 zoning change was an upzoning. The Board also ignored another strange letter from a city employee concerning the Historical Commission's protection of houses at 17 to 19 Mount Auburn Street. The Board has never voted to allow destruction of those buildings. Nevertheless, some city employee sent a letter which said that Gund could satisfy the Commission while destroying both buildings.

At the same time, the functions of inspectional services and the development department are strikingly different. Inspectional services is required to watch developers and make certain that laws are obeyed. The development department, in this proposal and its long recent history, indicates that it, within the extremes of what is politically possible, will destroy whatever laws the city has regulating development if it can sneak such past the voters and the city council. The most severe allegations presently outstanding against inspectional services pale against the sheer, utter gall behind the present proposal and behind so many others in recent years. This aggressive lobbyist for developers has no qualifications to act as a judge.

e. "Affordable" housing provisions are severely untrue and should not be rammed through in secret. Section 11.200 in General.

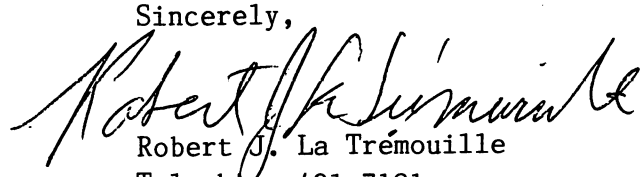
Affordable Housing is too important an issue to be sneaked through in a period of two weeks with no meaningful opportunity for public scrutiny and discussion. I thus will not attempt to fully discuss this matter, only two blatant frauds.

Affordable housing is defined (section 11.202) as too expensive to be afforded b more than 50% of the population; the number is probably more than 60%. The term is thus a bald-face lie.

The first five words of 11.205 equally make this provision a farce: "To the maximum extent" possible the housing shall be permanent, rather than a game of benefit to the developers and very little else. Cambridge's skyline is scarred by the massive 871 Massachusetts Avenue which was built in the 60's at this irresponsible scale because it was affordable housing. Only rent control kept it from being fully sold as condos. Permanent gifts to developers and permanent damage to the city in exchange for small, temporary tokenism helps the developers at harm to the city and the tokenism is just that.

3. As usual, the department is aggressively working to maximize the profits of Cambridge's developers and speculators at the expense of those who love Cambridge. This package should be defeated.

Sincerely,



Robert J. La Tremouille
Telephone 491-7181

cc: Development Department
City Manager

4.

Comm. from Robert J. LaTremouille, Re: the Residence C zoning proposal for the Cambridgeport area & expressing his view in opposition to this proposal.

In City Council,

April 6, 1987

Referred to the Petition

Cambridge Parks

City of Cambridge

COUNCILLOR D. SULLIVAN
COUNCILLOR A. WOLF

IN CITY COUNCIL

APRIL 6, 1987

Strike subsections 11.201 and 11.202, and insert in place thereof the following subsections:

11.201 Quantity of Affordable Housing Units Required

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this section 11.200.

11.202 Definition of Affordable Housing

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

Technical Corrections

In section 8(b) of the Planning Board petition,
change "Minimum" to "Maximum"

In revised footnote (i), the end of the first sentence,
change "(except that for those developments permitted under paragraph (2) below Sections 11.152 and 11.154 shall not apply)"

To "(Except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Sections 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

YE
YE
YE
YE
YE
YES

(6)

City of Cambridge

PETITION OF Request for rehearing of Planning Board Residence C - Cambridgeport area refiling request. Dec. 15, 1986

Petition filed with the City Clerk

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

16 days Dec.
31 days Jan.
18 days Feb.
65 days = February 18, 1987 = all hearings

In City Council — December 15, 1986

Referred to the Planning Board for report — Dec 15, 1986

Planning Board Hearing — Jan. 6, 1987

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be April 6, 1987.)

25 days Jan
28 days Feb
31 days March
6 days April
90 days = April 6, 1987

City Council hearing published - Chronicle - January 29, 1987 & February 5, 1987

Hearing before the City Council - February 12, 1987 at 5:30 p.m.

Report to the City Council - February 23, 1987 - Tabled.

Passed to a second reading — March 23, 1987
published - Chronicle - March 26, 1987

Ready for Ordination — April 6, 1987
published - Chronicle - April 9, 1987

COMPLETION DATE: April 6, 1987.

Copy sent to: DCA, Comm. Dev. Dept, Inspectional Serv. Dept, Committee on Ordinances 4/8/87 dd

C. C. 136

City of Cambridge

PETITION OF Planning Board
to create a res. dist in sec. 3.11 entitled "Res. C Dist - Multi-family dwellings"
Petition filed with the City Clerk July 30, 1986

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

27 days Aug.
30 days Sept.
8 days Oct.
65 days = October 8, 1986 = all hearings

In City Council Aug. 4, 1986

Referred to the Planning Board for report Aug. 4, 1986

Planning Board Hearing Sept. 2, 1986

(CITY COUNCIL must act within 90 days of the Planning Board's hearing which would be December 1, 1986.)

28 days Sept.
31 days Oct.
30 days Nov.
1 day Dec.
90 days = December 1, 1986.

City Council hearing published - Chronicle - Aug. 21, 1986 & Aug. 28, 1986

Hearing before the City Council - September 10, 1986 at 5:30 p.m.

Report to the City Council

Passed to a second reading
published

Ready for Ordination
. published

COMPLETION DATE: December 1, 1986

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

April 8, 1987

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

Dear Sir:

Enclosed you will find a copy of a Zoning Ordinance amendment to amend the Zoning Ordinances of the City of Cambridge by creating a new Residence C District, which was passed to be ordained as amended at the City Council meeting held on April 6, 1987.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

John E. Flynn
Acting City Clerk

JEF/dl

Enc. Ordinance Number 1050

c.c. Les Barber

ORDINANCE NO. 1050.

Final Publication No. 2356. First publication in the Chronicle on March 26, 1987.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residential District as follows:

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District ....Multi-family dwellings. Renumber subsequent lines as appropriate.

2. InSection 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.

3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

Insert a new line "Res C' following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
					(a)		(c)		
Res C	0.6	5,000	1,800	50	H & L / 4	H & L / 5 (min. 7'6" sum of 20')	H & L / 4	35'	18%

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3insertthe new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.

7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C' before the phrase: "Residence C-1" wherever it appears.

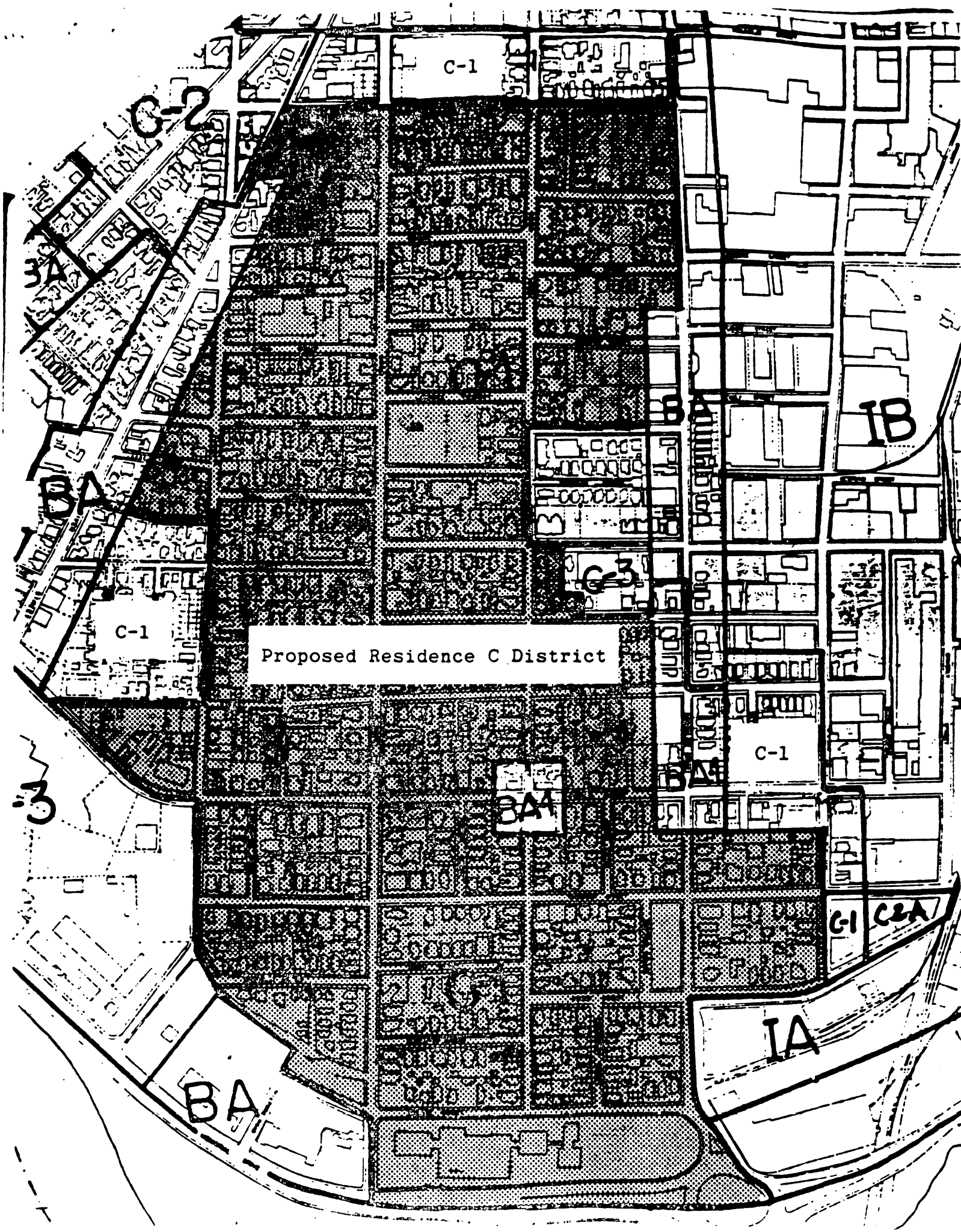
8. In Section 11.10 - Townhouse Development, make the following changes.

(a) In Section 11.121 insert the new phrase "and Residcne C district" following the existing phrase: "...in a Residence B district..."

(b) In Section 11.152 - Maximum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).

c. In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence c-1..." wherever it appears.

B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.


C-1
C-2
BA
C-3
IB
C-1
Proposed Residence C District
C-1
BA
BA
C-1
C-2
IA
BA

City of Cambridge

Amend the proposed Residence C District by the creation of a new Footnote (i) in Section 5.31 District Dimensional Regulations, Residential Districts as follows:

Residence C (i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Section 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

(1) For structures in existence as of December 1, 1986:

(a) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

(b) Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the original structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction of a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200.

City of Cambridge

11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201. Quantity of Affordable Housing Units Required.

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this Section 11.200.

11.202 Definition of Affordable Housing.

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Departmen or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department..

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirments as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

In City Council April 6, 1987.

Passed to be ordained as amended by a yea and nay vote:- Yeas 6; Nays 0; Absent 2; Present 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn, Acting City Clerk.

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

April 8, 1987

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

Dear Sir:

Enclosed you will find a proposed amendment to the Zoning Ordinances of the City of Cambridge which was passed to be ordained as amended at the City Council meeting held on April 6, 1987 creating a new Residence C District.

Enclosed also you will find a proposed amendment to the General Ordinance regarding the smoking ordinance which was passed to be ordained at the City Council meeting held on April 6, 1987.

Finally, you will find a proposed amendment to the General Ordinances to amend Chapter Twenty-Four relative to the Cambridge Employment Plan, which was passed to a second reading at the City Council meeting held on April 6, 1987.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

John E. Flynn
Acting City Clerk

JEF/dl

Encs. (3) Ordinance Number 1050
Ordinance Number 1051
First Publication Number 2357

c.c. Councillor Walsh, Chairman, Committee on Ordinances
Mr. Cellucci, Inspectional Services Commissioner.

ORDINANCE NO. 1050.

Final Publication No. 2356. First publication in the Chronicle on March 26, 1987.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residential District as follows:

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District ....Multi-family dwellings. Renumber subsequent lines as appropriate.

2. InSection 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.

3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

Insert a new line "Res C' following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5) (a)	(5)	(5) (c)	(6)	(7)
Res C	0.6	5,000	1,800	50	H & L / 4	H & L / 5 (min. 7'6" sum of 20')	H & L / 4	35'	18%

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3insertthe new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.

7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C' before the phrase: "Residence C-1" wherever it appears.

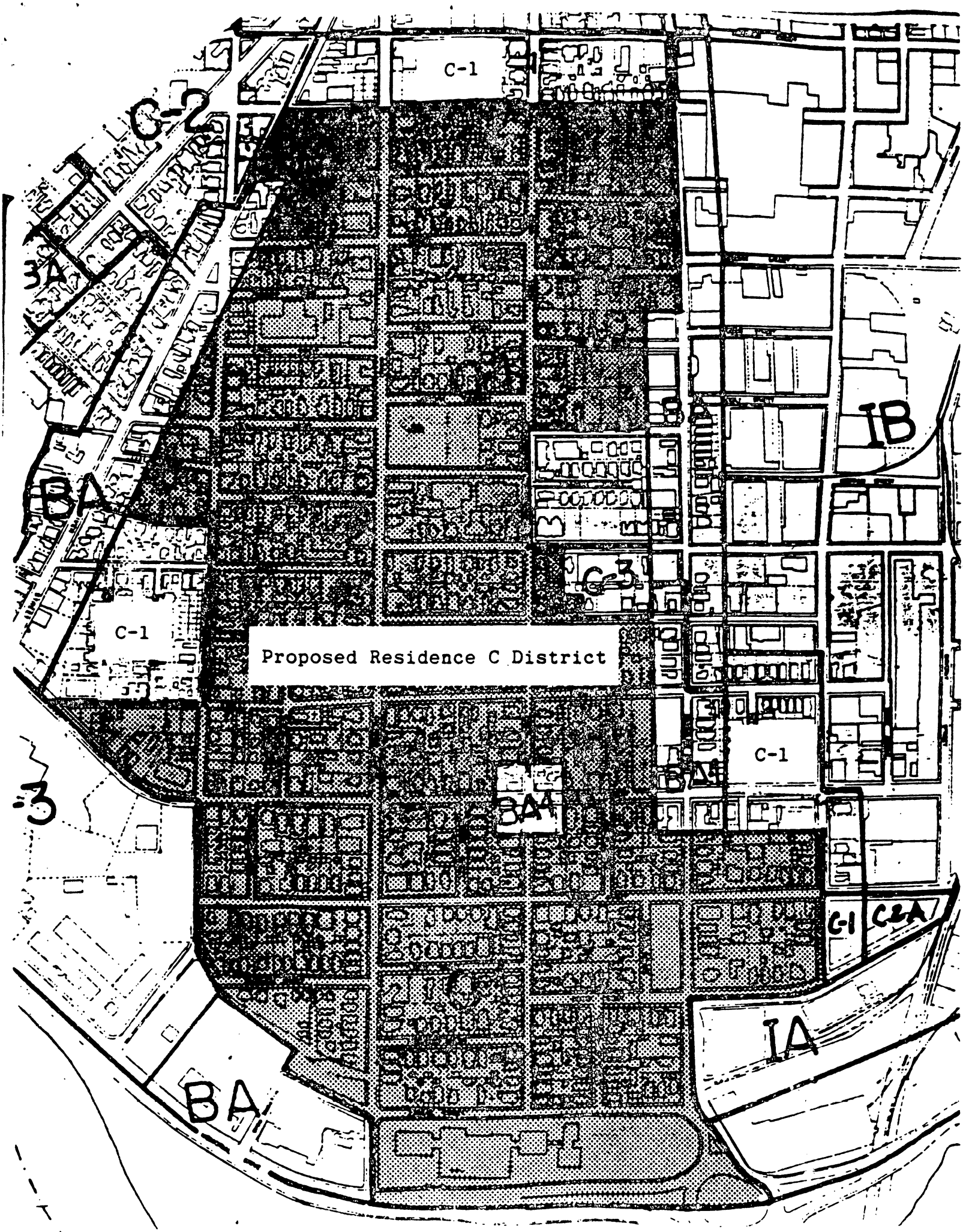
8. In Section 11.10 - Townhouse Development, make the following changes.

(a) In Section 11.121 insert the new phrase "and Residcne C district" following the existing phrase: "...in a Residence B district..."

(b) In Section 11.152 - Maximum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).

c. In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence C-1..." wherever it appears.

B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.


C-1
C-2
3A
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IB
C-3
C-1
Proposed Residence C District
BA
C-1
3
BA
C-1
C-2A
IA
BA

City of Cambridge

Amend the proposed Residence C District by the creation of a new Footnote (i) in Section 5.31 District Dimensional Regulations, Residential Districts as follows:

Residence C (i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Section 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

(1) For structures in existence as of December 1, 1986:

(a) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

(b) Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the original structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction of a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200.

City of Cambridge

11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201. Quantity of Affordable Housing Units Required.

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this Section 11.200.

11.202 Definition of Affordable Housing.

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Departmen or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department.

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirments as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

In City Council April 6, 1987.

Passed to be ordained as amended by a yea and nay vote:- Yeas 6; Nays 0; Absent 2; Present 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn, Acting City Clerk.

ORDINANCE NO. 1051

Final Publication No. 2358. First publication in the Chronicle on March 26, 1987.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Six

AN ORDINANCE

In amendment to an ordinance formerly entitled: "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter Thirteen entitled: "Offenses", Article II entitled: "Offenses Against Public Health" is hereby amended by striking out the present Article II and inserting in place thereof a new Article II entitled: "Offenses Against Public Health", Section 13-4 entitled: "Smoking Prohibited" which reads as follows:

ARTICLE II. OFFENSES AGAINST PUBLIC HEALTH

Section 13-4. Smoking Prohibited.

(a) It is hereby declared that smoking in public places is a public nusisance, dangerous and hazardous to the public health, and violative of the right of non-smokers to breathe air which is free to smoke contamination.

(b) As used herein, "Smoking" shall include carrying a lighted cigarette, cigar, pipe or other tobacco product.

(c) No person shall smoke in any elevator accessible to the public.

(d) No person shall smoke in any room to which the public is invited or in which the public is permitted, including but not limited to, any health care facility, classroom, lecture hall, theater, motion picture theater, opera house, concert hall, library, auditorium, school, retail store, reception area, restroom or lavatory, waiting room, or public area of a bank, but not including any private residence, nor any restaurant or other place mentioned in sebsection (e) nor any party, beano game, social reception, fraternal or veteran's organization, bowling alley, retail establishment whose principal business is in tobacco products and accessories, or use as part of a bond-fide religious ceremony. This subsection also does not include any meeting of a medical or psychiatric support group if the Commissioner of Health and Hospitals determines that compliance would frustrate the group's purpose.

(e) This subsection shall not apply to any restaurant with a seating capacity of fewer than twenty-five (25) persons. Nor shall this sub-section apply to any area with a seating capacity of fewer than seventy-five (75) persons, which is used primarily for selling alcoholic beverages for consumption on the premises and in which any sale of food or presentation of entertainment is incidental to the sale of such beverages.

No person shall smoke in any restaurant except in specifically designated smoking areas. This prohibition does not apply in cases in which an entire room or hall is used for a private social function and not by the proprietor or person in charge of the restaurant.

Smoking areas may be designated by the proprietor or other person in charge of a restaurant, except in places in which smoking is prohibited by the fire marshall or by other law or regulation. Smoking areas designated so shall comprise no more than seventy-five (75) percent of the seating capacity of the restaurant. Where smoking areas are designated, existing physical barriers and ventilation systems shall be used to minimize the toxic effect of smoke on persons in adjacent no-smoking areas. In the case of restaurants consisting of a single room, the provisions of this subsection shall be considered met if one side of the room is reserved and posted as a no-smoking area, provided that the no smoking area comprises no less than twenty-five (25) percent of the seating capacity of the restaurant.

However, to the extent that the shape of the room allows maximum separation, the proprietor will be required to utilize those natural barriers to satisfy the provisions of this ordinance. Furthermore, if such natural barriers do not exist, the proprietor will make every effort to set up the space to inhibit the transfer of smoke to non-smoking areas.

The proprietor or other person in charge of a restaurant shall make reasonable efforts to prevent smoking in the no-smoking areas of the restaurant by:

(1) posting appropriate signs;
(2) arranging seating to provide a smoke free area;
(3) asking smokers to refrain from smoking upon request of a client, patron or employee suffering discomfort from the smoke; or
(4) any other means which may be appropriate

In addition to the remedies provided by subsections (h) and (i), the Inspectional Services Department or any person aggrieved by the willful failure of the proprietor or other person in charge of a restaurant to comply with any provision of this subsection may apply for injunctive relief to enforce the provisions of this subsection in any court of competent jurisdiction.

Nothing in this subsection shall make lawful smoking in any area in which smoking is or may hereafter be prohibited by law.

(f) (1) Except as provided in paragraph (2), no person shall smoke in any room under the control of a public or private employer which employees normally frequent during the course of employment, including, but no limited to, work areas, employee lounges and restrooms, conference rooms, and hallways, but not including any private residence unless it is used as a child care or health care facility, nor any dining area of a restaurant or other place mentioned in subsection (e).

(f) (2) At the written request of one or more employees, an employer may (but is not required to) designate the area in the immediate vicinity of the employee's usual work station as a smoking area, if the employer finds that such a smoking area will not allow non-smoking employees or the public to breathe any significant amount of smoke. Upon the same request and finding, an employer may also make other reasonable accommodation to smoking employees, including provision of a separate employee lounge for smoking, no larger in floor area or seating capacity than the employee lounge for non-smokers. Upon request in writing, an employer shall provide a copy in writing of its smoking policy under this paragraph, including any designated smoking areas or other accommodation for smoking employees, to any employee, prospective employee, and the Commissioner of Health and Hospitals. Any employee aggrieved by an employer's smoking policy or any portion thereof may appeal in writing to the Commissioner, who may modify it in any manner to carry out the purposes of this section. In any dispute arising from such a smoking policy, the health concerns of non-smokers shall be given precedence.

(3) The Commissioner of Health and Hospitals shall enforce this subsection and subsection (d), and for this purpose shall have the assistance of the City Manager and the Police, Law, and Inspectional Services Departments. In addition to the remedies provided by subsections (h) and (i), the Commissioner or any person aggrieved by any violation of this subsection or subsection (d) may apply for injunctive relief to enforce said provisions in any court with jurisdiction. This does not apply to small businesses which occupy only 1500 square feet of office space and where 100% of the employees have no objection.

(g) Every person having control of premises upon which smoking is prohibited by this ordinance, or his or her agent or designee, shall conspicuously display upon the premises a sign reading "Smoking Prohibited by Law".

(h) It shall be unlawful for any person having control of any premises or place in which smoking is prohibited by this ordinance to knowingly permit a violation of this ordinance. A person shall be held to have knowingly permitted a violation of this ordinance if a visitor to his or her premises observes one or more people smoking (other than in properly designated smoking areas) on three successive visits. Any licenses issued by this city to such person shall be subject to suspension for up to fifteen (15) days for a single violation of this subsection, and shall be subject to suspension for up to one year, or to revocation, for any successive violation.

(i) Any person who knowingly violates any provision of the ordinance, or who smokes in an area in which a "Smoking Prohibited by Law" notice is conspicuously posted as required by subsection (h) of this ordinance, shall be fined in an amount of not less than twenty-five ($25.00) nor more than one hundred ($100.00) dollars.

(j) If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

In City Council April 6, 1987.

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

Robert W. Healy, City Manager

ATTEST:- John E. Flynn, Acting City Clerk.

This text includes all of the following amendments:

Ordinance #849
Ordinance #1006
Ordinance #1046
Ordinance #1051

FIRST PUBLICATION NO. 2357.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter 24 of the Code of the City of Cambridge as added by Ordinance No. 1005, and amended by Ordinance No. 1015, is hereby amended as follows:

Directly beneath the title "EMPLOYMENT", the following heading shall appear:

Article I. "Cambridge Employment Plan"

Section 24-2. Definitions is hereby amended as follows:

Strike the definition of "Cambridge Resident" and add the following new definitions:

"Cambridge Resident", is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effects is within the City of Cambridge.

"Minority person", shall include those persons who are Black, Hispanic, Asian, Native American or Cape Verdean.

In the definition of "Project", strike the words "Chapter 24" in the first line thereof and substitute therefor the words "Article I".

Section 24-6. Severability is hereby repealed.

Ordinance No. 1015, adopted September 10, 1984, is hereby repealed and is replaced with he following Article II of said Chapter 24, entitled "Construction Projects":

Article II. Construction Projects

Section 24-6. Construction Projects

On any construction project which is funded in whole or in part by City, State or Federal funds or funds which, in accordance with a Federal grant, the City expends or administers, or in which the City is a signatory to the construction contract, the worker hours shall be performed as follows:

(a) No less than 25 percent of the total employee worker hours shall be performed by bona fide Cambridge residents.

(b) No less than 25 percent of the total employee worker hours shall be performed by minority persons.

(c) No less than 10 percent of the total employee worker hours shall be performed by women.

This section shall not apply to housing rehabilitation projects including eight or fewer.

Section 24-7. Compliance, Enforcement, Sanctions

(a) All contractors entering into construction contracts covered by this Article II shall:

(1) Certify that they know of the provisions of said Article and that they intend to comply with them.

(2) List all job openings with the Employment and Training Agency or Agencies and keep accurate records as to action taken on referrals from these agencies.

(3) Maintain personnel records listing the names, addresses, sex and race of their employees; and require their sub-contractors to do likewise.

(b) The Cambridge Community Development Department shall develop, in consultation with the Employment and Training Agency or Agencies, good faith measures by which to judge the affirmative actions of contractors operating under the provisions of this Article II. All records required to be maintained by this section shall be made available on request to representatives of said Department. All such records shall be maintained for the duration of the construction project and for one year thereafter.

(c) Should a contractor be deemed not to have complied with the provisions of this Article II, nor to have made a good faith effort

to do so, it shall not be actively considered for future public construction contracts in Cambridge.

Section 24-8. Severability

Should any section, provision or paragraph of this Chapter 24 be declared invalid by a court of competent jurisdicton, that decision shall not affect the validity of the Chapter as a whole or any part thereof, other than the portion declared invalid.

Passed to a second reading at the City Council meeting held on April 6, 1987 and on or after April 20, 1987 the question comes on passing to be ordained.

ATTEST:- John E. Flynn, Acting City Clerk.

ORDINANCE NO. 1050.

Final Publication No. 2356. First publication in the Chronicle on March 26, 1987.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residential District as follows:

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District ....Multi-family dwellings. Renumber subsequent lines as appropriate.

2. InSection 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.

3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

Insert a new line "Res C' following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5) (a)	(5) (b)	(5) (c)	(6)	(7)
Res C	0.6	5,000	1,800	50	H & L / 4	H & L / 5 (min. 7'6" sum of 20')	H & L / 4	35'	18%

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3insertthe new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.

7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C' before the phrase: "Residenec C-1" wherever it appears.

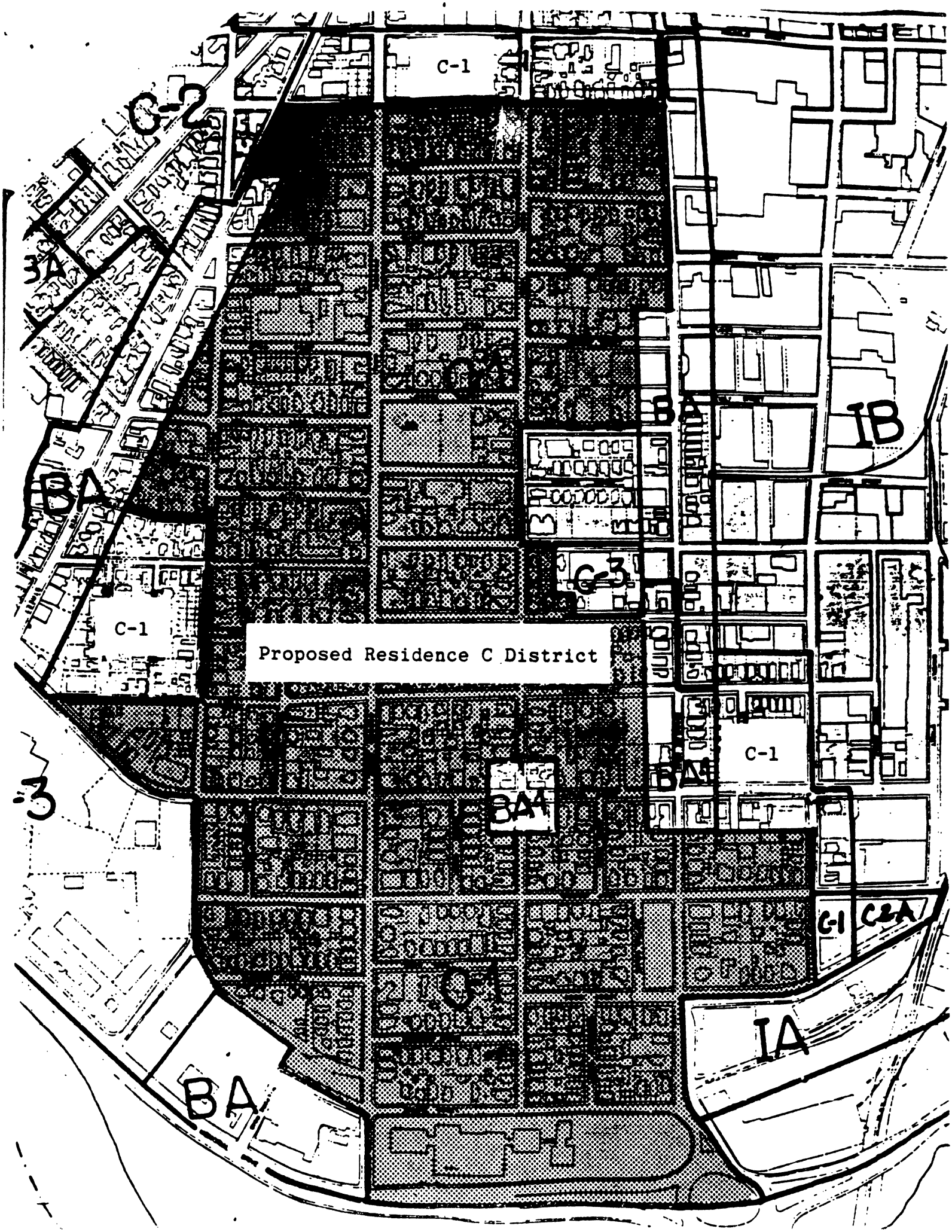
8. In Section 11.10 - Townhouse Development, make the following changes.

(a) In Section 11.121 insert the new phrase "and Residcne C district" following the existing phrase: "...in a Residence B district..."

(b) In Section 11.152 -Maximum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).

c. In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence c-1..." wherever it appears.

B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.


C-1
C-2
3A
BA
C-1
Proposed Residence C District
C-3
BA
IB
C-1
BA4
BA4
C-1
C2A
IA
BA

City of Cambridge

Amend the proposed Residence C District by the creation of a new Footnote (i) in Section 5.31 District Dimensional Regulations, Residential Districts as follows:

Residence C (i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Section 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

(1) For structures in existence as of December 1, 1986:

(a) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

(b) Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the original structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction of a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200.

City of Cambridge

11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201. Quantity of Affordable Housing Units Required.

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this Section 11.200.

11.202 Definition of Affordable Housing.

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Departmen or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department..

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirments as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

In City Council April 6, 1987.

Passed to be ordained as amended by a yea and nay vote:- Yeas 6; Nays 0; Absent 2; Present 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn, Acting City Clerk.

ORDINANCE NO. 1050.

Final Publication No. 2356. First publication in the Chronicle on March 26, 1987.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residential District as follows:

1. In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District ....Multi-family dwellings. Renumber subsequent lines as appropriate.

2. InSection 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.

3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. In Table 5-1 Table of Dimensional Requirements - Residential Districts

Insert a new line "Res C' following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5) (a)	(5)	(5) (c)	(6)	(7)
Res C	0.6	5,000	1,800	50	H & L / 4	H & L / 5 (min. 7'6" sum of 20')	H & L / 4	35'	18%

5. In Section 5.31 Residential Districts

Paragraphs 2 and 3insertthe new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.

7. In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C' before the phrase: "Residenec C-1" wherever it appears.

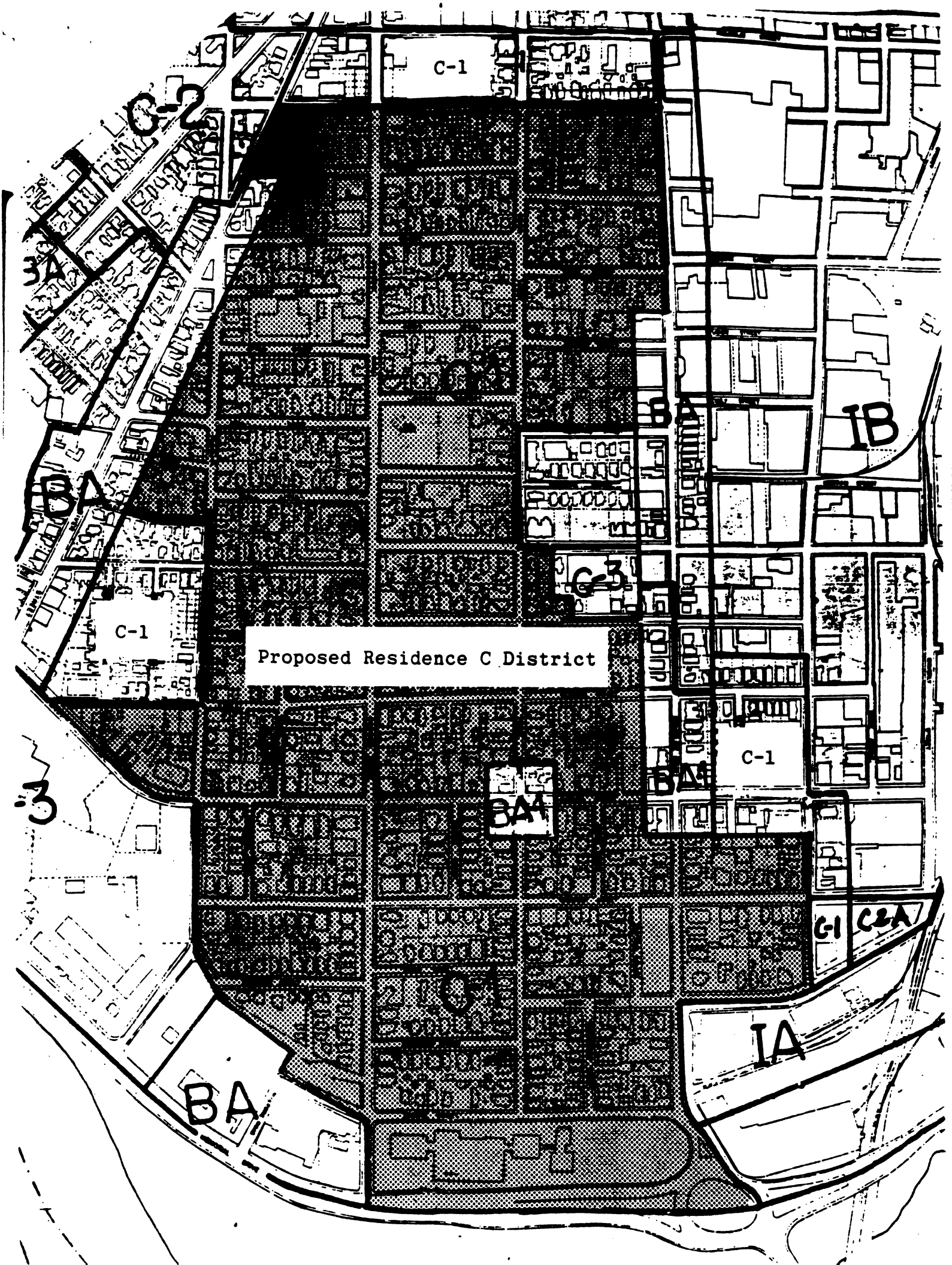
8. In Section 11.10 - Townhouse Development, make the following changes.

(a) In Section 11.121 insert the new phrase "and Residcne C district" following the existing phrase: "...in a Residence B district..."

(b) In Section 11.152 Maximum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).

c. In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence c-1..." wherever it appears.

B. Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.


C-1
C-2
3A
BA
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C-3
C-1
Proposed Residence C District
BA
BA
C-1
3
C-1
C2A
IA
BA

City of Cambridge

Amend the proposed Residence C District by the creation of a new Footnote (i) in Section 5.31 District Dimensional Regulations, Residential Districts as follows:

Residence C (i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that, for those developments permitted under paragraphs (2) below, the bonus provisions of Section 11.152 and 11.154 of the town house regulations shall not apply. Instead the dimensional FAR and yard requirements of the Residence C-1 District shall apply).

(1) For structures in existence as of December 1, 1986:

(a) Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

(b) Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the original structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction of a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200.

City of Cambridge

11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201. Quantity of Affordable Housing Units Required.

A minimum of 50% of the additional dwelling units, allowed by this section 11.200 and authorized by special permit, rounded to the higher number in the case of an odd number of additional units, shall be affordable as hereinafter defined in this Section 11.200.

11.202 Definition of Affordable Housing.

An affordable unit of housing shall be one that meets the "very affordable" standard of the Massachusetts Housing Partnership or any successor agency, adjusted for family size, or such other equivalent income standard as may be employed by the Community Development Department through other city, state, or federal housing programs intended to assist in the provision of low or moderate income housing.

11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Departmen or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department..

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirments as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

In City Council April 6, 1987.

Passed to be ordained as amended by a yea and nay vote:- Yeas 6; Nays 0; Absent 2; Present 1.

Robert W. Healy, City Manager.

ATTEST:- John E. Flynn, Acting City Clerk.

FIRST PUBLICATION NO. 2352.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residence C District in the area bounded by Auburn Street, River Street, Pearl Street, Putnam Avenue, Brookline Street, Decatur Street, Valentine Street, Erie Street, Hamilton Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street, Granite Street, Riverside Road, Pleasant Street, Allston Street, Rockwell Street, William Street, Peters Street, Chestnut Street, Acorn Street, Hastings Square, Fairmont Street, Prince Street, Whitney Street, Kenwood Street, Newton Street, Fairmont Avenue and Andrew Street, all as shown on the attached map.

Passed to a second reading as amended at the City Council meeting held on March 23, 1987 and on or after April 6, 1987 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

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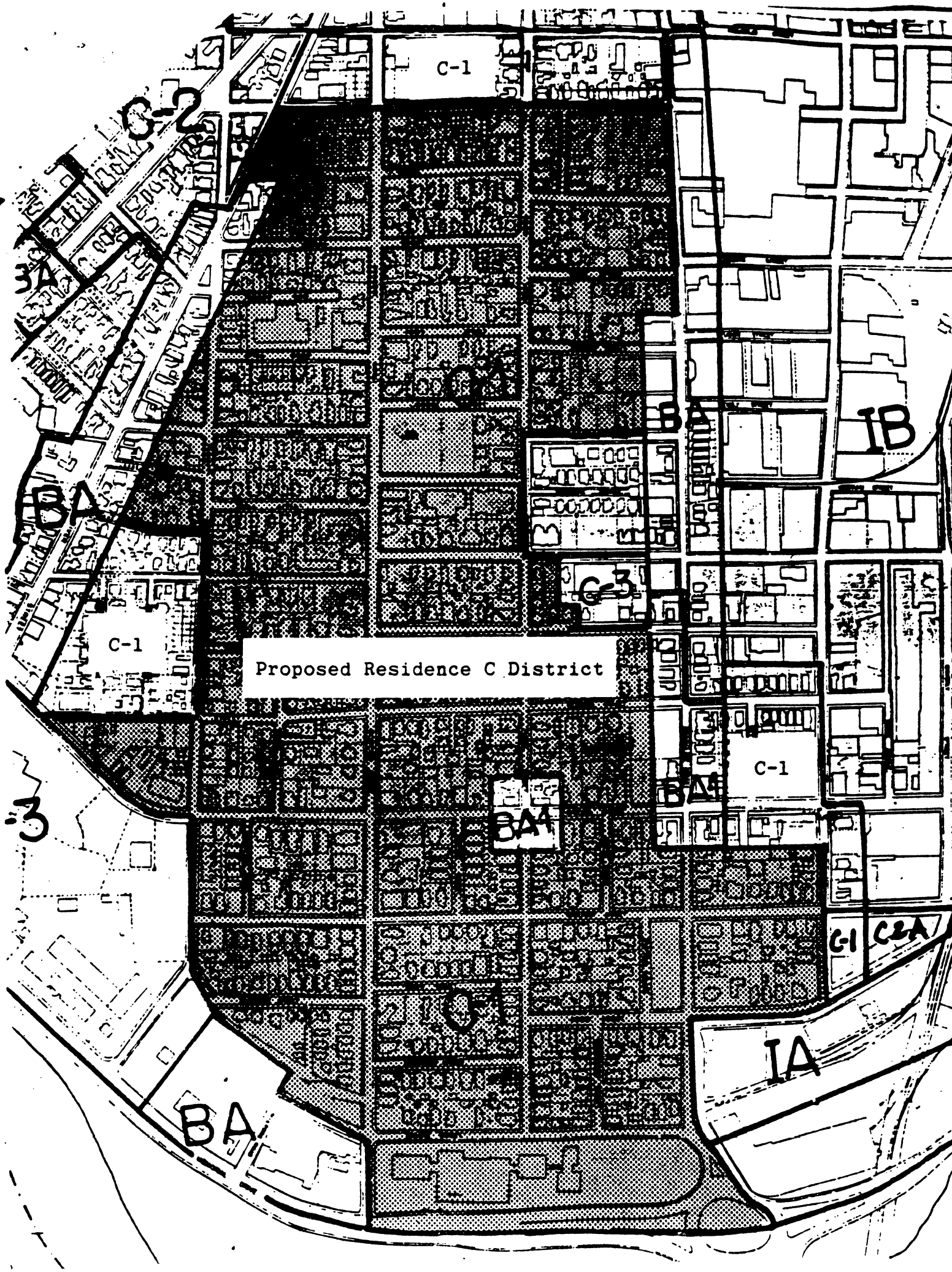
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FIRST PUBLICATION NO. 2352.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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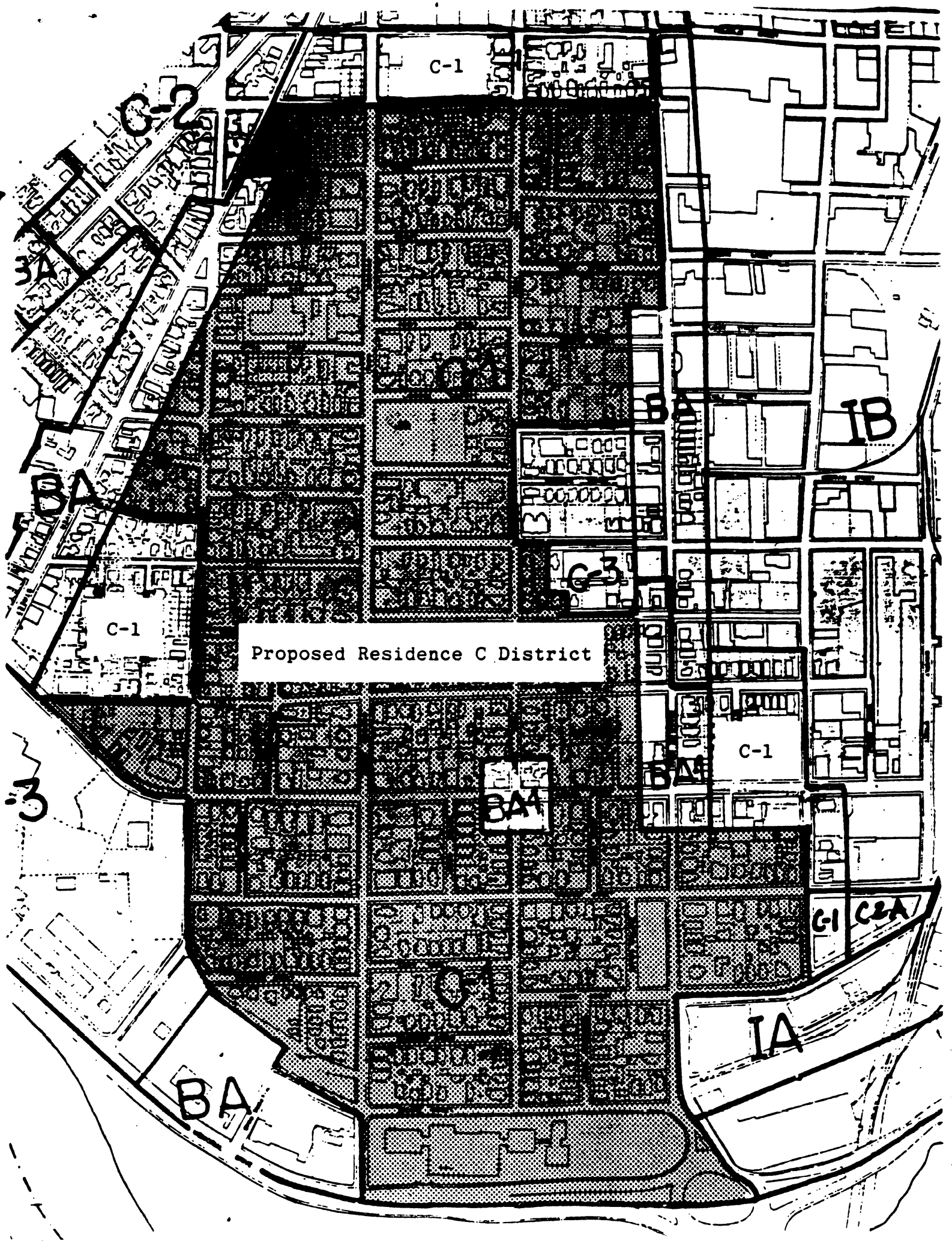
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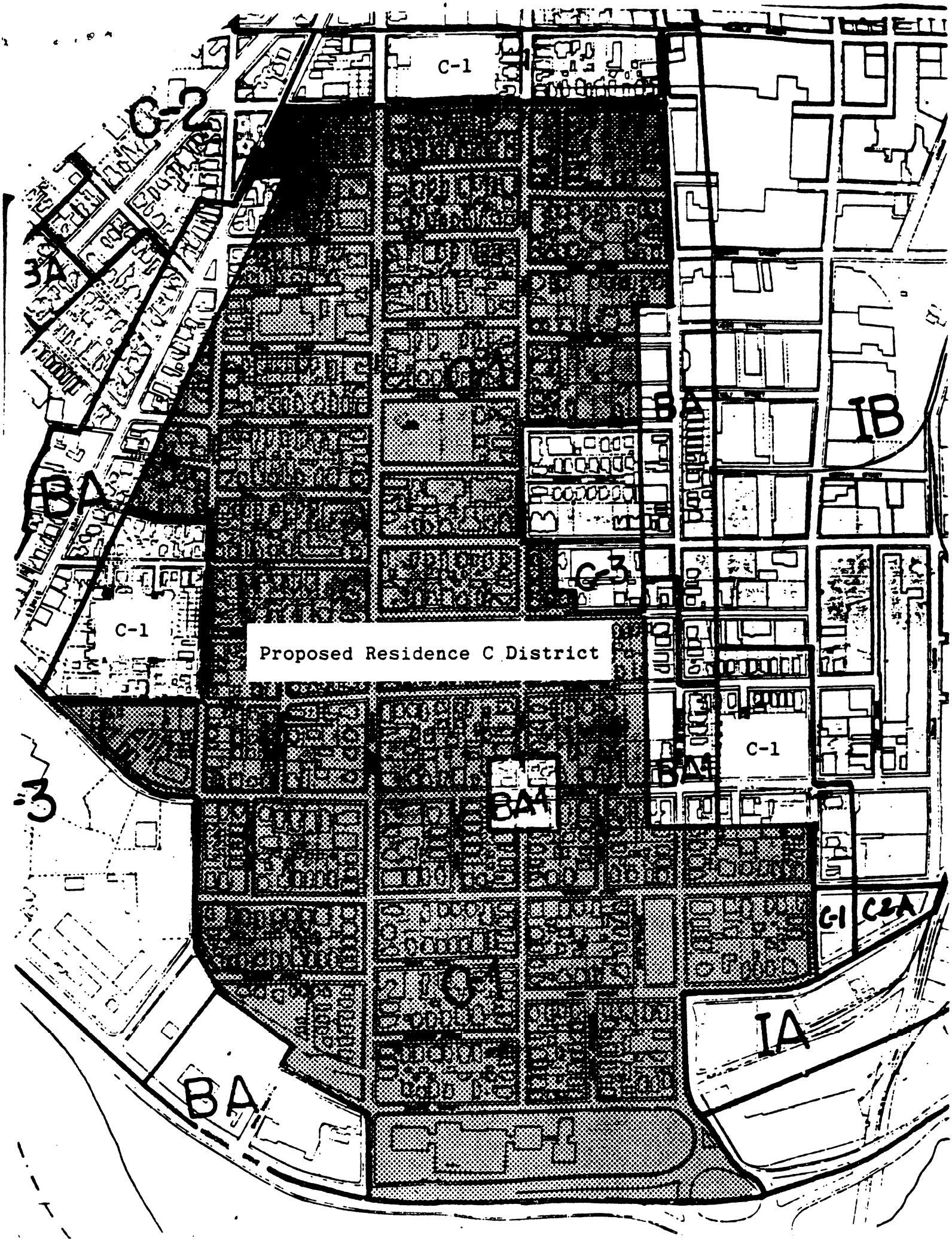
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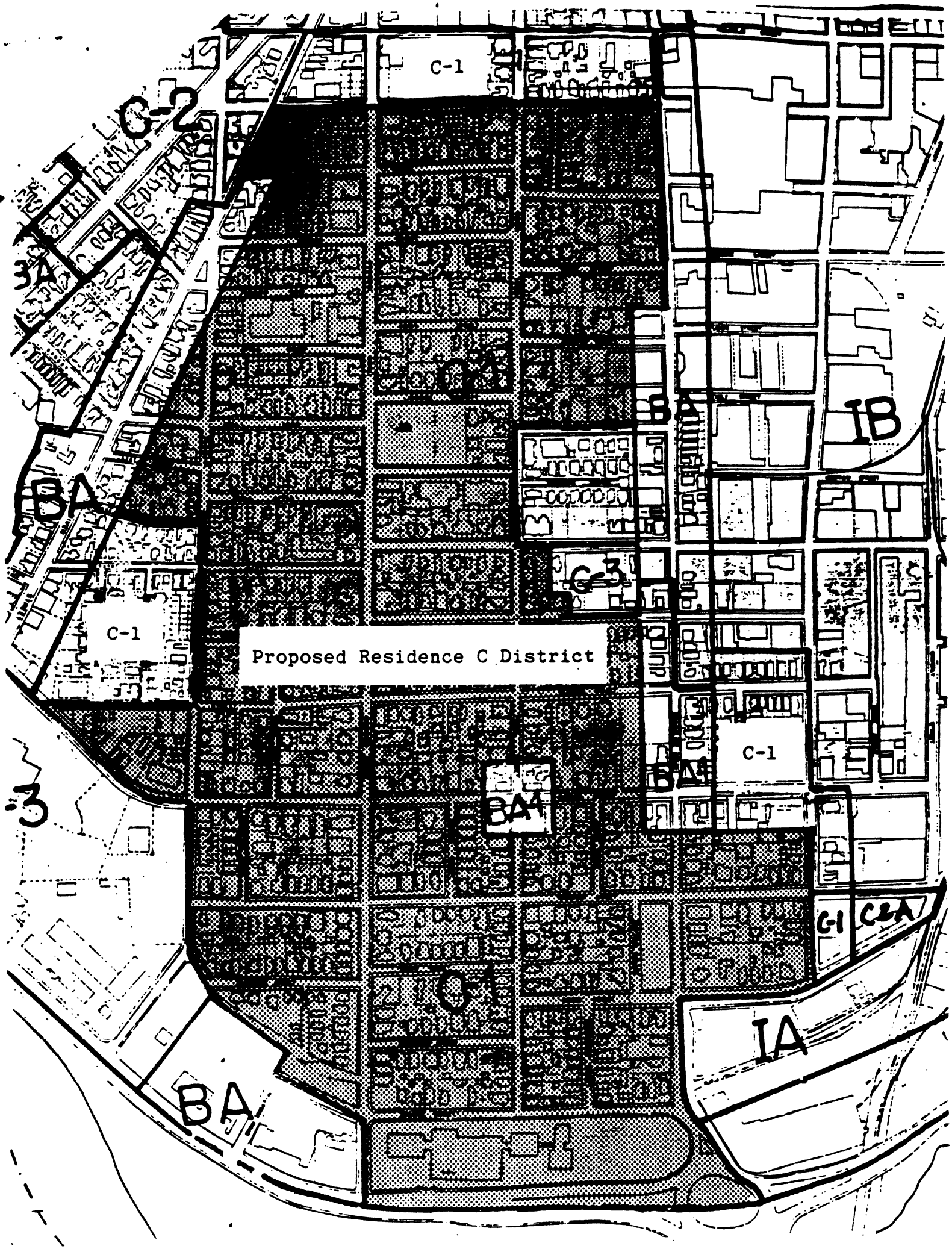
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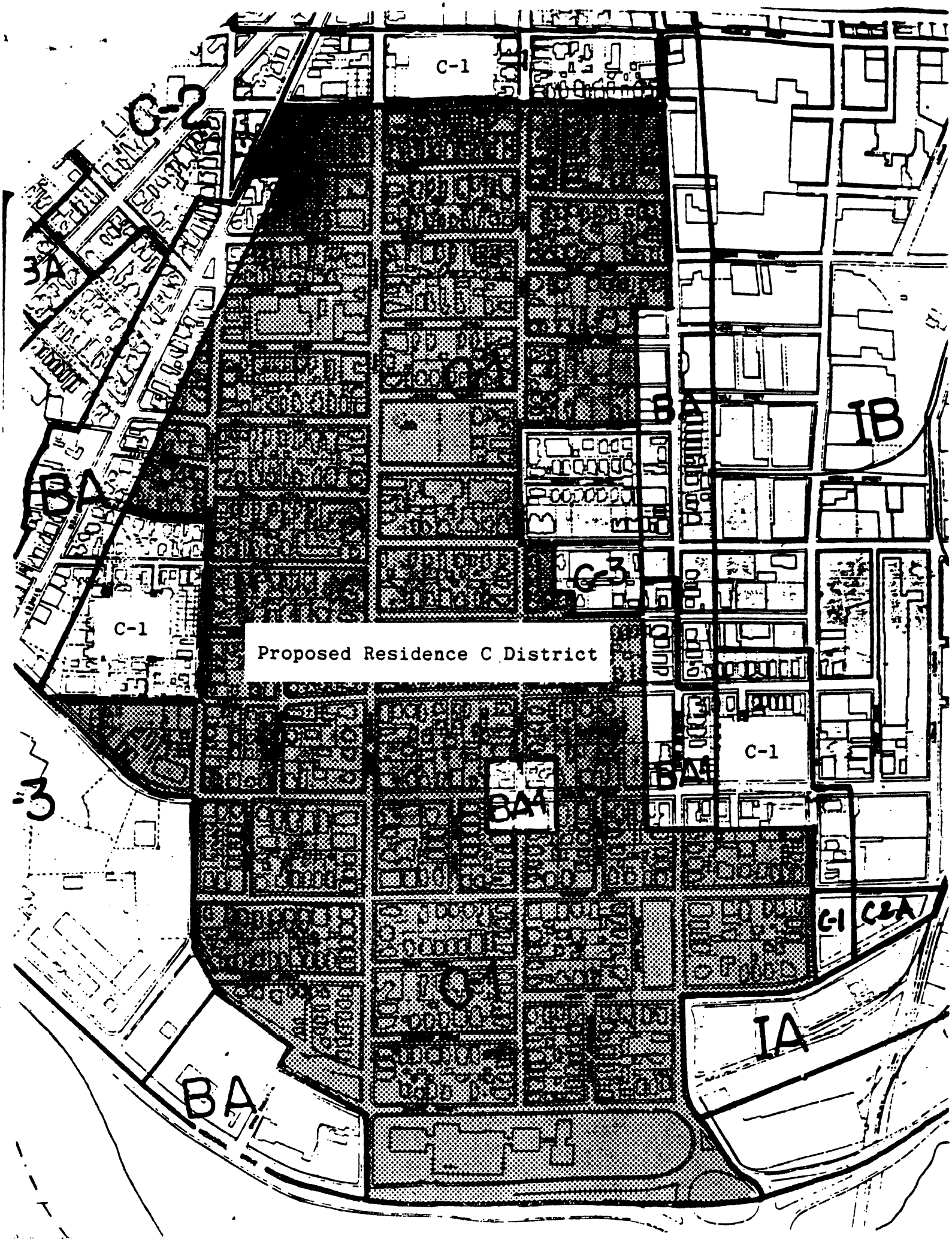
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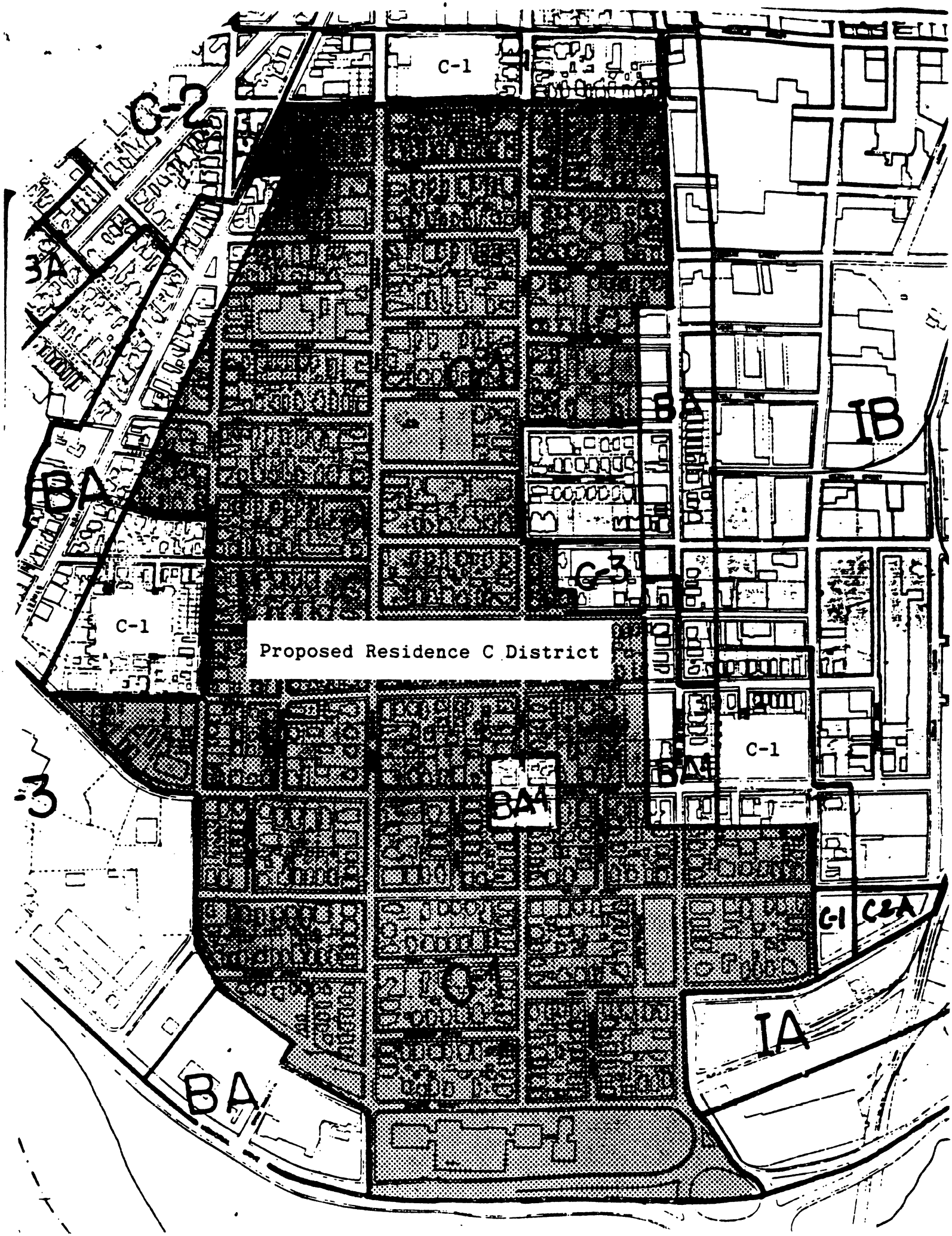
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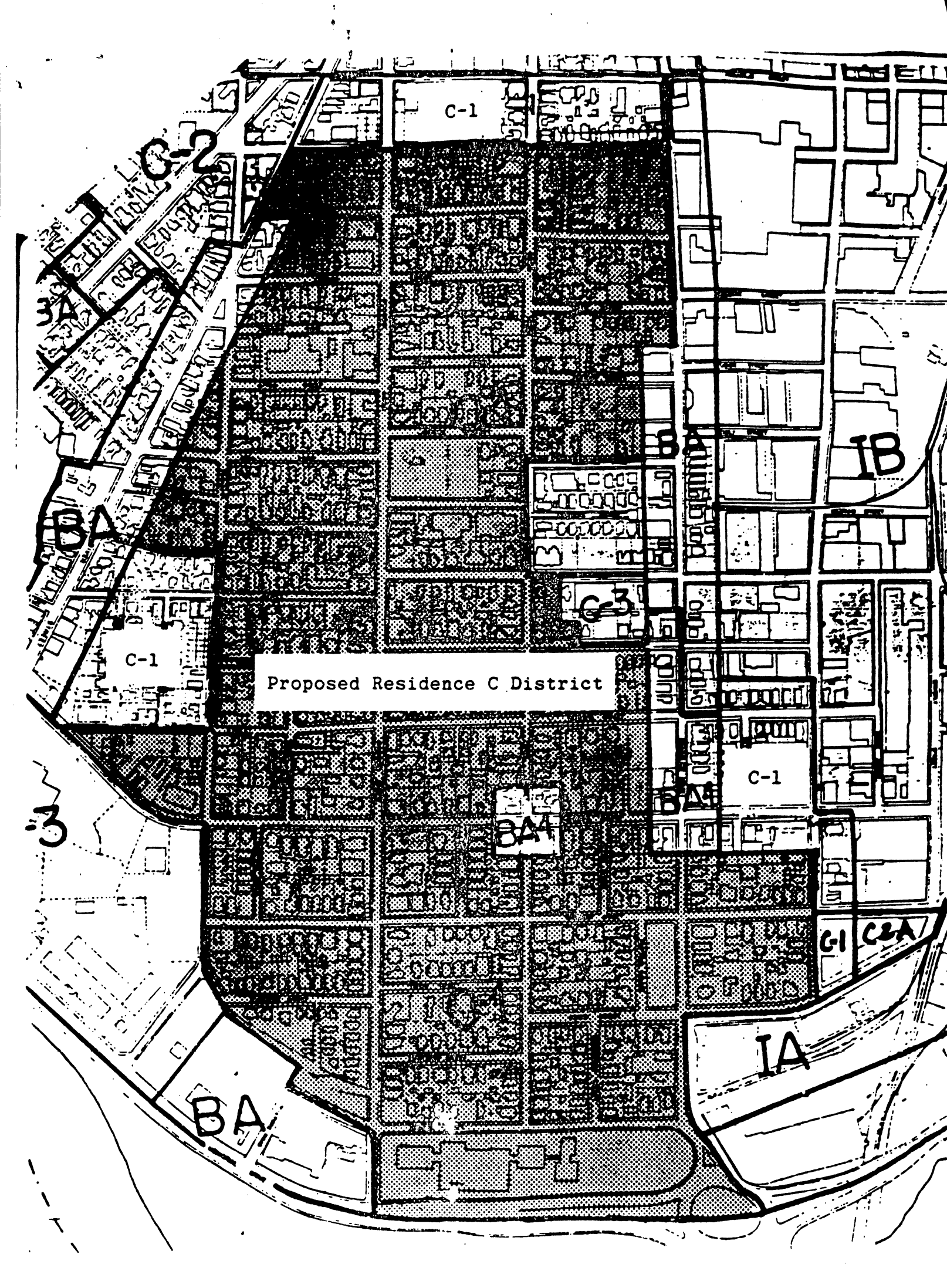
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COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES AND ONE CODICIL
Middlesex Division **Docket No. 86P3834E**
Estate of **Timothy P. Coffey**
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will one codicil of said deceased may be proved and allowed and that **Helen Coffey** of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on September 8, 1986.

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 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the twenty-fourth day of July in the year of our Lord one thousand nine hundred and eighty-six.

Paul J. Cavanaugh
Register of Probate

(C)Aug.21

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of a power of sale contained in a certain mortgage deed given by **Robert Canzater** and **Nathaniel Canzater** to **Community Co-Operative Bank**, now known as **Capitol Bank & Trust Company** a Massachusetts corporation, doing business in Boston, Suffolk County, Massachusetts, dated August 9, 1985 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 16369, Page 329, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at public auction, on the mortgaged premises, on Friday the 5th day of September, 1986, at 10:00 o'clock in the morning, all and singular the premises conveyed by said mortgage deed, sale to be held on the premises located at Unit 1775-4, 1775 Massachusetts Avenue, Cambridge, Massachusetts, namely:

The following premises in the Newport Condominium (a condominium subject to Massachusetts General Laws, Chapter 183A, as amended) in Cambridge, Middlesex County, Massachusetts, created by Master Deed dated July 29, 1981, and recorded with the Middlesex South Registry of Deeds, Book 14368, Page 250.

Unit No. 1775-4

The address of which is Unit No. 1775-4, the **Newport Condominium**, 1775 Massachusetts Avenue, Cambridge, Massachusetts, together with an undivided 1.111% percent interest appertaining to said units in the Common Areas and Facilities of said Condominium; and together with the rights and easements appurtenant to said Unit as set forth on said Master Deed.

Said Unit is intended to be used for residential purposes by one immediate family or by not more than two persons unrelated by blood or marriage, except as otherwise permitted by the provisions of paragraph 7 of said master deed.

Said Unit is also conveyed subject to and with the benefit of the restrictions set forth in said Master Deed and the Said Newport Condominium Trust which is recorded with said Master Deed, which restrictions are hereby incorporated by reference.

TERMS OF SALE:

Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water liens, if any there are. A deposit of **Ten Thousand Dollars** ($10,000.00) in cash, certified check or bank check will be required to be paid by the purchaser at the time and place of sale, with the balance of the purchase price to be paid within twenty (20) days thereafter.

Other terms to be announced at the sale.

Dated: July 30, 1986

Capitol Bank & Trust Company,
successor to
Community Co-Operative Bank
Present Holder of the Mortgage
By its Attorneys, Barron & Stadfeld,
Marvin W. Kushner, Esq.,
18 Tremont Street
Boston, Massachusetts 02108
(723-9800)

(C)Aug.7,14,21

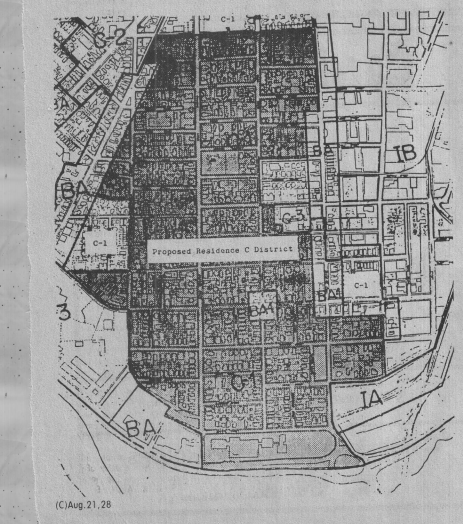
PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, September 10, 1986 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the **Planning Board** to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Residence C-1 district.

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

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

For the Committee,
Councillor William H. Walsh
Chairman



(C)Aug.21,28

Obituaries

James Sousa

James R. "Mac" Sousa, 29, a contractor for Security Fence in Arlington, died suddenly August 15. He was a Cambridge resident most of his life.

He was the husband of Karen (Bierlick), the father of Tanya Lynn Sousa, the son of James H. and the late Francine (Mearn) Sousa and the brother of Sharon McCarthy.

A funeral Mass was celebrated in St. Peter's Church followed by interment in Cambridge Cemetery. Arrangements were made by the Keefe Funeral Home.

Catherine Andrews

Catherine L. "Kitty" (Delaney) Andrews, 83, a cashier at a local department store and a lifelong resident of Cambridge, died August 9 in California.

She was the wife of the late Joseph C. Andrews, the mother of Joseph C. Andrews, Jr., and Paul D. Andrews, the grandmother of Glenn and Dean Andrews, the sister of Mary M. Vogel, James L. Delaney and the late Gertrude V. Donnelly, William H., Henry W., John J. and Charles E. Delaney.

A funeral Mass was said in St. Mary's Church followed by interment in Cambridge Cemetery. Arrangements were made by the O'Brien Funeral Home.

Marion Gabriel

Marion (Arruda) Gabriel, 84, a homemaker, died August 14 in Cambridge Hospital after a long illness. Born in Portugal, she was a longtime resident of Cambridge.

She was the wife of the late Manuel S. and the mother of Evelyn Saladino, Henry Gabriel, Lorraine Miskevich and Janet Crivello. She also leaves 21 grandchildren and 15 great grandchildren.

A funeral Mass was celebrated in St. Anthony's Church, followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Virginia Walsh

Virginia F. (Sherlock) Walsh, 82, a homemaker and longtime resident of Cambridge, died August 17 in Beth Israel Hospital in Boston.

She was the wife of the late Joseph E. Walsh and the mother of Mary Bisbee. She also leaves six grandchildren and nine great grandchildren.

A funeral Mass was said in St. Paul's Church, followed by interment in Mt. Auburn Cemetery, Cambridge. Arrangements were made by the O'Brien Funeral Home.

Louis Photopoulos

Louis Photopoulos, 48, an Army lieutenant colonel, died suddenly in St. Elizabeth's Hospital in Brighton.

Born in Calamata, Greece, he was a longtime resident of Cambridge and was educated in Cambridge public schools.

He was the son of Bessi (Georgoulopoulos) and the late Takis Photopoulos, the father of Peter, Deanne, Debra and Andrea and the brother of Harry Photopoulos and Niki Horowitz. He also leaves one grandchild.

A military funeral was held in the Greek Orthodox Church Taxiarchae, Wathertown, followed by interment in Mt. Auburn Cemetery.

Dorothy Dugay

Dorothy A. (Gaudet) Dugay, 74, a cook and resident of Cambridge for most of her life, died August 13 after a long illness.

She was the mother of Philip Washiek, the sister of Olive Eatherton and Mamie Hannon and the grandmother of John Washiek, Sandra Tower and Jeanette Wackrow.

A funeral Mass was said in the Blessed Sacrament Church followed by interment in Cambridge Cemetery. Arrangements were made by the O'Brien Funeral Home.

Edmund Raposa

Edmund Raposa, 81, a retired employee of a local furniture company, died August 13 in Somerville Hospital. Born in Portugal, he was a longtime resident of Cambridge.

He was the husband of Etelvina (Correia), the father of Elizabeth Raposa and the brother of Linda Raposa.

A funeral Mass was said in St. Francis Church followed by interment in Cambridge Cemetery. Arrangements were made by the Rogers Funeral Home.

Katherine Tobin

Katherine Tobin, 76, a school teacher and reading specialist in the Cambridge school department for 38 years, died suddenly August 14. A lifelong resident of Cambridge, she was educated in St. John's High School and earned both a bachelor's and master's degree from Emmanuel College.

She was the sister of Joseph V., Fred A., Frank L. and the late John M. and Edmund P. Tobin. She also leaves 13 nieces and nephews.

A funeral Mass was celebrated in Sacred Heart Church followed by interment in Cambridge Cemetery. Arrangements were made by the Keefe Funeral Home.

Daniel O'Neill

Daniel O'Neill, 77, a retired pipe fitter and member of Pipe Fitters Union Local 537, died August 14 in Neville Manor Nursing Home after a short illness. Born in Ireland, he was a resident of Cambridge for many years.

He was the husband of Mary F. (Lydon), the father of Daniel M. of Arlington, William D. of Salem, Mary E. of Cambridge, Nancy Kearney of Rockland and Margaret C. O'Neill of Cambridge and the brother of John O'Neill of Ireland, Ann Parry of England and Margaret Brewster, also of England.

A funeral Mass was said in St. Peter's Church followed by interment in St. Josepeh's Cemetery. Arrangements were made by the Hickey Funeral Home.

George Campos Sr.

George J. Campos Sr., 78, a retired truck driver and resident of Cambridge for most of his life, died August 13 in Mt. Auburn Hospital after a short illness.

He was the husband of the late Mary E. (Horgan), the father of Mary E. and "Betty" Hogan of Bridgewater, Jeanne Puglia of Wakefield, George J. "Buddy" Campos Jr., Joseph T. Campos, Anne "Nancy" Gilardi, all of Cambridge and the late Barbara Allen and the brother of Irene Philips of Wilmington, Mary Dedrick of Malden, Edna Liddel, Walter Campos of Florida, Joseph of Wilmington, Alfred of California and the late Frank and Albert Campos. He also leaves 15 grandchildren and 11 great grandchildren.

A funeral Mass was said in St. Paul's Church followed by interment in Mt. Auburn Cemetery. Arrangements were made by the Hickey Funeral Home.

Alvan Foraker

Alvan G. Foraker, 70, a semiretired pathologist and resident of Cambridge for 10 years, died August 11 in New England Medical Center.

Before moving to Cambridge in 1975, he was a professor of pathology at the Emory University School of Medicine and the University of Texas Medical and was chief pathologist at Baptist Memorial Hospital in Florida. He worked part time at Quincy City Hospital and Lowell General Hospital.

Born in Pittsburgh, he received a bachelor's degree and doctorate in medicine from the University of Pittsburgh. He was also a World War II Navy veteran.

He leaves his wife, Song Hi (An), and two nieces.

Funeral services were private.

Correction

Because of false information supplied to this newspaper, the Chronicle incorrectly reported the death of Edward Hayes in the issue of Aug. 14. The information was supplied to the paper by an out-of-state telephone caller.The Chronicle regrets the error.

Births

At Winchester Hospital:

To Mr. and Mrs. Remo G. Scarfo of Porter Street, a daughter, Amanda Theresa Scarfo, born August 7. Grandparents are Mrs. Edmund G. Scarfo of Porter Street and the late Mr. Edmund G. Scarfo and the late Mrs. Anne M. Bent.

At New England Memorial Hospital:

To Victoria (McDonnell) and Richard Pintabone of Malden, a daughter, Jennifer Lee, born August 8. Grandparents are William McDonnell of Columbus Avenue, Mary Pintabone of Brockton and Robert Pintabone of New Hampshire.

At Mount Auburn Hospital:

To Pamela (Tarbox) and Joseph E. McCarthy of Cambridge, a daughter, Ashlie Rae, born July 2. Grandparents are Mary L. McCarthy of Cambridge and George and Pamela Girard of New Hampshire. Great grandparents are Mrs. Helen Finley of Cambridge and Mr. and Mrs. Eugene Tower of North Reading.

At Malden Hospital:

To Donna MacKay and Michael Lancaster of Putnam Gardens, a son, Jeffrey Michael, born July 28. Grandparents are Madeline and Eugene Lancaster of Winchester, Maureen MacKay of Florida and Lloyd MacKay of Carlisle Street.

To Janice (Trevisone) and Henry Brash Jr. of Medford, a daughter, Susan Maria, born August 4. Grandparents are Henry Brash of Needham and Maria and Pat Trevisone of Medford. Great grandmother is Ann Sullivan of Cambridge.

Cantabs

Navy Petty Officer 2nd Class **Craig Mass** and Marine Lance Cpl. **Richard E. Botelho** recently participated in the Internatonal Naval Review on July 4 as part of the Statue of Liberty Centennial Celebration while stationed aboard the guided missile cruiser USS Yorktown in Norfolk, Virginia.

Marine Pfc. **Paul D. Sousa**, son of Robert R. Sousa of Grover Street, has completed the Infantry Combat Training Course at Marine Corps Base, Camp Pendleton, California. A graduate of Homestead High School and De Anza College in California, he joined the Marine Corps in 1985.

Sgt. **Mark S. Edes**, son of William and Ann Edes of Allston Street, has graduated from the Air Force noncommissioned officer leadership school at Charleston Air Force Base, S.C. He is an enviornmental support specialist with the 1776th Civil Engineering Squadron at Andrews Air Force Base, Maryland.

The Cambridge Chronicle needs Cambridge students to deliver their community's news. Keep your family and neighbors informed with the best coverage of local issues. Delivering the Chronicle is more than just a job. It is part of a great institution, that of the free press.

Not only do you have a steady income each week, you also gain the chance to win cash bonuses and over 150 prizes in the 1986 carriers' contest. For more information, call 625-6300 or stop by the circulation office of the Chronicle, 149 Elm Street, Somerville, Tuesday-Friday 9 am to 5 pm or Saturday morning 9 am to 1:30 pm.

EXECUTIVE OFFICE
OF ENVIRONMENTAL AFFAIRS
Notice of Intent to
Submit Environmental Notification Form
The Commonwealth's Division of Capitol Planning & Operations hereby gives notice that on or about August 28, 1986 an Environmental Notification Form (ENF) will be submitted to the Secretary of Environmental Affairs under the provisions of MEPA, M.G.L., Ch. 30, ss. 62 to 62H, inclusive for the **renovation of the Third District Court Building** at 106 E. Third St. Cambridge, MA.

Copies of this ENF will be available from Brent Seppanen Division of Capital Planning and Operations, Office of Programming, Rm. 1610 One Ashburton Place Boston, MA 02108.

This ENF will be available for public inspection during business hours at the MEPA Unit, Executive Office of Environmental Affairs, 100 Cambridge Street, 20th Floor, Boston, Massachusetts, 02202, and also at Cambridge Municipal Clerk located at 795 Massachusetts Ave, Cambridge, MA 02139.

Public Notice of the filing of this ENF will be published by the Secretary of Environmental Affairs in the Environmental Monitor. A twenty day period for submission of public comments will follow the publication of notice in the Monitor. Please write or call the MEPA Unit at 727-5830 for information on public comment periods and how to subscribe to the Monitor.

By Deborah Doodry, Director of
Office of Programming

(C)Aug.21

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Tri-Star Foodservice at TRW Carr Fastener,** by **Frank Jeske, Manager,** has applied for a common victualler's license to be exercised on the 4th floor at 31 Ames Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 204 persons. Said license if granted would be exercised from 6 am to 2 pm on weekdays. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, Sept. 9, 1986 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Aug.21

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Lisa Levine Golan, Morton A. Levine** and **Itsik Golan,** doing business as **Bonne Brioche,** has applied for a common victualler's license to be exercised on the 1st floor at 355 Fresh Pond Parkway. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 30 persons. Said license if granted would be exercised from 7:30 a.m. to 9 p.m. on weekdays and from 7:30 a.m. to 9 p.m. on Sundays. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, Sept. 9, 1986 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Aug.21

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Tri-Star Foodservice at TRW Carr Fastener,** by **Frank Jeske, Manager,** has applied for a common victualler's license to be exercised on the 5th floor at 195 Binney Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 72 persons. Said license if granted would be exercised from 6 a.m. to 2 p.m. on weekdays. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, Sept. 9, 1986 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

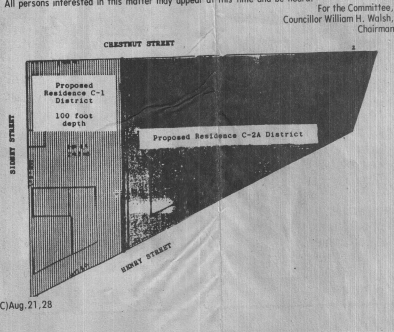
(C)Aug.21

PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, September 10, 1986 at 5:00 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **John K. Bissland** to rezone an area bounded by Sidney, Henry, and Chestnut Streets from its existing Industry B District designation to Residence C-1 and Residence C-2A as shown on the accompanying map. Copies of the petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA.

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

For the Committee,
Councillor William H. Walsh,
Chairman



(C)Aug.21,28

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is herby given that **Magazine Cab, Inc.** has applied for a Used Car Dealer's license at 207 Magazine Street.

Officers of Magazine Cab, Inc. are Shih-Ming Shiue, President, Secretary and Treasurer.

A hearing on said application will take place in Room 200, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139, at 6:30 p.m. on September 9, 1986. Anyone wishing to be heard on said application is invited to attend said hearing.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Aug.21

JANITORIAL SUPPLIES

Sealed proposals will be received by the Middlesex County Commissioners, through the Central Purchasing Office, Superior Court House, E. Cambridge, Ma. until 1:00 P.M. Tuesday, September 9, 1986. Proposals will be opened for ~~Janitorial Supplies for the Maintenance Dept.~~ Superior Courthouse, East Cambridge, Ma. at 3:00 P.M. Tuesday, September 9, 1986, at the Middlesex County Hospital, 775 Trapelo Rd., Waltham. The said Commissioners reserve the right to reject any or all bids or part thereof and waive any informalities they may deem in the best interest of Middlesex County, or accept any bid or part thereof they may deem in the best interest of Middlesex County. Specifications may be obtained at the Central Purchasing Office, 3rd floor, Superior Court House, 40 Thorndike St., E. Cambridge, Ma. (494-4106).

Middlesex County Commissioners

(C)Aug.21

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, September 4, 1986 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Preventative Maintenance Service for Lab Equipment
Traffic Sign & Pavement Marking Material
Lock Hardware & Accessories
Used Nuclear Computer System
Airway CO_2 Monitors

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

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

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item'" and addressed to Barbara L. Duffy, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Barbara L. Duffy
Purchasing Agent

(C)Aug.21,28

The family of

Priscilla E. Gomes

acknowledges with grateful appreciation your kind expression of sympathy

Where 8th CD hopefuls stand on health care issues

Continued from page 1

tives in the Medicare payment system so people are kept out of hospitals and nursing homes, Democrat Joseph P. Kennedy II believes free market values should operate in the health care industry.

In an interview this summer, Kennedy said, "I think it's about time that competition really enters the health care market. And that what you do is if Adam Smith's law of supply and demand works in the health care industry the way it does in every other industry, what you'll see is a dramatic ratcheting down of prices."

Citing the excess beds among hospitals which recover full costs from the federal government regardless, Kennedy said, "Basically what you have is a system of socialism for the rich and powerful institutions and you have free enterprise for everyone else, for the poor."

Kennedy said competition will both improve health care and bring costs down dramatically.

When asked about alternatives to the DRG system, which he says is not working, Kennedy suggested making all health care systems utilize the DRG method.

"I think what we really need is that if we are going to establish this system payment...then what we ought to do is have that for all segments of the population. In other words, if you walk in and pay cash at a hospital, that you pay cash for the same amount as a DRG...or if you are under Blue Cross/Blue Shield then you pay the same amount — so that you don't isolate just one segment of the population, and say, those people are going to pay this."

He also proposes restructuring Medicare to cover chronic care.

"Our success will depend on an ability to bring spiraling costs under control, prevent illness and unnecessary hospitalization and surgery, and maintain quality care. If we can do this, then adequate health care can be provided to all Americans," he said.

Other visions

State Sen. George Bachrach's vision of health care differs from Kennedy's in the role of the federal government, which Bachrach sees as needing to be more involved.

At a recent debate on the subject of health care, Bachrach said, "First, we must make a $4 billion appropriation to address the 30 million people who are totally uninsured due to death of a spouse, divorce, unemployment, or just people who earn too little to afford health insurance and too much for Medicaid."

Bachrach added, "The onus of DRG's must be taken off the backs of the elderly, one which threatens them with premature release from hospitals and insufficient treatments."

"DRG's are a very bad way to deal with patients," he said recently.

He proposed that copayments for the first days of hospital stays and physicians visits under Medicare be dropped, and stressed working toward strong federal regulation of nursing homes.

Bachrach has also called for new Medicare money to pay for long-term care and for doubling Medicare funds for home health care.

"The most glaring problem with Medicare is that it does not cover long term, chronic care health needs. In this country if you go into a nursing home, you go broke. You go broke," he said. "There ought to be a part three or C or whatever you want to call it — a third part to Medicare that includes long term, chronic care facilities."

He also believes that Congress should not "go along with the President's policies of cutting nutrition programs for women, infants and children (WIC program)" and calls for a $750 million increase in federal funding for the WIC and prenatal nutrition programs.

Bachrach also boosts national support and promotion of family care for the elderly, and expanded funding for general clinical research, AIDS research, and Alzheimer's Disease research.

King's view

Democratic hopeful Melvin King targets five specific areas in health care. They are: disease prevention and education, combatting AIDS, teenage family planning, the interlinked problems of hunger, homelessness, and malnutrition, and the high costs of getting sick faced by persons without health coverage.

King supports a national health insurance program.

In a recent interview, he said, "I don't know that you can reform the (Medicare) system. I think you have to structure a new system. To wit: we need a national comprehensive health insurance system which has no designations or difference among people and everyone has the same level of access to it."

This system would include complete medical and dental and extended nursing coverage. "I don't see anything short of that being worth really putting the time and energy into," he says.

King also strongly emphasizes prevention and home health care support.

"In Massachusetts, over half a million residents have no health insurance to protect them from the astronomical costs of getting sick," he said. "Half of these people are from families with incomes above $15,000, and more than half of adults under 65 are employed. Competition and DRG's are being touted by many, including the big rich hospitals and Joe Kennedy, as the answer to cost containment. But what does competition do? It skims off the patients who can pay...and forgets the rest. It creates profit motives for hospitals and doctors to reduce the amount of care they provide to their patients. Is this quality care?," he asked recently.

Containment

Checking in from another angle is Democratic hopeful James Roosevelt, who says of the current health care system, "I am a strong supporter of the basic concept of Medicare but what we've seen going on over the last four to five years has been very detrimental and destructive within the Medicare system."

Roosevelt criticizes the tremendous increases in the copayments and dedeuctables within the system, and calls the DRG system "a mindless approach to cost containment."

"First of all, we've got to concentrate not on deductibles and copayments. People don't choose to be sick. We've got to concentrate on wellness programs and trying to keep people healthy. We've got to concentrate on long term care and home health care," says Roosevelt. "We've got to expand home health care as both a more humane and a more cost-effective way of taking care of people outside of hospitals."

He adds, "We have to start providing coverage for long term care for nursing homes. It should be part of the overall Medicare system. It should all be coordinated rather than as the (Reagan) administration sees it as separate programs."

Roosevelt also says, "Medicare should definitely and immediately bear its part of the responsibility for people who are uninsured and underinsured. More than that, there should be ultimately a comprehensive system where everybody in the country is covered by health care coverage."

Necessary action

Democratic hopeful Carla Johnston says, "When I am in Congress I will take all necessary action to ensure that quality equitable health care is a right, not a privelege."

To enact that goal, she says, "I will work to establish national catastrophic health insurance for all, long term health care insurance for all. I will advocate repeal of DRG's. I will seek to transfer funds from military waste and subsidizing the tobacco industry to cures for AIDS and cancer."

Johnston also says, "One of the root causes of poor health in America is the feminization of poverty."

Democratic hopeful James Spiegel endorses a national health insurance plan.

"I support structural reform of the health care industry, to control and reduce cost while improving quality care for those now unable to afford it," he said. "I believe that a national health insurance plan is the answer and will reaffirm the principle that health care is a right and not a privilege."

GOP views

Republican Joseph Baldanza does not like the DRG system so despised by his Democratic rivals, and even plays their criticisms. "I think it's a disaster because people are being shortchanged for medical care — and overall it will be a bigger disaster because if we keep following it it will lead to the socialization of medicine," he said.

"I believe in the free market," he added. "Medicine should work like the other industries."

Baldanza also proposes a voucher system of payment for patients who are currently on Medicare, saying, "This would give patients the right to choose their own doctors."

This system would make hospitals more competitive and more effective, said Baldanza, who added: "Eventually, as the economy becomes freer I think the Medicare system will gradually diminish...I think eventually the Medicare system may not be needed anymore."

GOP rival Clark Abt said, "The most important thing for most of the people — excluding the very rich — is catastrophic health insurance."

Abt also backs "some kind of long term health care for the elderly and disabled."

In a recent interview he said, "I advocate whatever is the best mixture of public and private home health insurance that will provide protracted home health care both for people who are released earlier out of hospitals because of the implementation of DRG's and people who need long term health care rather than transition to wellness."

"I estimate this will simultaneously improve the quality of life and health for most frail elderly, and disabled persons while at the same time saving the taxpayers $10-15 billion," he said.

Abt also backs an improved distribution of health care services to particularly underserved groups, and calls for continued investment in biomedical research and development.

Abt is the only candidate to support the DRG system, saying DRG's "have contributed to more efficient distribution of health care to more people," and that "the DRG's have been successful in slowing the rate of health care cost and inflation."

—*TOM EHRENFELD*

8th Congressional

Continued from page 1

"I think any claim that Joe doesn't know his way around the district is certainly unfounded," said Kennedy aide Chuck McDermott, whdo added: "Long before George Bachrach headed North from Mamaroneck, New York, to seek his fortunes, Joe had long and deep ties to this district."

Bachrach's charges came at a time when he is trying to portray himself as the only legitimate challenger to Kennedy remaining in a field which has seen over 20 candidates — over a dozen of whom still remain.

Of those dozen, four have emerged in polls as the most recognized and favored candidates. Joining Kennedy and Bachrach as leading candidates are Democrats Melvin King and James Roosevelt Jr. The other candidates have barely registered in recent polls.

"We're not in a multicandidate contest" said Bachrach aide Ken Goode, adding, "It's a four-man (including Mel King and Jim Roosevelt) field and a two-man race."

McDermott disagreed with this assessment, saying, "There are at least three other candidates who show strength in the polls — who can advertise." He also said of Bachrach's press conference, "I think whenever a candidate decides that he's not going to discuss the issues but the opponent, signals that candidacy is in a lot of trouble — and that's what we see with George Bachrach. It has no particular effect on our plans or basic strategy."

Bachrach is not alone in leveling charges at Kennedy, who, since the day he announced in January, has been far in front of the field. Democratic challenger King has mentioned Kennedy's name in his more recent literature, contrasting his 35 years of community work with 33-year-old Kennedy's record.

King's recent advertising and pamphlet drop highlight his record compared to both Kennedy's and Bachrach's. And at a recent health care debate, King dissected Kennedy comments on promoting competition in the health care industry.

John Demeter of the King campaign said this week that the Kennedy references are natural progressions rather than departures from the King campaign.

"What we're trying to do is compare the records — which has been our main theme," he said.

"He is a newcomer with limited experience — Mel has offered a lot more to the people of the district," added Demeter, who said of King's comments: "I would not phrase it as attacks but as contrasts."

Demeter also said that the recent push by King to publicize his record of achievement has two specific goals in mind. The first is to separate King from, surprisingly, Bachrach, whom many consider to be closest to King in political ideology. Said Demeter, "A number of people still considered Mel and George Bachrach similar. What we're trying to do is separate them."

Demeter said the second aim of this pamphlet is to "cast Mel's record of accomplishment against Kennedy's lack of background."

"Joe Kennedy is someone who does not have an understanding that your words have to match your actions," Demeter said, charging that Kennedy owned stock in companies which did business in South Africa until several months before the election "when in 1982 the state had a divestment policy."

He added that an upcoming spate of King television ads will also contrast the records of the candidates.

In contrasting themselves to Kennedy, both Bachrach and King are utilizing a tactic on which Roosevelt has virtually based his campaign.

Roosevelt press aide Mark Jurkowitz said this week, "I think we recognized from the outset — given the dynamic of this race — that Joe Kennedy was the issue — and that the important thing was to give voters an alternative candidate and a reason to vote for him...I think George has belatedly come to that conclusioin."

Jurkowitz says that Roosevelt has criticized Kennedy in a different manner than the other candidates. "We have been persistent and relentless but we have been focussing on the issues — on how Joe gets to the issues — and Joe's refusal to face his opponents. George has been across the board. And that smacks of desperation."

Goode from the Bachrach camp also says the Bachrach anti-Kennedy attack has differed from the Roosevelt, but offers different reasons. "They're based on fact — not fancy," he said. "We made direct parallels between the two candidates. It wasn't a gimmick in the way that Roosevelt's were gimmicks."

Goode also repeated a charge that Roosevelt leveled in trying to engage Kennedy in a televised debate: "Kennedy is constantly in the position of trying not to tell the people his positions on the issues. That is a definite strategy: not to let the people know where he stands."

McDermott responded by saying that Kennedy has participated in nearly 20 debates, and will participate in the upcoming televised debates to be conducted by Channel Seven news.

Red Cross launches bone marrow registry

The American Red Cross launched the nation's first central bone marrow registry Thursday, July 31.

The Office of Naval Research awarded at $3.5 million contract to the human service organization for the program. Administered by the American Red Cross in collaboration with the American Association of Blood Banks and the Council of Community Blood Centers, the program will serve thousands of patients who could benefit from a bone marrow transplant but do not have an eligible related donor.

Individuals with leukemia, aplastic anemia, and other serious blood disorders often require bone marrow transplants. The National Bone Marrow Donors' Registry will initially involve the bone marrow donor files of 31 Red Cross Blood Regions and 23 non-Red Cross blood collection organizations and hospitals. In total, these groups have already identified 55,000 potential bone marrow donors.

"The registry has the capability of greatly increasing the number of bone marrow transplants now being performed," said Dr. Alfred J. Katz, vice president for Research and Development at the Red Cross national headquarters. "The program will make transplantation a viable option for thousands of patients with leukemia and bone marrow failure which has been impossible up to now."

The use of bone marrow transplantation is increasing rapidly, and doctors now know that like whole blood, compatible types of bone marrow exist within the general population. Before this discovery, those in need of bone marrow transplant could receive it only if there was a matched donor within the family. Now, those without a matching related donor can be given a chance to survive such diseases as leukemia and aplastic anemia by transplanting bone marrow from a healthy, unrelated donor.

Even though this medical breakthrough charted a new course in the treatment of these diseases, its full potential remained to be realized. In order to locate suitable donors for patients who need them, there must be a pool of "typed," readily available volunteers and a system for bringing together the volunteer donors and the patients in need. The national bone marrow registry is that system.

Dr. Jeff McCulloch, director of the St. Paul Red Cross and the pioneer in the bone marrow program, will serve as the chairman of the registry's supervisory committee. "The real heroes in this effort will be the men and women who agree to be listed on the registry, who will consider donating bone marrow to a person they've never met," said McCulloch. "That's about as large a voluntary commitment as society can ask of anyone. The people who are willing to do it, with no motive of personal gain whatsoever, will make this program possible."

For more information, contact the American Red Cross, Cambridge Region, 9 Waterhouse St., Cambridge, 02138 (phone: 354-7800).

Cantabs

Matthew K. Cobb, the son of John and Ann Cobb of Avon Hill Street and a Dartmouth College senior, was awarded an Andrew W. Mellon Foundation Grant for undergraduate response to enviornmental concerns.

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Alice H. NAKASHIAN State Senator

Nov. 4, 1986 924-1294

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REAL ESTATE WEEKLY

By Dan and Joetta Silva

Century 21 Silva Realty Associates

CONDOMINIUM FEES

Smart condominium buyers question the monthly fees for maintaining the project's common elements. In examining these charges, it's important to consider what is included.

In projects that offer many services and recreational facilities, fees may be higher. Doormen, telephone answering services, tennis courts, swimming pools and landscaping all increase the costs of running the condominium. Buildings with elevators may be more costly than garden apartments or townhouses. If units are metered separately for heating, air conditioning, gas and electricity, the fees will be less than in projects where utilities are included in the fee. Finally, most condominium associations are far more conservative than individual homeowners in budgeting for major improvements on repairs, and they're likely to include a healthy reserve fund in the condo's budget.

If you are considering a condo purchase, ask your Realtor if you can examine the association's most recent budget. This will tell you what's included in your fee, and you can make sure that reserve funds will cover any planned improvements.

For professional advice, call **Century 21 Silva Realty Associates.** Our number is **661-2525 in Cambridge.** We're happy to serve all your real estate needs.

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*Price for one week at Punta Cana in The Dominican Republic, does not include airfare. St. Lucia for only $68 per day or Buccaneer's Creek in Martinique for only $77 per day. All prices are per person, double occupancy, and are subject to change.

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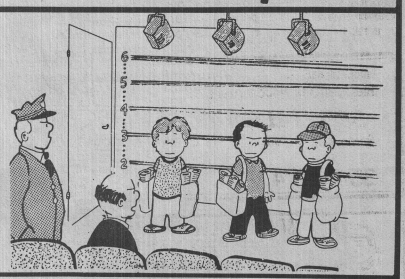
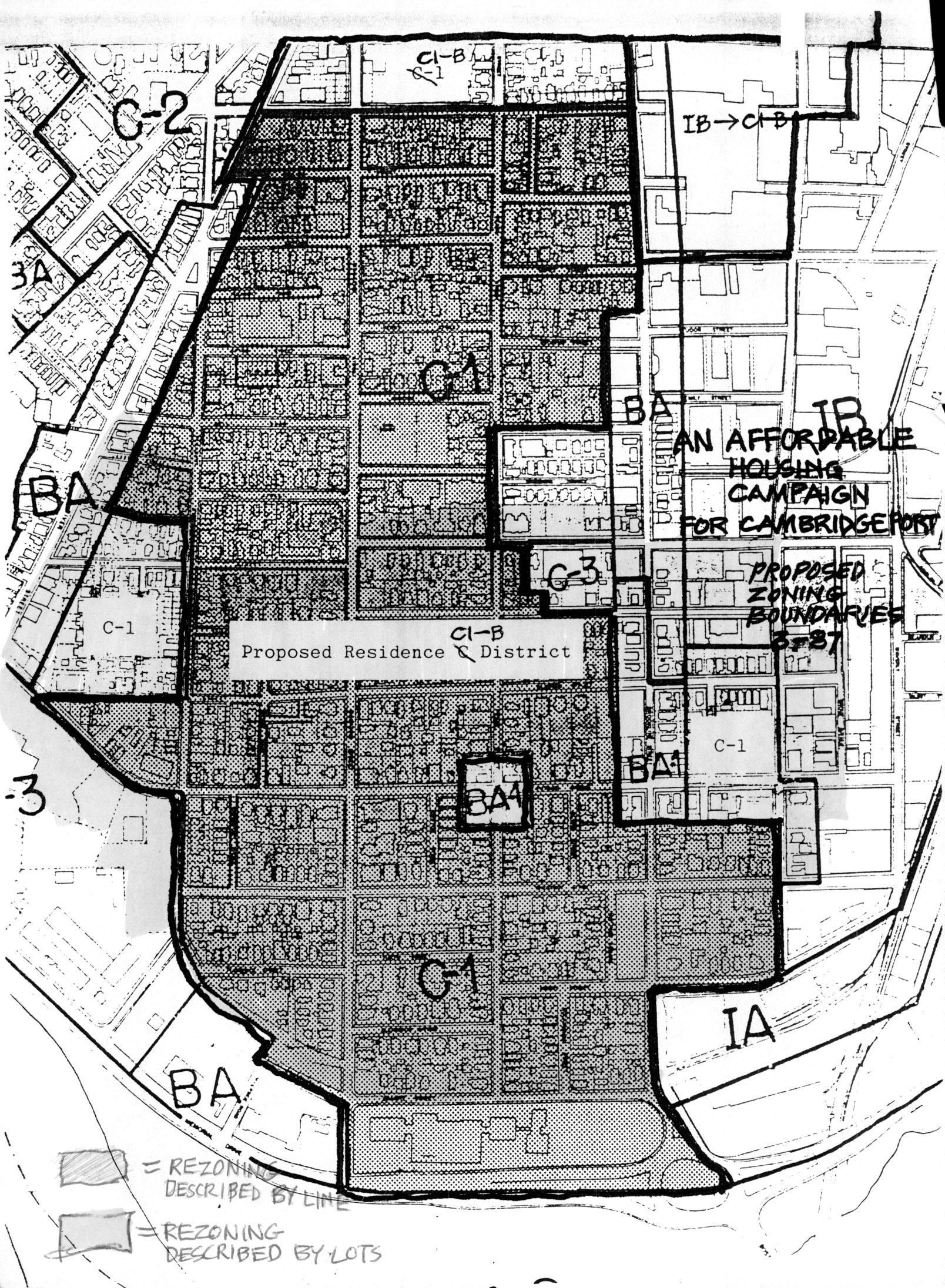


Cambridge Chronicle Routes

available in Corcoran Park and Windsor St. area. Call 625-6300 for details.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AN AFFORDABLE HOUSING CAMPAIGN FOR CAMBRIDGEPORT
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PROPOSED ZONING BOUNDARIES 3-87
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= REZONING DESCRIBED BY LINE
= REZONING DESCRIBED BY LOTS

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

March 25, 1987

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

Dear Sir:

Enclosed you will find two amendments to the Zoning Ordinances of the City of Cambridge and a proposed amendment to the General Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on March 23, 1987 as follows:

1. Proposed amendment to the Zoning Ordinances of the City of Cambridge extending the Central Square Moratorium on Fast Food Establishments and Automobile Oriented Fast Order Food Establishments to September 30, 1987.

2. Proposed amendment to the Zoning Ordinances of the City of Cambridge by creating a new Residence C District in the Cambridgeport area.

3. Proposed amendment to the General Ordinances of the City of Cambridge to amend the smoking ordinance, Ordinance Number 1046, by striking out the words in section (d) "fraternal or veterans organizations" and inserting in place thereof the words "fraternal or veteran's organization, bowling alley, retail establishment whose principal business is in tobacco products and accessories, or use as part of a bona-fide religious ceremony. This subsection also does not include any meeting of a medical or psychiatric support group if the Commissioner of Health and Hospitals determines that compliance would frustrate the group's purpose.

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

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

Joseph E. Connarton

Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) First Publication Number 2351
First Publication Number 2352
First Publication Number 2353

c.c. Councillor Walsh, Chairman, Committee on Ordinances
Mr. Cellucci, Inspectional Services Commissioner

FIRST PUBLICATION NO. 2351

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge is hereby amended as follows:

Create a new Subsection 3.13 - Central Square Moratorium on Fast Order Food Establishments and Automobile Oriented Fast Order Food Establishments as follows and renumber existing Subsection 3.13 as 3.14.

3.13 Central Square Temporary Moratorium on Fast Order Food and Automobile Oriented Fast Order Food Establishments.

Whereas the City of Cambridge, through its Central Square Economic Development Subcommittee and the Community Development Department, is engaged in a comprehensive planning process for Central Square; and whereas that process shall produce a plan which shall contain detailed recommendations for establishment and/or modifications to public land use policies in Central Square; and

Whereas there is growing concern that changes in land use activities in the Square while the planning efforts are underway may be inconsistent with the recommendations to be made; and

Whereas the maintenance of a wide diversity of retail activity is desired for Central Square, a goal which may be endangered should an inappropriate concentration of Fast Order Food uses become established

Thenfore, there is hereby established a temporary moratorium on the establishment of new Fast Order Food Establishments (Section 4.35o) and Automobile Oriented Fast Order Food Service Establishment (Section 4.36b) in Central Square Until Sept. 30, 1987 no building or occupancy permit shall be issued for new construction or renovation of an existing structure for occupancy by uses listed in Sections 4.35o and 4.36b within an area designated on the map entitled "Central Square Fast Order Food Temporary Moratorium District" which map is hereby attached to and made part of this Subsection 3.13. Subsection 3.13.

Central Square Fast Order Food Establishment Temporary Moratorium District

The Central Square Moratorium District is described by a line beginning at a point, said point being the intersection of the centerline of Bishop Allen Drive and Inman Street;

1.0 Thence proceeding in a southwesterly direction along the centerline of Inman Street to its intersection with the centerline of Massachusetts Avenue, a distance of approximately 340 feet;

1.1 Thence turning and proceeding in a southeasterly direction along the centerline of Massachusetts Avenue to its intersection with the northeasterly projection of the centerline of Pleasant Street, a distance of approximately 85 feet;

1.2 Thence turning and proceeding in a southwesterly direction along the centerline of Pleasant Street to its intersection with the centerline of Franklin Street, a distance of approximately 500 feet;

1.3 Thence turning and proceeding in a southeasterly direction along the centerline of Franklin Street to its intersection with the centerline of Brookline Street, a distance of approximately 1450 feet;

1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Brookline Street to its intersection with the centerline of Green Street, a distance of approximately 235 feet;

1.5 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street to its intersection with the centerline of Landsdowne Street, a distance of approximately 1215 feet;

1.6 Thence turning and proceeding in a northeasterly direction along the centerline of Landsdowne Street and its northeasterly projection to its intersection with the centerline of Massachusetts Ave., a distance of approximately 290 feet;

1.7 Thence turning and proceeding in a southerly direction along the centerline of Massachusetts Ave. to its intersection with the southerly projection of centerline of Windsor Street, a distance of approximately 210 feet;

1.8 Thence turning and proceeding in a northerly direction along the centerline and projection of Windsor Street to its intersection with Main Street, a distance of approximately 650 feet;

1.9 Thence turning and proceeding in a northwesterly direction along the centerline of Main Street and its intersection with the projection of the centerline of Austin Street, a distance of approximately 410 feet;

1.10 Thence turning and proceeding in a northwesterly direction along the centerlines of Austin Street and Bishop Allen Drive to their intersection with the centerline of Inman Street, a distance of approximately 2350 feet, the point of beginning.

Passed to a second reading at the City Council meeting held on March 23, 1987 and on or after April 6, 1987 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk

FIRST PUBLICATION NO. 2352.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

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

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

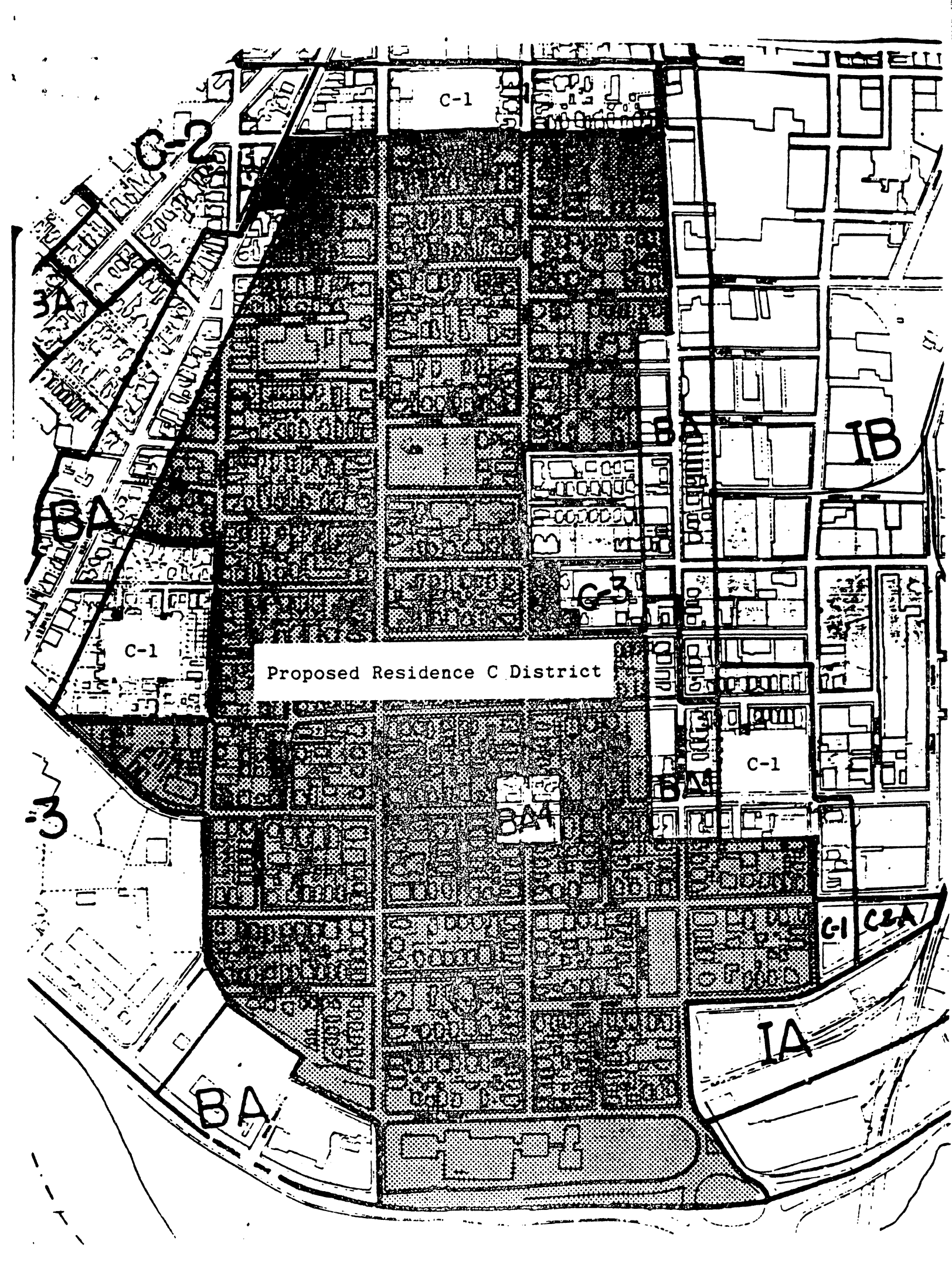
The Zone Map accompanying ordinance passed to be ordained September 26, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by creating a new Residence C District in the area bounded by Auburn Street, River Street, Pearl Street, Putnam Avenue, Brookline Street, Decatur Street, Valentine Street, Erie Street, Hamilton Street, Sidney Street, Henry Street, Memorial Drive, Magazine Street, Granite Street, Riverside Road, Pleasant Street, Allston Street, Rockwell Street, William Street, Peters Street, Chestnut Street, Acorn Street, Hastings Square, Fairmont Street, Prince Street, Whitney Street, Kenwood Street, Newton Street, Fairmont Avenue and Andrew Street, all as shown on the attached map.

Passed to a second reading as amended at the City Council meeting held on March 23, 1987 and on or after April 6, 1987 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

NOTE: Pursuant to the provisions of General Laws, Chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning Ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

ATTEST:- Joseph E. Connarton
City Clerk.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FIRST PUBLICATION NO. 2353.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Seven

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter Thirteen entitled "Offenses," Section 13-4 entitled "Smoking Prohibited," as appearing in Ordinance No. 1046 of December 8, 1986, is hereby amended by striking out, at the end of subsection (d), the words "or fraternal or veteran's organizations" and inserting in place thereof the words "fraternal or veteran's organization, bowling alley, retail establishment whose principal business is in tobacco products and accessories, or use as part of a bona-fide religious ceremony. This subsection also does not include any meeting of a medical or psychiatric support group if the Commissioner of Health and Hospitals determines that compliance would frustrate the group's purpose."

Passed to a second reading at the City Council meeting held on March 23, 1987 and on or after April 6, 1987 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

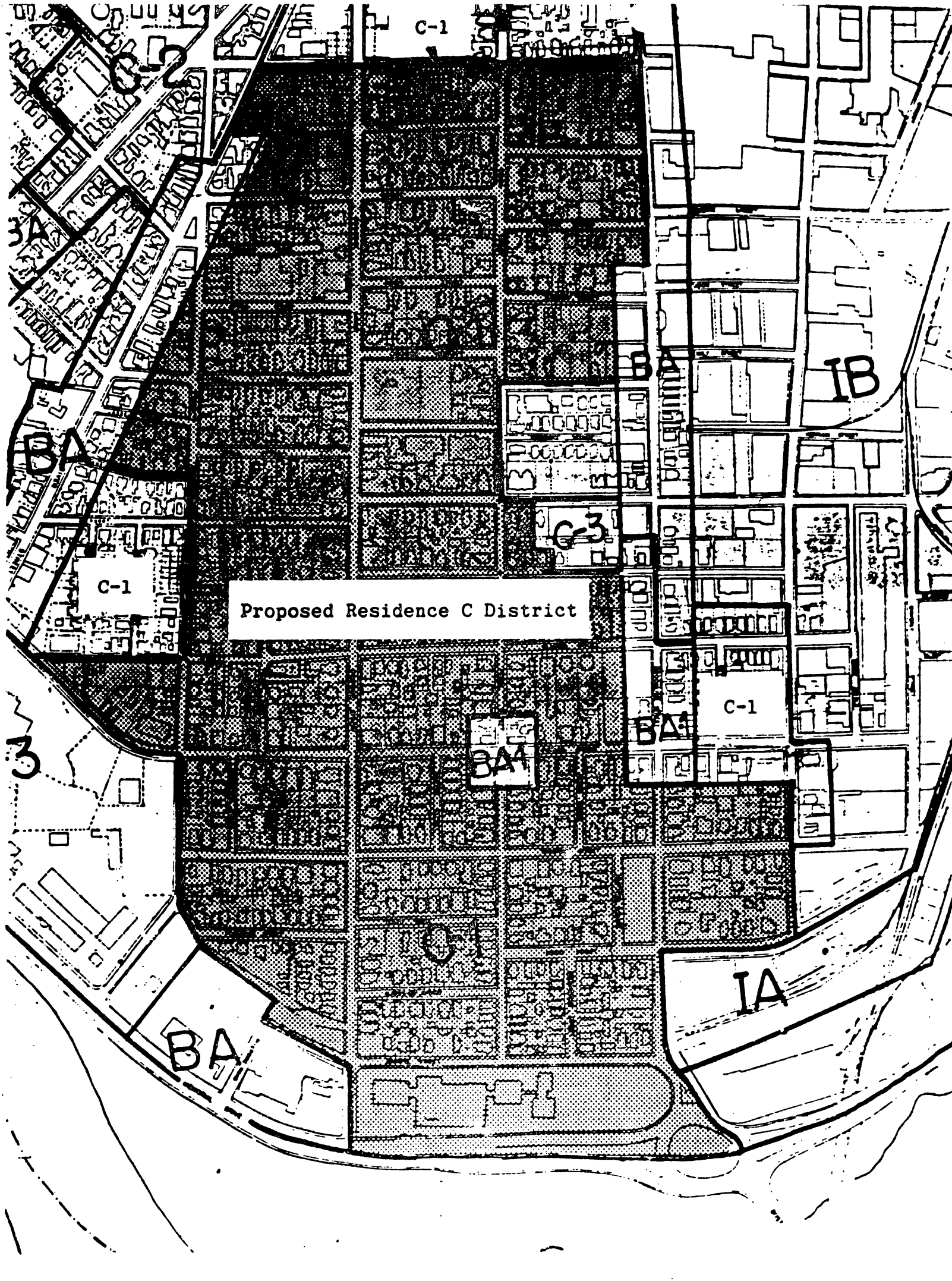
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 12, 1987 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.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CITY OF CAMBRIDGE
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

January 30, 1987

To Whom It May Concern:

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Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

C. C; 106

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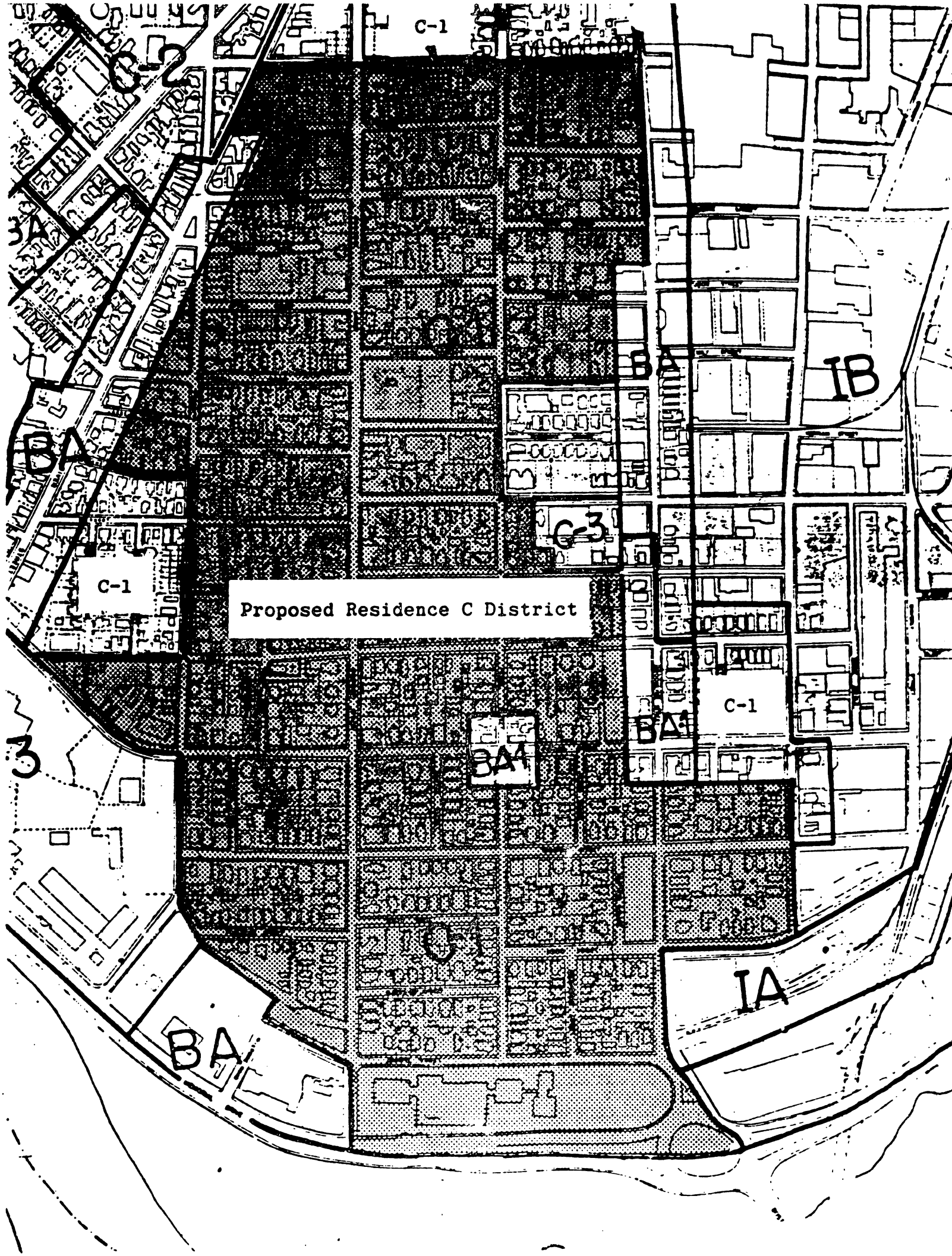
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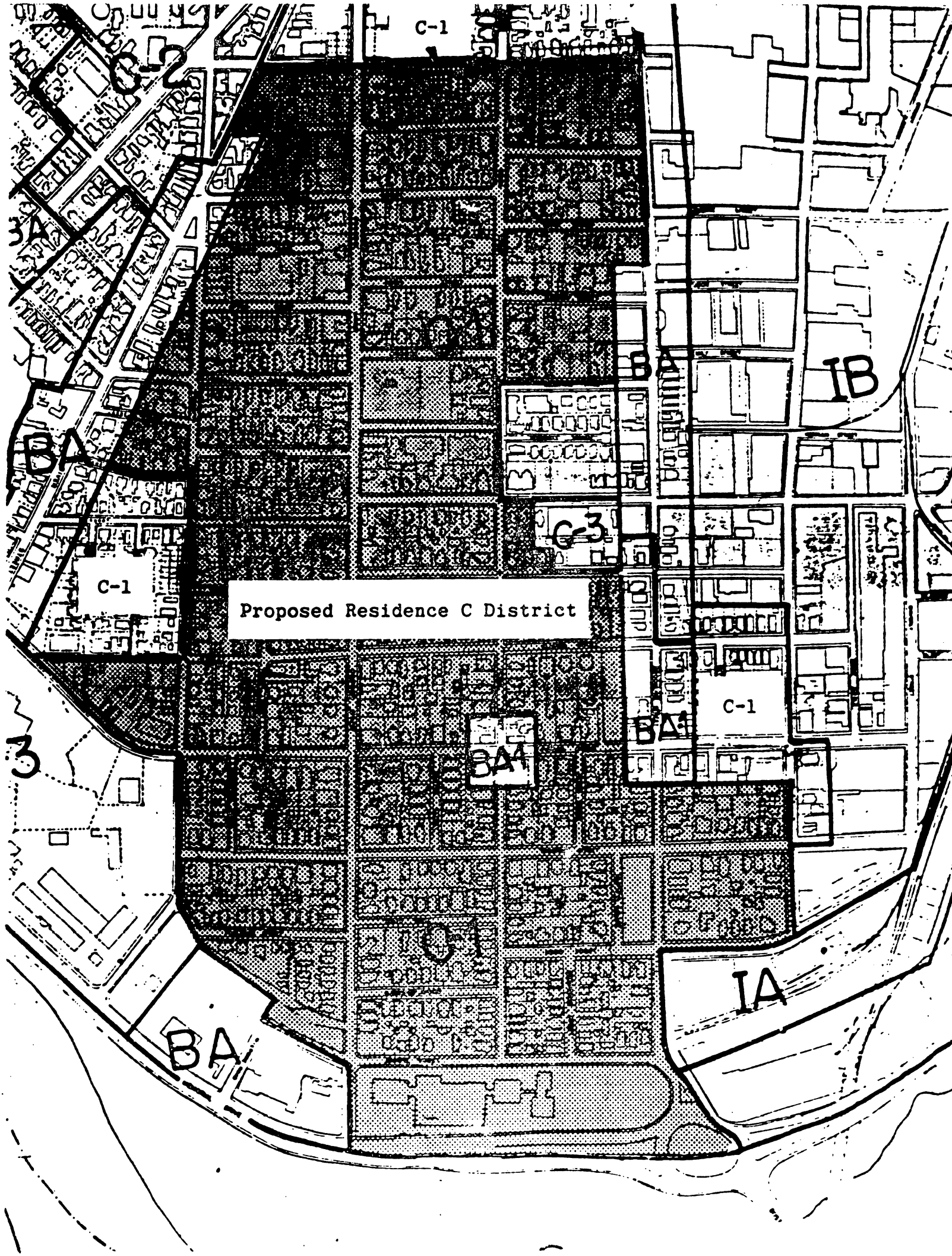
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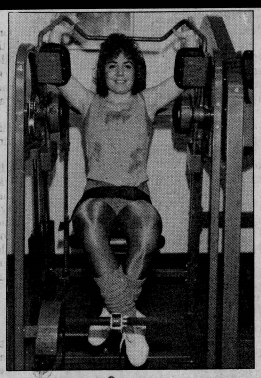
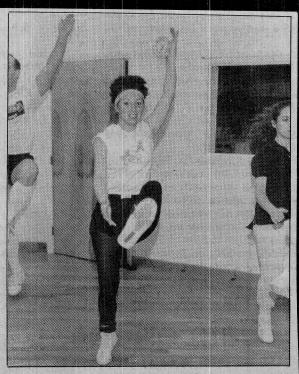
TIME IS RUNNING OUT



FOR OUR ANNIVERSARY

Offer extended to Feb. 3, 1987

SALE AT



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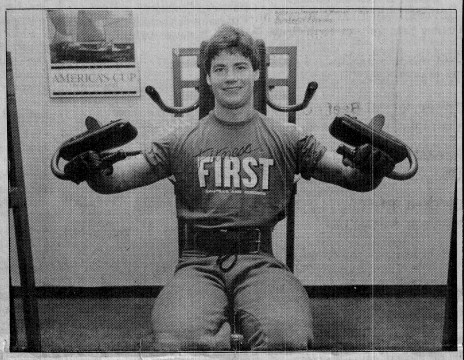
6 month $239
1 year $339

Now 1 Year Is **$239** Save $100



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- Women's Nautilus
- *FREE* Aerobics Classes 46 classes per wk.
- Lifecycles
- Babysitting
- Olympic Weight Room
- Lockers, Showers, Saunas
- Physical Therapy Clinic
- Personalized Programs
- Professional Instruction
- For Men & Women Of All Ages
- 300 Parking Spaces

Payment Plan
Price does not have to be paid in full, member may split payment and charge to MasterCard or Visa. Please call for further information.

plus

1200 Sq. Ft. Dance Studio With FREE Classes In:

Aerobics:
Monday 6:30 a.m., 4:20, 5:15, 6:10, 7:00, 7:55, 8:45 p.m.
Tuesday, 12:10, 4:20, 6:10, 8:45 p.m.
Wednesday, 6:30 a.m., 4:20, 5:15, 6:10, 7:00, 7:55 p.m.
Thursday, 12:10, 4:20, 6:10, 7:00, 7:55, 8:45 p.m.
Friday, 6:30 a.m., 4:30, 6:20, 7:15 p.m.
Saturday, 9:00 a.m., 1:00, 3:30, 4:30 p.m.
Sunday, 9:30, 11:00 a.m., 12:30, 4:00, 5:00, 7:00 p.m.

Workout
Monday, 10 a.m., Tuesday 7, 7:55 p.m.; Wednesday, 10 a.m., 8:45 p.m.
Thursday, 5:15 p.m., Friday, 10:20 a.m., 5:25 p.m., Saturday, 12:10 p.m.

Stretch 'n Tone
Tuesday, 5:15 p.m., Saturday 10:00 a.m.

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Offer Limited to first ~~300~~ ~~200~~ ~~125~~ 90 applicants. Due to the response this offer has been

EXTENDED TO FEBRUARY 3, 1987

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Get into shape this New Year
Don't miss this limited offer
SIGN UP NOW!

Photography by Gail Oskin

Aerobics Staff

SCHEDULE OF HOURS

Sunday 9:00 a.m.-8:00 p.m.
Monday 6:00 a.m.-10:00 p.m. Thursday 10:00 a.m.-10:00 p.m.
Tuesday 10:00 a.m.-10:00 p.m. Friday 6:00 a.m.-9:00 p.m.
Wednesday 6:00 a.m.-10:00 p.m. Saturday 8:00 a.m.-6:00 p.m.

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Deaths

Margaret Galligan

Margaret Galligan (Ippolito), a Brewster resident who lived in Cambridge until 1965, died Jan. 15 in Hyannis at 83 following a brief illness.

From 1941 to 1965, Mrs. Galligan worked as a food service employee at Harvard University.

She was a member of the Our Lady of the Cape Church in Brewster and a member of the church's Cape Guild. She was also a volunteer at the church thrift shop and at the Brewster Manor Nursing Home.

She was the mother of Richard E. of Brewster and the grandmother of Terrence, Amy and Holly, all of Brewster. She was the sister of Charles Ippolito of South Yarmouth, Virginia Coogan of Yarmouth, and Eva Slattery of Smerna, Detroit.

Funeral services were held Jan. 19 at Our Lady of the Cape Church, and interment was in Brewster Cemetery.

Funeral arrangements were made by the Nickerson Funeral Home in Orleans.

Anita Ales

Funeral services were held Jan. 24 at St. Francis of Assisi Church for lifelong Cambridge resident Anita G. Ales, who died Jan. 21 following a brief illness. She was 68.

Ms. Ales died in the Sancta Maria Hospital.

She received her high school diploma from Cambridge High and Latin. She worked as a bookkeeper and was semi-retired at the time of her death.

Ms. Ales is survived by her brother, Andrew J. Sr.; and her nephews, Andrew J. Jr., Richard M., David P. and Arthur M.

Interment was in St. Michael's Cemetery. Funeral arrangements were made by the Donovan-Aufiero Funeral Home.

Francis Sasso Sr.

Francis Sasso Sr., 67, died Jan. 24 in the North End Community Nursing Home following a long illness.

Mr. Sasso was a retired truck driver for Harvey Foods in Woburn. He is survived by his wife, Phyllis (Zaccagnini); his sons, Francis Fr. and John, and his brother, Louis. He is also survived by three grandchildren.

Funeral services for Mr. Sasso were held Tuesday at St. Francis of Assisi Church. Interment was in Cambridge Cemetery.

Funeral arrangements were made by the Donovan-Aufiero Funeral Home.

Ramella Kardashian

Longtime Cambridge resident Ramella (Deukmejian) Kardashian died Jan. 25 in Sancta Maria Hospital following a brief illness. She was 81.

Mrs. Kardashian was a member of the senior citizens club at the Huron apartments. She was born in Turkey.

She was the wife of the late Yezagiel Aghjayan and the late Mardiros Kardashian. She was the mother of Hachig Aghjayan, Florence Azagalian, Natalie Nranian and the late Avedis. She is also survived by 10 grandchildren and seven great-grandchildren.

Funeral services were held yesterday at St. Stephen's Armenian Church in Watertown. Interment was in Mt. Hope Cemetery in Mattapan.

Funeral arrangements were made by the Aram Bedrosian Funeral Home.

Inez Robinson

Funeral services were scheduled for today for longtime Cambridge resident Inez J. Robinson, who died Jan. 19 in Sancta Maria Hospital at 84 after a brief illness.

Mrs. Robinson was the wife of George W. Sr, and the mother of Emma Williams, George W. Jr., Lorraine Riley, Donald, Joseph, Janice Moore and Myra Williams. She is also survived by 12 grandchildren, 19 great-grandchildren and many other relatives and friends.

Services were to be at the A.J. Spears Funeral Home, which made the arrangements. Interment was to follow on Friday at Mt. Auburn Hospital.

Lenna Burgess

Lenna Burgess, a former longtime Cambridge resident who was active in many community organizations here, died on Jan. 17 in Syracuse, NY, following a long illness. She was 83.

Mrs. Burgess was a retired teacher and secretary. She was active in the Cambridge Republican Club, the Women's Christian Temperance Union, and the Cambridge Church of the Nazarene, where she taught Sunday School for many years.

She was born in Prince Edward Island, Canada. She had recently moved from Cambridge to Syracuse after spending most of her life here.

She is survived by her husband, Walter B.; her son, Brent of Woburn; her daughters, Ellen Laudermilk of Skaneateles, NY, and Virginia Ritchie of Syracuse; and nine grandchildren.

A memorial service for Mrs. Burgess is scheduled for this Saturday at 10:30 am at the Cambridge Church of the Nazarene. Interment will be in Westview Cemetery in Lexington.

Funeral arrangements were made by the Charles B. Watson Funeral Home.

Mary Reale

Funeral services were held Jan. 5 for Mary G. (Uglietta) Reale, a longtime Cambridge resident who died New Year's Day at Youville Hospital following a lengthy illness. She was 57.

She was the wife of the late Pasquale L.; the mother of Charles C., Mariann Gillespie and Frank J. Reale. She was the sister of Lena DiMille and Pat Uglietta and is also survived by granddaughters Amy Reale and Julia Gillespie.

A funeral Mass was celebrated at St. Francis of Assisi Church in East Cambridge.

Funeral arrangements were made by the DeVito Funeral Home.

John Sullivan

John Sullivan, a former Cambridge resident who lived most of his life here before moving to Somerville, died Jan. 20 at 78 in Somerville Hospital after a lengthy illness.

Mr. Sullivan was a retired taxicab driver.

A funeral Mass for Mr. Sullivan took place Jan 24 in St. Mary's Church, and interment was in St. Paul's Cemetery in Arlington.

Funeral arrangements were made by the John C. Burns and Son Funeral Home.

Leo Shalow

Leo J. Shalow, a lifelong Cambridge resident and former firefighter for the Cambridge Fire Department, died Jan. 22 in Cambridge Hospital following a sudden illness. He was 47.

Mr. Shalow was the husband of Carol (Killackey) and the son of Elizabeth Shalow. He was the brother of William F. and Edward M. of Cambridge, Eleanore Muise of Cambridge, Elizabeth McLaughlin of Pepperill, Theresa Calvin of Halifax, Mass. and the late Matthew J. Shalow. He is also survived by many nieces and nephews.

A funeral Mass was celebrated on Jan. 26 at St. Mary's Church. Interment was in Mt. Auburn Cemetery.

Funeral arrangements were made by the John C. Burns and Son Funeral Home.

Harry Naves

Harry P. Naves, a former Cambridge resident, died Jan. 5 at the age of 78.

Mr. Naves was a retired machinist with the Peter Gray Company in Cambridge.

He was the father of Paul L. of Somerville, Marilyn A. Murphy of Medford, Patricia A. Iannuzzi and Nancy A. Knight, both of Derry, N.H. He was the brother of Francis J., Thomas J. and Ruth Senecal, all of Marlboro, Gerald J. of Connecticut and Marion Tredeau of Hudson. He is also survived by 16 grandchildren and 4 great-grandchildren.

A pro-burial Mass was celebrated Wednesday in the Immaculate Conception Church in Marlboro, and interment was in the Immaculate Conception Cemetery in Marlboro.

Funeral arrangements were made by the John P. Rowe Funeral Home.

CRLS track to be named for Duffy

Tom Duffy, retired Rindge Technical School head track coach who tallied 16 state championships and 8 New England championships during his 24 years in Cambridge, will be honored on February 9 at 5 pm in the Cambridge Rindge and Latin School Field House.

Plans are underway to name the indoor track at Cambridge Rindge and Latin School Field House after the famed coach at ceremonies scheduled during a Basketball League Girls track meet on February 9 at CRLS.

Duffy, who coached all Americans John Thomas, Charles Jenkins, Charles Stead and Ed Collymore, was Head Coach of Rindge Track and Field Teams from 1936 to 1960.

His career was paralleled by over 40 years of teaching at the Fletcher and Longfellow Elementary Schools in Cambridge.

In 1958 he was named Rindge "Man of the Year" by the alumni, becoming the only recipient of that honor who is not a Rindge graduate. Among his many other citations are his inclusion into the National Hall of Fame-Helms Foundation and into the State High School Coaches' Hall of Fame.

At the request of Rindge alumni, the Cambridge School Committee last November voted to dedicate the track at CRLS to Coach Duffy for his years of service to Cambridge.

Plans for the dedication are being developed by Rindge alumni members Alan Dobson, John Hassell, Bill Morse, Ted Darling and Charles Stead and include participation by former Rindge track greats and city officials.

The dedication committee has extended an invitation to the program to the Cambridge community and Rindge alumni in particular. For further information call 864-0463.

Jarvis tapped for CBCHA community award

On Sunday, February 8, at 4:30 pm the Cambridge Black Cultural and Historical Association (CBCHA) will present its annual Outstanding Community Leadership and Service Award to Michael Jarvis, basketball coach at Boston University. The award ceremony will take place at the Cambridge Public Library, 449 Broadway, as part of the annual Black History Month Program.

This year the theme is "Afro-American Youth: Pathways to the 21st Century." Jarvis is being honored for his many years of outstanding work with the youth of Cambridge, and teenagers will present winning essays on the subject of contemporary problems that impede the progress toward liberation of today's Black youth.

Dr. Millicent Daly, director of Undergraduate Programs, Cambridge College, will be the mistress of ceremonies, and musical presentations will be by Voices of Women Victorious, St. Paul's African Methodist Episcopal Church, and by the Cambridge Rindge and Latin School Gospel Chorus.

City recreation mid-season hoop standings

	W	L	Pts
B-East			
Fantini's			
Bermuda Gold	6	0	12
T's Pub	6	0	12
Cantab	4	2	8
Katie's	3	3	6
Cleary Club	2	4	4
Toomey's	2	4	4
Magic Carpet	1	5	2
V.F.W.	9	6	0
B-West			
Pump	6	0	12
A. W.B.	4	1	8
Paddy's	4	3	8
Sunset	3	4	6
O'Malley's	3	3	6
Warburton's	2	3	4
Shamrock	1	4	2
Kurzweil	1	5	2
C-East			
Buffalo Soldiers	7	0	14
Grendals	4	1	8
Charlie's Tap	4	3	8
O'Brien's Pub	3	1	6
Baboons	2	4	4
Last Call	2	4	4
Dolomites	2	3	4
Jazz	0	7	0
C-West			
Drumlins	5	1	10
Subsonics	5	1	10
Court Jesters	5	1	10
Flying Guards	4	3	8
Lincoln	2	5	4
Fast Break	1	4	2
Pepsi	1	4	2
Chaos Nets	1	5	2
C-South			
Mr. Smith's	5	0	10
Badger	4	0	10
C & K	3	2	6
MacBulldogs	3	2	6
Sunlight	1	4	2
Arthur D. Little	1	3	2
Sumner Schein	1	3	2
Biogen	0	4	0

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CAMBRIDGE HOUSING AUTHORITY
PURCHASE OF FOUR NEW VEHICLES

Sealed proposals will be received by the Purchasing Agent, Cambridge Housing Authority, 270 Green Street, Cambridge, Ma 02139 until Tuesday, February 17, 1987 at 10:00 a.m. for a total of four (4) vehicles as follows: one (1) delivery van; one (1) four wheel drive pick-up truck with snow plow; two (2) two wheel drive pick-up trucks with utility bodies. At the specified time said proposals will be publicly opened and read aloud. Specifications may be obtained from the Purchasing Agent, Cambridge Housing Authority at the above address.

Interested bidders may propose to supply any or all of the specified vehicles. The Cambridge Housing Authority reserves the right to award on an all or none or individual vehicle basis as well as to waive any informalities and to reject any or all proposals as may be deemed in the best interest of the Authority.

The Authority is offering three (3) trade-in vehicles in connection with this proposal. The vehicles will be available for inspection on February 11, 1987 between 10:00 a.m. and 12:00 p.m., or at such other time as may be arranged at the convenience of the Authority.

Proposals must be submitted in a sealed envelope plainly marked "Proposal for Vehicles", and be addressed to the attention of the Purchasing Department.

(C)Jan.29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 86P5117E

Estate of **Leotta M. Haywood**
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, allowed and that **Kenrick A. Haywood** of Hudson in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on February 4, 1987.

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 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the eighth day of January in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Jan.29

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 86D 4597-D-1

Summons by Publication
Solon Constant Plaintiff
vs.
Jean Johnson Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Solon Constant, seeking a divorce based upon the grounds of utter desertion.

You are required to serve upon Ann M. Gilmore, plaintiff's attorney, whose address is 59 Temple Place, Boston, MA 02111 your answer on or before April 26, 1987. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
January 12, 1987

Paul J. Cavanaugh
Register of Probate

(C)Jan.29,Feb.5,12

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 40314

NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Catherine Forbes Davis** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the tenth thru thirteenth accounts of **Bank of New England, N.A.** and **Melville Chapin** "as Trustees (the fiduciaries) of the will of said deceased for the benefit of **Doreen Davis Gove** and others have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 20th day of February, 1987, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries, or to the attorney for the fiduciaries, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after 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 fiduciaries pursuant to Mass. R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 20th day of January, 1987.

Paul J. Cavanaugh
Register

(C)Jan.29

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 140, Section 22, as amended, that an application to transfer the lodging house license exercised at 63-65 Inman Street has been received by the License Commission. The current licensee, **Marcia Greenwood,** seeks to transfer said license to **Inman St. Realty Trust,** with **Patsy Curran** as resident manager.

The hearing on this transfer will be held Tuesday evening, February 10, 1987, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Jan.29

INVITATION TO BIDS

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, on February 12, 1987 at 10:00 a.m.

Painting Ceilings at D. F. Burns Apts.
Estimate - $8,000.00

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of the bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer

(C)Jan.29

INVITATION TO BIDS

The Cambridge Housing Authority will receive sealed bids at 270 Green Street, Purchasing Department, Cambridge, MA 02139, Thursday, February 12, 1987 at 11:30 a.m.

Kitchen Floor Replacement at Corcoran Park (Mass. 3-2)
Estimate - $40,000.00

Specifications and contractual documents are available at 270 Green Street, Cambridge, MA 02139, Purchasing Department.

All bids shall be subject to the provisions of M.G.L. Chapter 30, Sec. 39M, and Chapter 149, Sec. 44A-H inclusive in addition to all other applicable public bidding procedures contained in the General Laws of the Commonwealth of Massachusetts, all as most recently amended.

Acceptable bids will be accompanied by a copy of a certificate from DCPO (form CQ7) showing eligibility to bid on projects in the categories and of the dollar amount proposed, as well as an Update Statement (CDPO form CQ3).

Bid proposals shall be irrevocable for a period of 30 days from the date of the bid opening, and may be accepted by the Authority at any time within such period or thereafter, unless withdrawn by written notice of bidder after the expiration of said 30 day period.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive any informalities if it is in the public interest to do so.

CHA is an Equal Opportunity Employer

(C)Jan.29

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 86P6631E

Estate of **Denis J. Keefe**
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 **Gertrude Wolcott** of Cambridge in the County of Middlesex be appointed executrix without giving surety on her bond.

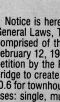
If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on February 12, 1987.

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 2A.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifteenth day of January in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate

(C)Jan.29



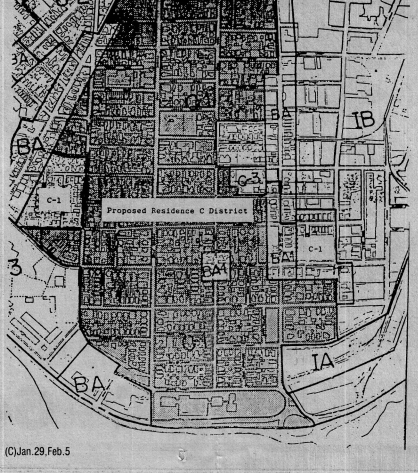
PUBLIC NOTICE
RELATIVE TO ZONING
CITY OF CAMBRIDGE
MASSACHUSETTS
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 12, 1987 at 5:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a **new "Residence C" zoning district** with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.

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

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

For the Committee,
Councillor William H. Walsh
Chairman



(C)Jan.29,Feb.5

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 87P0041A

NOTICE

Estate of **Ellen M. Murphy**
a/k/a **Ellen M. Kingsley**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that **Marie Kingsley** of Somerville in the County of Middlesex or some other suitable person be appointed administratrix of the estate of said deceased.

If you desire to object to the allowance of said petition, you or your Attorney should file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on February 19, 1987.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, the 21st day of January in the year of our Lord one thousand nine hundred and eighty-seven.

Paul J. Cavanaugh
Register of Probate Court

(C)Jan.29

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court
No. 87P0035A

NOTICE OF
Administration Without Sureties

Estate of **Lucien Beausoleil**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that **Rene E. Beausoleil** of Waltham in the County of Middlesex be appointed Administrator of said estate without giving surety on his official bond.

If you desire to object to the allowance of said petition, you or your Attorney should file a written appearance in said Court at Cambridge on or before 10:00 A.M. on February 19, 1987.

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

Paul J. Cavanaugh
Register of Probate Court

(C)Jan.29

REQUEST FOR PROPOSAL
CITY OF CAMBRIDGE
COMMUNICATIONS EQUIPMENT FOR ALARM CONSOLES

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, until 11:00 A.M., Thursday, February 5, 1987 at which time and place they will be publicly opened and read aloud for furnishing the following to the City of Cambridge:

The City of Cambridge, Massachusetts intends to replace its central Fire Alarm signaling system. The system consists of eighteen circuits, four primary circuits, four secondary circuits, five mutual aid circuits and 518 fire alarm boxes. The circuits and fire alarm boxes encompass six and one half square miles of the City.

Copies of the Request for Proposal may be obtained at the Office of the Purchasing Agent on and after January 22, 1987, between the hours of 8:30 A.M. and 5:00 P.M.

The successful offerer must be an Equal Opportunity Employer.

The City of Cambridge reserves the right to reject any or all proposals, waive any informalities in the proposal process, or accept the proposal deemed to be in the best interest of the city.

Each proposal must be delivered, along with one (1) additional proposal summary, in a sealed package, plainly marked, "Proposal for Communications Equipment for Alarm Consoles" and addressed to Barbara L. Duffy, Purchasing Agent, Room 303, City Hall, 795 Massachusetts Avenue, Cambridge, Ma. 02139.

Barbara L. Duffy
Purchasing Agent

(C)Jan.22,29

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

To: The Honorable, the City Council

From: The Planning Board

Subject: Rehearing of the Residence C-Cambridgeport Rezoning Petition submitted by the planning Board

Date: December 9, 1986

Due to the expiration of the statutory time limit on the above referenced Planning Board zoning petition the City Council has not been able to take any action, either for adoption or rejection, of the rezoning proposal. As the Planning Board considers it important to establish a public policy for this area of Cambridgeport which has been subject to numerous rezoning proposals in the recent past the Board would respectfully request the City Council to rehear the petition, as permitted by Chapter 40A, so that final action could be taken on the petition.

CITY OF CAMBRIDGE

INTEROFFICE CORRESPONDENCE

To Michael Rosenberg, Assistant City Manager for Community Development

Date September 11, 1986

From Joseph E. Connarton, Acting City Clerk

Reference

Subject Petition of the Planning Board to create a new Residence C zoning district in the Cambridgeport area

Please be advised that pursuant to the public hearing of the Ordinance Committee held on Wednesday, September 10th, the Committee, at the request of Councillor Duehay, has agreed to temporarily hold the petition in Committee.

The Committee has requested that your Department provide the full City Council with a map of the affected area, which would indicate all existing housing lots that currently provide potential for the development of new housing units. This map should be enlarged, so that the lots are clearly identifiable.

Furthermore, the Committee would like all available data relative to the number of townhouses and newly constructed units which have been built within this area for the past ten years.

This information would be appreciated by the City Council as soon as possible, and I believe it is the intent of the Ordinance Committee, upon receipt of this information that the above-referenced petition will be forwarded to the full Council for action.

JEC/mh

Walter J. Sullivan
Mayor
City of Cambridge
Cambridge, Massachusetts 02139
617-498-9090

August 28, 1986

Mrs. Julia Z. Koulet
120 Auburn Street
Cambridge, Massachusetts 02139

Dear Mrs. Koulet:

I am in receipt of your letter and enclosures of August 26, 1986. Having reviewed the letter with great care, I want you to know that I stand with you on this.

As you requested, I will share this letter and its enclosures with the members of the City Council. It will be contained as part of the Communications parcel which will be given to each Councillor prior to the meeting on September 8, 1986.

I am transmitting your letter to Mr. Joseph E. Connarton, Acting City Clerk, with the request that it and its addenda be communicated to all Council Members.

Sincerely,

Walter J. Sullivan
Mayor

WJS:cjl
cc: (with enclosure)
Joseph E. Connarton
Acting City Clerk

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

December 29, 1986

Mrs. Julia Koulet
120 Auburn Street
Cambridge, MA

Dear Mrs. Koulet:

Pursuant to our telephone conversation of this morning, I did some further research relative to the petition of the Planning Board as it relates to the Cambridgeport area. Please be advised that on December 15, 1986 said petition was re-filed with the City Council.

I hope this information will be beneficial.

Sincerely yours,

Joseph E. Connarton
City Clerk.

JEC/mh

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9020

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

SEVERLIN B. SINGLETON, III
BIRGE ALBRIGHT
DONALD A. DRISDELL
LEGAL COUNSEL

January 20, 1987

Robert W. Healy
City Manager

RE: Residence "C" Zoning - Cambridgeport

Dear Mr. Healy:

I enclose copies of a letter dated January 10 from Councillor Walsh to Russell Higley and a letter dated January 5 from Stephen B. Clark, Esq. to the City Clerk.

In his letter, Mr. Clark states: "...copies of the petition were not on file at the office of the City Clerk at the time of the filing of the Notice of Public Hearing (12-4-86) and, in fact, were not on file as of December 12, 1986."

I have spoken to the City Clerk about this, and he assures me that this statement is incorrect and that the petition was on file in his office on those dates.

Very truly yours,

Birge Albright

Birge Albright

BA/a
cc: Councillor Walsh
Joseph Connarton, City Clerk

LAW DEPARTMENT
'87 JAN 12 AM 11 15

CAMBRIDGE CITY COUNCIL

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9094

William H. Walsh
City Councillor

January 10, 1987

City Solicitor
Russell Higley
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Mr. Solicitor:

As you know I am Chairman of the Ordinance Committee. In my City Council package I found the enclosed letter from the law firm of Hayes, Clark & Embry.

Could you please advise me as to whether or not Attorney Clark is correct.

Very truly yours,

Wm H Walsh

William H. Walsh

WHW/lm
Enclosure

HAND DELIVERY

Hayes, Clark and Embry

ATTORNEYS AT LAW

STEPHEN S. CLARK
BRUCE J. EMBRY
FREDERICK B. HAYES, III
WILLIAM J. HUNT

LAW DEPARTMENT

'87 JAN 12 AM 11 15

P.O. BOX 206
43 THORNDIKE STREET
BULFINCH SQUARE
CAMBRIDGE, MASSACHUSETTS 02141
617 494-4800

January 5, 1987

Mr. Joseph Connarton
City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: Residence "C" Zoning
Cambridgeport

Dear Mr. Connarton:

This office represents Julia Koulet of 120 Auburn Street, Cambridge, Massachusetts.

Mrs. Koulet resides at 120 Auburn Street, Cambridge and has resided on that property for many years.

A notice of public hearing before the Cambridge Planning Board to create a new Residence "C" Zoning District was advertised in the Cambridge Chronicle on December 4, 1986 amd again on December 11, 1986, noting that a public hearing on the matter would be held on Tuesday, January 6, 1987 at 8:00 p.m. in the Community Development Conference Room, Third Floor, City Hall Annex, 57 Inman Street, Cambridge.

It has come to our attention that contrary to the regulations of the City of Cambridge and other applicable law, copies of the petition were not on file at the office of the City Clerk at the time of the filing of the Notice of Public Hearing and, in fact, were not on file as of December 12, 1986.

Please note that this failure to file prior to hearing and failure to allow inspection of the request and copies of the petition prior to the hearing makes the proposed public hearing, in our opinion, invalid and in violation of Cambridge City Ordinances and Massachusetts State Law.

Thank you for your attention to this matter.

Very truly yours,

Stephen S. Clark

SSC/RE

By Hand

cc: Julia Koulet

cc: City Council Members
Planning Board Members
(Hand Delivery)

C. C. foe

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

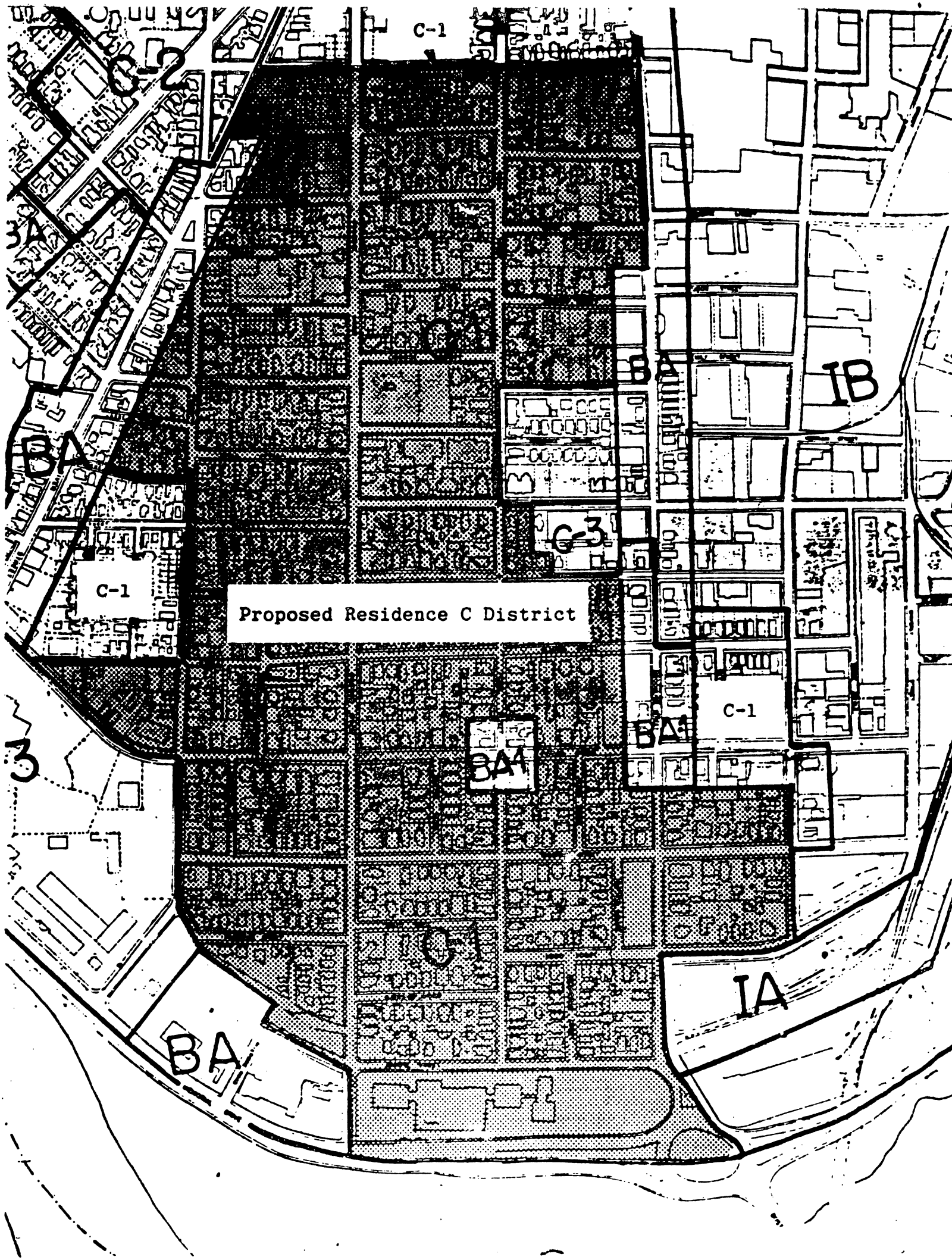
Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, February 12, 1987 at 5:30 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to (1) amend the text of the Zoning Ordinance of the City of Cambridge to create a new "Residence C" zoning district with the following characteristics: FAR: 0.6 (0.6 for townhouses); lot area per dwelling unit: 1800 square feet; height: 35' (40' for townhouses); uses: single, multifamily, and townhouse dwellings; and (2) amend the Zoning Map of the City of Cambridge by deleting the current designation "Residence C-1" and substituting therefore the new designation "Residence C" for an area in Cambridgeport identified on the accompanying map. The new Residence C district would reduce the density of development permitted in Cambridgeport under the current Residence C-1 district by one third (from 36 to 24 units of housing per acre) while retaining the same range of uses and the same height limitations now in the existing Residence C-1 district.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.


C-1
C-2
BA
IB
C-3
C-1
Proposed Residence C District
C-1
BA
BA
IA
BA

The hearing was adjourned at 7:36 p.m.

At the Ordinance Committee meeting held on Wednesday, November 13th, 1986, Councillor Duehay moved that this petition be referred to the full City Council for action.

For the Committee,

Wm H Walsh

Councillor William H. Walsh
Chairman.

See current set of amendments
last page different

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

February 17, 1987

To the Honorable, the City Council;

Subject: Planning Board Rezoning Petition Creating a new Residence C District and Rezoning Residential Cambridgeport to that New District.

Recommendation

The Planning Board recommends adoption of the petition with an amendment which would (1) permit structures now meeting the existing Residence C-1 District dimensional requirements to remain conforming or to be reconstructed and (2) permit existing structures now less dense than permitted in a Residence C-1 District to be renovated to the higher Residence C-1 density provided all construction occurs within the existing structure. The additional enclosed amendment would create a new footnote (i) to the Residence C District as originally proposed.

Findings

1. Residential Cambridgeport is highly variable in the density and pattern of development occurring. While there is a general trend of higher densities close to Central Square and lower densities near the Charles River each block can be a mixture of densities from multifamily apartment buildings at a Residence C-2 density or higher to single family homes on large lots having a density of a Residence A district.

2. Almost fifty percent of the lots in Cambridgeport conform to the proposed new district as to number of units permitted; almost thirty percent of the lots have a density between that of the current Residence C-1 District and the proposed Residence C District; a final third of the lots are now more dense than is permitted in the current Residence C-1 District.

3. The Board has felt for some time that a new zoning district, intermediate between the existing Residence C-1 and Residence B Districts, would be a more appropriate regulatory framework for general, multifamily low density residential development than

the existing Residence C-1 district. Such a new district would permit multifamily development at a reasonable density but also ensure a reasonable balance between built up area and open space. The density of units permitted would also be more easily assimilated into existing neighborhoods given the secondary impacts of traffic and parking now associated with new residential development. The creation of such a new district would permit a greater flexibility in tailoring zoning district designations to an existing or desired residential pattern anywhere in the City.

4. Issues of excess density (both in terms or numbers of units and volume of building) and loss of open space are best addressed directly with adjustments to the bulk and number of units permitted in a residential area as this new district attempts to do. While modifications to the secondary bulk controls of existing districts (yard setbacks and other modifications to the townhouse ordinance for instance) have been recommended as alternate approaches for Cambridgeport and elsewhere in the City, such approaches would either (1) result in a de facto reduction in the effective amount of development permitted on a lot, (2) potentially result in significantly greater percentages of non-conformity than would be created under the Residence C District proposal, or (3) alter development incentives such that the assemblage of lots and the demolition of existing structures would be favored over the incremental development, lot by lot, now characterizing infill developments in existing neighborhoods. While specific dimensional modifications may be appropriate, issues of density should be addressed most appropriately by modifying the density provisions of a zoning district.

5. In Cambridgeport almost fifty percent of the lots would meet or be close to the densities proposed in the new district. While some 50% of the lots would be non-conforming for that feature the long term health and stability of the neighborhood is best served by a reasonable reduction in the density of new development which would benefit future as well as existing residents. However to respond to the concerns expressed regarding non-conforming structures in the new district the Planning Board is recommending an amendment to the petition which would allow existing structures to be renovated (or rebuilt after accidental destruction) to a Residence C-1 Density. With this provision fewer than thirty percent of the residential lots would be non-conforming as to density. Furthermore the amendment has the advantage of providing incentives for retention of existing structures.

6. The Board continues to believe that the issues of availability of housing for low and moderate income families is unrelated to the changes proposed in the new district. Unless supported by significant public subsidies or as part of a large scale development not likely within the existing residential neighborhood in Cambridgeport, housing for low or moderate income

families will not be produced in the private market under either the existing C-1 District or the proposed District. Any zoning requirement for the provision of such housing, in addition, should be applied City-wide and not just in a single district.

Respectfully submitted for the Planning Board,

Paul Dietrich, Chairman

Amendment Recommended by the Planning Board

Amend the proposed Residence C District as submitted by the Planning Board by the creation of a new Footnote (i) in Section 5.31-District Dimensional Regulations, Residential Districts as follows:

Res C (i)

(i) Structures in existence as of December 1, 1986 shall be subject to the dimensional requirements of a Residence C-1 District subject to the following conditions and limitations:

(1) Any increase in floor area or numbers of units shall be permitted up to the limits permitted in a Residence C-1 District provided all construction occurs within the limits of the existing structure;

(2) Notwithstanding the provisions of Section 8.23, a non-conforming structure destroyed or damaged by fire or other catastrophe may be reconstructed without limit as to cost, up to the limits permitted in a Residence C-1 District, provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards, than the original structure. All other provisions of Section 8.23 shall continue to apply.

(3) Except as provided in paragraphs (1) and (2) above, all new construction on a lot, including additions to an existing structure, shall conform to the requirements of the Residence C District.

(1)

Revised footnote (i) - Proposed Residence C Zoning Petition

Residence C (i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations (except that for those developments permitted under paragraph (2) below Sections 11.152 and 11.154 shall not apply).

(1) For structures in existence as of December 1, 1986:

a. Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

b. Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the origninal structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction on a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200

Current 3/23/87

Revised footnote (i) - Proposed Residence C Zoning Petition

Residence C (i)

(i) The dimensional requirements of the Residence C-1 District as detailed in this Section 5.31 shall apply in the Residence C District under the following conditions and limitations ~~(except that for those developments permitted under paragraph (2) below Sections 11.152 and 11.154 shall not apply).~~ insert Amendment.

(1) For structures in existence as of December 1, 1986:

a. Any increase in floor area or numbers of units, provided all construction occurs within the limits of the existing structure; or

b. Notwithstanding the provisions of Section 8.23 for a non-conforming structure destroyed or damaged by fire or other catastrophe, reconstruction without limit as to cost provided the structure as restored shall not be greater in lot coverage or volume or shall not extend further into the required yards than the origninal structure; all other provisions of Section 8.23 shall continue to apply.

(2) For any construction on a lot involving the addition of dwelling units above that permitted in a Residence C District (and not otherwise permitted in paragraph (1) above), upon the issuance of a special permit from the Board of Zoning Appeal subject to the requirements of Section 11.200

New Section 11.200 - Affordable Housing Requirements

11.200 - Affordable Housing Requirements

Where additional intensity of development is permitted by special permit in any zoning district, subject to this Section 11.200, the following minimum standards and requirements shall apply.

11.201 Quantity of Affordable Housing Units Required

A minimum of 25% of the dwelling units on a lot (including both existing units and those authorized by special permit), but in no case less than one unit, shall be affordable as hereinafter defined in this Section 11.200.

11.202 Definition of Affordable Housing

An affordable unit of housing shall be one affordable by and made available to a household having a median family income equal to or less than 120% of the median family income for the Boston Metropolitan Area as determined by the Federal Department of Housing and Urban Development or any successor agency, adjusted for family size,or such other equivalent income standard as may be employed by the Community Development Department through other city, state or federal housing programs intended to assist in the provision of low, moderate, and/or middle income housing.

11.203 Characteristics of the Required Affordable Housing Units

Each housing unit provided shall have a minimum gross floor area of 950 square feet and shall have a minimum of two bedrooms. In addition the affordable units shall be constructed of the same quality of materials and the same basic level of amenities as other housing units in the development. The specific location for the affordable housing units shall be dispersed throughout the development and shall be specifically approved by the Board of Zoning Appeal.

11.204 Selection of Eligible Households

Eligible households shall be selected by the community Development Departmen or its designated agent, use guidelines customarily employed by the Department in selecting tenant and homeowner households under other city, state, and federal housing assistance programs.

11.205 Permanence of the Affordable Housing Units

To the maximum extent possible such restrictions, conditions, and /or limitations shall be required by the Board of Zoning Appeal to guarantee the permanent availability of the affordable housing units created under this Section 11.200. For units that are to be sold such restrictions shall include limited equity deed restrictions on the resale of the dwelling unit, in a form satisfactory to the Community Development Department..

11.206 Other Requirements

Any application for a special permit for a development subject to this Section 11.200 shall be accompanied by a report from the Community Development Department certifying to the Board of Zoning Appeal that the requirements of this Section 11.200 have been met as demonstrated by the documents submitted in support of the application and recommending such conditions and requirments as may be appropriate as conditions to the issuance of the special permit to fully carry out the intent of this Section 11.200. The Community Development Department shall certify to the Superintendent of Buildings that final development plans are in conformance with the conditions of the special permit before the issuance of a building permit. In addition the Department shall certify that the conditions of the special permit have been met before issuance of any certificate of occupancy.

City of Cambridge

In City Council Nonember 17, 1986

The Ordinance *Committee* comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, September 10th, 1986 relative to the petition of the Planning Board creating a Residence C District in Section 3.11 entitled "Residence C District - Multi-family dwellings".

Councillor Walsh called the meeting to order at 6:02 p.m. and requested representatives of the Planning Board to come forward.

At this time, Mr. Les Barber, staff representative of the Community Development Dept., addressed the City Council and outlined the particulars of the proposed zoning amendment. Mr. Barber indicated that if this petition were passed, non-conforming uses would run in the range of 52%. Furthermore, he said this petition would provide for the possibility of 700 new housing units in the area, versus 1,000 which could technically be built at the present time. He further stated that the FAR would go from .75 to .06.

At this time, both Councillors Wolf and David Sullivan voiced concern relative to the density of the area and what remedies could be found to alleviate same. Councillor David Sullivan further questioned what impact this proposal would have on low and moderate-income construction, and suggested some sort of anc inclusionary zoning alternative.

Councillor Duehay stated he believed the Council should separate the issues. First, establishing a certain district, and then establishing zoning for the district.

Speaking in favor of control of development for the Cambridgeport area were:- Lynne D'Ambrose of 10 Perry St.; Nancy Woods of 4 Hastings Sq.; Henrietta Davis of 27 Chestnut St.; Louise Elvie of 36 Cottage St.; Thomas Lewis of 12 Rockingham St.; Mel Gadd of 43 Cottage St.; Philip Weinberg of 15 Perry St.; and Decia Goodwin of 47 Chestnut St.

Speaking in opposition to the proposed petition were:- Roy Bassar of 196 Pearl St.; Judith Coulette of 120 Auburn St.; Charles Maxim of 18 Cottage St.; Larry D'Onofrio of 543 Putnam Ave.; and Henry Koustopolos of 318 Brookline St.

At this time, Councillor Duehay stated the Committee should be provided with further information relative to the affected area should this petition pass. Specifically, he requested a copy of the municipal map outlining all existing housing lots which currently provide potential for new housing. He further stated that the Council should receive all further data relative to the number of townhouses and newly constructed units which have been built in the Cambridgeport area during the past 10 years.

DAY AND ERTMAN ARCHITECTS
181 WEST STREET • WALTHAM, MASS. 02154 • (617) 890-7744

FREDERIC L. DAY JR. FAIA
GARDNER ERTMAN AIA

January 27, 1986

Dear Mrs. Koulet:

We understand you would like to build five housing units on your property in Cambridge. There is already a two-family house on the property. We further understand you have discussed this with the Cambridge Building Department and they feel this is possible within current zoning. The site is very tight and care must be taken to develop it in the best possible way.

In our phone conversation, we said our fee for a feasibility study would be in the $4,000-$5,000 range. This seemed more than you want to spend. Therefore, we will reduce the amount of time to be spent and keep our costs to $2,500, plus printing costs. In order to do this, we will depend on you to coordinate with the Cambridge Building Department, and get any zoning information, etc., that is required. We will analyze the site and develop alternate schemes. Once a scheme is selected we will develop 1/8 scale plans, section, and elevations so that estimates can be obtained from Mr. William Souza of Hy-Tech Corporation. I have spoken to him and he has agreed to do this.

If this is agreeable, please sign one of the copies of this letter and return it to us. We will start work within two weeks after receiving your approval.

Sincerely,

Gardner Ertman
for Day and Ertman

GE:cms

ACCEPTED:

_____

Date:_____

City of Cambridge

In City Council February 23, 1987

The Ordinance *Committee* comprised of the entire membership of the City Council conducted a public hearing on Thursday, February 12, 1987 beginning at 5:30 p.m. in the Sullivan Chamber, City Hall. The purpose of the hearing was to discuss the proposed amendment to the Zoning Ordinances relative to the establishment of a new Residence C district in the Cambridgeport area. Councillor William Walsh, Chairman of the Committee, opened the meeting, inviting all interested persons to come forward who were in favor of the petition.

At this time, the Committee heard from Mr. Les Barber of the Community Development Department, who outlined the proposed amendment, indicating to the Committee that the amendment would create a new district with a designation of Residence C. This new district would change the floor area ratio to .6 allowing for 1,800 sq. ft. for each unit, but would not change the present height limitation of 35 ft. Furthermore, he stated that open space requirements would be increased from 15% to 18%. Mr. Barber further stated that this petition was a result of several neighborhood meetings and public hearings and represents an overall reduction in allowable development.

Councillor David Sullivan questioned whether or not an individual within the designated area would have to seek a special permit to change the siding of their property.

Mr. Barber responded by saying a special permit would be required, if the property in question was new construction.

Councillor David Sullivan further stated that he thought possibly designating the Cambridgeport area with a Residence C-1 zone would be more beneficial in terms of construction of new townhouses, if in fact the intent was to reduce the allowable number of townhouses and maintain a certain amount of open space.

At this time, Councillor Duehay questioned the development potential of the area and whether or not the petition before the Committee was satisfactory to the original petitioner's objective.

Mr. Barber responded by stating that additional dwelling units potentially could be developed on existing residential lots equal 680 but could go down to 480, which is roughly 50% more than the original petition would have provided.

Councillor Duehay further questioned whether or not the Planning Board had discussed changes relative to the existing townhouse ordinance.

Mr. Barber responded by stating that the Planning Board has periodically discussed the ordinance, but at this time has made no recommendations for amendment.

Calendar #2

REPORT

Committee on Ordinances

Re: petition of the Planning Board to amend the text of the Zoning Ordinances by creating a new Residence C zoning district and to amend the Zoning Map by deleting the current designation Residence C-1 & substituting therefore the new designation Residence C for an area in the Cambridgeport area.

In City Council,

February 23, 1987

Tabled 2/23/87

Councillor Wolf questioned whether or not proposed development within this area would be done in someone's backyard, because of the density of the area.

Mr. Barber responded by stating that was not actually the case, because units could be added in current structures or built on existing townhouse lots.

Speaking in favor of the proposed amendment were:- Peter Bruckner, 3 William St.; Lynne DiAmbrose, 10 Perry St.; Bruce Houghton, 82 Magazine St.; Vincent Panico, 5 Perry St.; Nancy Woods, 4 Hastings Sq.' Ken Carson, 52 Chestnut St.; Jill Bloom Mooradian, 202 Hamilton St.; Richard Bock, 120 Chestnut St.; Josie Patterson, 4 Hastings Sq.; Walter Grant, 302 Brookline St.; Geneva Malenfant, 75 Henry St.; Henrietta Davis, 120 Chestnut St.; Decia Goodwin, 47 Chestnut St.; Frederick Woods, 4 Hastings Sq.; and Penelope Luedersbooth, 95 Magazine St.

The above-mentioned speakers both stated their support for the petition, as well as their opposition for any increased traffic flow or the reduction in the homogenity of the neighborhood. These speakers urged the City Council to support the proposed petition in an effort to maintain the current neighborhood environment.

Speaking in opposition to the petition was William Cavellini, 274 Brookline St., representing the Ward 5 Democratic City Committee, who read a prepared statement indicating that the Ward 5 Committee would like the City Council to consider the Cambridgeport area for low & moderate income housing and further stated the petition, in its current form, does not provide for amendments to consider for the development of said housing. He further stated that the petition before the Ordinance Committee does not properly address the townhouse issue, safety problems and traffic congestion.

Also speaking in opposition to the petition was William Noble, 38 Green St., who stated that no attempt has been made to develop low & moderate income housing for people win the Cambridgeport neighborhood. He further stated that previous zoning petitions have been filed to do just that and they have been rejected.

Councillor Duehay questioned Mr. Noble as to how many units out of the maximum number of 680 which could be built did he think could be made available for low & moderate income housing.

Mr. Noble responded by stating that although he was uncertain as to the exact number, added that when you downzone in the fashion which is before the Committee this evening, the City is not really protected. Mr. Noble stated that further review of the existing townhouse ordinance should take place.

Councillor Duehay stated that he has repeatedly asked the Planning Board to conduct such a review, submit changes for review by this Committee, but as yet nothing has been forwarded.

Also speaking in opposition to the petition were Robert J. LaTremouille, 348 Franklin St. and Michael Nelson, 348 Franklin St.

Mr. Nelson read a prepared statement relative to the need for additional housing for low and moderate income families and outlined his experience in attempting to secure affordable housing.

Councillor Duehay stated he believed the City was either the sixth or seventh most densely populated city in the country and that the Planning Board should take this into consideration in their future deliberations.

Councillor David Sullivan stated that he was very sympathetic to the goals of the petition before the Committee but is concerned with the side-effects of the petition should it be enacted. He further stated he was in agreement with the previous speakers who stated the need for additional affordable housing, not only in Cambridgeport but throughout the City and stated he would attempt to meet with all parties concerned relative to this petition in an effort to develop a provision for inclusionary zoning. He further suggested to the people present to review the Draft EIR statement relative to the Forest Cities development, in an effort to better understand the impact and the traffic flow said development would generate.

At this time Councillor Duehay moved that the Planning Board be formally requested to complete a review of the current townhouse ordinance and to forward to the City Council their proposed recommendations for change.

Councillor Duehay at this time moved that the proposed amendment to the Zoning Ordinances as forwarded by the Planning Board be referred to the City Council without recommendation, pending a report from the Planning Board.

The hearing was adjourned at 7:35 p.m.

For the Committee,

Councillor William H. Walsh
Chairman

David Aposhian
Cambridge Design and
Development
17 Roberts Road
Cambridge, Ma. 02138
February 25, 1986

Dear Ms. Koulet:

First, allow me to apologize for the amount of time it has taken me to get this letter to you. I hope it has not inconvenienced you.

To follow up our conversation, I would like to describe for you the services we could provide to assist you in developing your property, and what our fee structure is like:

1. First, through site analysis, consideration of your needs and preferances, readings of the market place, and communnity sentiment, and in accordance with state and city building and zoning codes, we would help you reach a decision on number of units, square footage, height, and massing of the building(s).

2. Rough design work: This would consist of developing, in order, a site plan, floor plans, and facades. This work would be done in close contact with you, and would consist of a series of meetings wherein we present rough,informal design drawings which would develop your initial ideas as well as

ours. At the end of this process, you would have floor plans and facade drawings of sufficient detail to use for zoning or marketing purposes.

3. Location of utilities in the street, surveying, and test borings and soil analysis.

4. We would of course prepare all working drawings, for:

a. Foundation and slab system

b. Framing

c. mechanical and electrical

All drawings, save electrical will be stamped by engineers as needed.

5. We would of course see you through the entire process of obtaining necessary building permits, representing you in front of Cambridge Inspectional Services.

Our total fee for all architectural services relating to the new construction would be 10% of building costs, based on a cost of $60 per square foot, which is most likely the cost you would want to aim for. Payment schedule as follows:

1. A $5,000 retainer paid initially to be applied to the above mentioned fee,
2. 3.33% of building costs (@ $60/per square foot) when rough design work is completed.
3. 4.33% of construction costs when all working drawings are done (less $5,000 retainer).

4. 2.33% of construction costs payable when building permits are granted. If you do not decide to apply for the permits, or if permits are denied for reasons unrelated to our work, then payment within 30 days of delivery of completed drawings.

You would receive 10 sets of all drawings, plus an original. You would be charged directly for the test borings and the surveyor, as these are not part of the plan preparation.

Our fee for construction would be 15% of building costs; if it were normal townhouse construction, we would simply assume costs at$60/ square foot of gross built space, and bill at that basis; costs over that figure would have no mark up. Building costs are defined as:

1. All materials
2. All subcontractor's bills
3. Our labor bills(actual pay, plus workmen's comp, insurance, and taxes)
4. Site preparation and maintenance: a. utility bills
   b. disposal contracts
   c. trailer

You would be billed weekly, for weekly expenses for the above, plus the 15%. We would need a $25,000 initial payment to start work, which would pay for the first $25,000 of expenses. Please call with any questions you may have.

Sincerely,

David Aposhian

July 11, 1985

Mom:

Thanks for your note. Its always good to HEAR from you. How did your meeting go in Londonderry?

The name of the firm is not ~~EPOCH~~ EPCOT HOMES, it is EPOCH HOMES AND THEY TOO ARE IN N.H. I tried the 800# for the Vermont Consumer Complaints but you can only reach it from inside Vermont.

Huntington Homes Complaint

* However I did call Consumer Complaints in VT. direct 802-656-3183 and was told THAT Huntington Homes THERE WERE 7 complaints w/ 3 unresolved. Two unresolved in 1984 (Sept. Aug) 1 in 81, 2 in 83, and 4 in 84. *

We are planning TO ATTEND A Red Sox BASEball game on July 27 (SAT) and WANT TO KNOW IF you WOULD BE INTERESTED IN BABY-SITTING Laura THAT DAY. The game is 2:pm and we may decide TO SPEND THE NIGHT IF THERE IS NO CONFLICT.

We are fine and hope all is WELL THERE.

~~Ed~~ Write for the reports on Huntington Homes *

Love,

Kim, Lynn & Laura

July 18, 1985

David D. Middleton
16 Tanglewood Lane
Winchester, Ma. 01890

Re: Survey at 120 Auburn St.
Cambridge, Ma.

Dear Mr. Middleton:

This is to notify you that my project at the above address is put on hold therefore your survey at the land in Cambridge is terminated.

Please send me a bill for your current work. Upon receipt of my payment I would appreciate receiving the area measurements of the house at 120 Auburn along with the plot plan.

Sorry about missing your phone calls.

Sincerely

Julia Z. Koulet

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 15, 1986

To the Honorable, the City Council

The Planning Board hereby submits for City Council Consideration the following amendments to the text and map of the Zoning Ordinance of the City of Cambridge.

Respectfully submitted,
for the Planning Board,

Alfred B. Cohn

Alfred Cohn
Vice Chairman

RECEIVED BY
OFFICE OF CITY CLERK
1986 JUL 30 PM 4:40
CAMBRIDGE MA.

A. **AMEND THE TEXT OF THE ZONING ORDINANCE BY CREATING A NEW RESIDENTIAL DISTRICT AS FOLLOWS**

1. **In Sections 3.11 insert a new line after existing line 4.: 5. Residence C District ....Multi-family dwellings. Renumber subsequent lines as appropriate.**

2. InSection 4.30 - Table of Use Regulations, insert the new phrase "Res C" before the phrase "Res C-1,2,2A,3,3A" in the fourth column heading.

3. Elsewhere in Article 4.000 insert the new phrase "Res C" before the existing phrase "Res C-1" wherever it occurs.

4. **In Table 5-1 Table of Dimensional Requirements - Residential Districts**

Insert a new line "Res C' following the existing line "Res B" as follows:

	(1)	(2)	(3)	(4)	(5)			(6)	(7)
						(a)	(c)		
Res C	0.6	5,000	1,800	50	H & L / 4	H & L / 5 (min. 7'6" sum of 20')	H & L / 4	35'	18%

5. **In Section 5.31 Residential Districts**

Paragraphs 2 and 3insertthe new phrase "Residence C" before the existing phrase "Residence C-1" wherever it appears.

6. **Throughout Article 6.000 - Off Street Parking and Loading Requirements, insert the new phrase "Residence C" before the existing phrase: "Residence C-1" wherever it appears.**

7. **In Article 7.000 - Signs and Illumination, insert the new phrase "Residence C' before the phrase: "Residcnec C-1" wherever it appears.**

8. **In Section 11.10 - Townhouse Development, make the following changes.**

   (a) **In Section 11.121 insert the new phrase "and Residcne C district" following the existing phrase: "...in a Residence B district..."**

   (b) **In Section 11.152 - Minimum Floor Area Ratio insert the new phrase "and Residence C" after the existing phrase: "...Residence B..." in line (1).**

   c. **In Sections 11.12 and 11.123 insert the new phrase "Residence C" before the existing phrase "...Residence c-1..." wherever it appears.**

B. **Amend the Zoning Map of the City of Cambridge by deleting the district designation "Residence C-1" and substituting therefor the district designation "Residence C" for the area described below.**

1.0 Amend the Zoning Map of the City of Cambridge by rezoning from Residence C-1 to Residence C an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerline of Auburn Street and the centerline of River Street, and omitting that area currently zoned Business A-1 at the intersection of Pearl Street and Putnam Avenue as shown on the accompanying map,

1.1 Thence proceeding in an easterly direction along the centerline of Auburn Street to the centerline of Brookline Street, a distance of approximately 1,300 feet,

1.2 Thence turning and proceeding in a southerly direction along the centerline of Brookline Street to a point 100 feet distant from the easterly extension of the centerline of Decatur Street, a distance of approximatley 660 feet,

1.3 Thence turning and proceeding in a westerly direction along a line 100 feet distant from and parallel to the westerly sideline of Decatur Street for a distance of approximately 125 feet,

1.4 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Brookline Street to the centerline of Valentine Street, a distance of approximately 390 feet,

1.5 Thence turning and proceeding in a westerly direction along the centerline of Valentine Street and the westerly extension of the centerline of Valentine Street to the centerline of Pearl Street, a distance of approximately 390 feet,

1.6 Thence turning and proceeding in a southerly direction along the centerline of Pearl Street to the centerline of Erie Street, a distance of approximately 385 feet,

1.7 Thence turning and proceeding in an easterly direction along the centerline of Erie Street to a point 100 feet distant from the easterly sideline of Pearl Street, a distance of approximately 120 feet,

1.8 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the easterly sideline of Pearl Street for a distance of approximately 150 feet to a point 50 feet from the northerly sideline of Hamilton Street,

1.9 Thence turning and proceeding in an easterly direction along a line 50 feet distant from and parallel to the northerly sideline of Hamilton Street for a distance of approximately 50 feet,

1.10 Thence turning and proceeding in a southerly direction along a line 150 feet distant from and parallel to the easterly sideline of Pearl Street to the centerline of Hamilton Street, a distance of approximately 65 feet,

1.11 Thence turning and proceeding in a southeasterly direction along the centerline of Hamilton Street to a point 100 feet distant from the westerly sideline of Brookline Street,

1.12 Thence turning and proceeding in a southerly direction along a line 100 feet distant from and parallel to the westerly sideline of Brookline Street to a point 100 feet distant from the southerly sideline of Putnam Avenue, a distance of approximately 720 feet,

1.13 Thence turning and proceeding in an easterly direction along a line 100 feet distant from and parallel to the southerly sideline of Putnam Avenue to the centerline of Sidney Street, a distance of approximately 550 feet,

1.14 Thence turning and proceeding in a southerly direction along the centerline of Sidney Street and the southerly extension of the centerline of Sidney Street to the centerline of Henry Street, a distance of approximatley 500 feet,

1.15 Thence turning and proceeding in a northwesterly direction along the centerline of Henry Street to the intersection with the centerline of Brookline Street, a distance of approximately 430 feet,

1.16 Thence turning and proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive, a distance of approximately 820 feet,

1.17 Thence turning and proceeding in a westerly direction along the centerline of Memorial Drive to a point of intersection with the southerly extension of the centerline of Magazine Street, a distance of approximately 1,210 feet,

1.18 Thence turning and proceeding in a northerly direction along the southerly extension of the centerline and the centerline of Magazine Street to the westerly extention of the centerline of Granite Street, a distance of approximately 290 feet,

1.19 Thence turning and proceeding in a northwesterly direction along the centerline of Riverside Road to the southeasterly side lot line numbered 83 on Assessor's Plat numbered 100, a distance of approximately 330 feet,

1.20 Thence turning and proceeding in an easterly direction along the southeasterly side lot line of lot numbered 83 on Assessor's Plat numbered 100 for a distance of approximately 80 feet,

1.21 Thence turning and proceeding in a northwesterly direction along the northeasterly side lot line of lots numbered 83 and 68 on Assessor's Plat numbered 100 to the centerline of Pleasant Street, a distance of approximately 380 feet,

1.22 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street to the centerline of Putnam Avenue, a distance of approximately 500 feet,

1.23 Thence turning and proceeding in a northwesterly direction along the center line of Putnam Avenue to its intersection with the centerline of Allston Street, a distance of approximately 600 feet,

1.24 Thence turning and proceeding in an easterly direction along the centerline of Allston Street to the centerline of Pleasant Street, a distance of approximately 520 feet,

1.25 Thence turning and proceeding in a northerly direction along the centerline of Pleasant Street, to the easterly extension of the centerline of ~~Blackwell~~ Street, a distance of approximately 620 feet, Lockwell

1.26 Thence turning and proceeding in a westerly direction along the centerline of Blackwell Street to a point 100 feet distant from the easterly sideline of River Street, a distance of approximately 300 feet,

1.27 Thence turning and proceeding in a northeasterly direction along a line 100 feet distant from and parallel to the easterly sideline of River Street to the intersection with the centerline of William Street, a distance of approximately 1,250 feet,

1.28 Thence turning and proceeding in a westerly direction along the centerline of William Street to a point of intersection with the centerline of River Street, a distance of approximately 140 feet,

1.29 Thence turning and proceeding in a northeasterly direction along the centerline of River Street to the point of origin, a distance of approximately 230 feet,

1.01 <u>Premises as shown on Assessor's Plat numbered 65</u>:

all lots, odd numbers 47-75 Henry Street, even numbers 308-322 Brookline Street, even numbers 48-80 Chestnut Street and odd numbers 283-285 Sidney Street.

1.02 Premises as shown on Assessor's Plat numbered 66:

all or parts of lots numbered 1, 12, 105, 106, 124, 10, 11, 14, 132, 133, 134, 135, 108, 43, 53, 96, 139, 32, 30, 29, and 42, even numbers 204-272 Sidney Street, 62 Erie Street, odd numbers 13-29 Chestnut Street, odd numbers 603-635 and even numbers 604-622 Putnam Avenue, even numbers 30-52 and odd numbers 31-49 Allston Street.

1.03 Premises as shown of Assessor's Plat numbered 94:

all or parts of lots numbered 90, 11, 12, 215, 214, 213, 208, 207, 206, 205, 204, 203, 202, 212, 211, 200, 210, 209, 198, 175, odd numbers 131-181 Erie Street.

1.04 Premises as shown on Assessor's Plat numbered 96:

all lots, even numbers, 202-302 Brookline Street, odd numbers 179-265 Sidney Street, even numbrs 80-110 Erie Street, even numbers 68-92 and odd numbers 51-101 Hamilton Street, even numbers 58-104 and odd numbers 57-103 Allston Street, odd numbers 7-19 and even numbers 6-22 Peters Street, odd numbers 557-597 and even numbers 562-602 Putnam Avenue and odd numbers 45-75 Chestnut Street.

1.05 Premises as shown on Assessor's Plat numbered 97:

all lots, even numbers 196-290 Pearl Street, odd numbers 3-29 and even numbers 6-22 Acorn Street, odd numbers 209-301 Brookline Street, odd numbrs 507-551 and even numbers 504-548 Putnam Avenue, even numbers 130-174 and odd numbers 117-177 Allston Street, even numbers 106-162 and odd numbers 115-161 Hamilton Street, and even numbers 122-180 Erie Street.

1.06 Premises as shown on Assessor's Plat numbered 98:

all lots, even numbers 306-356 Pearl Street, odd numbers 3-25 Granite Street, odd numbers 1-33 and even numbers 8-32 Rockingham Street, even numbers 82-122 and odd numbers 97-111 Henry Street, 1-5 Hastings Square and even numbers 108-142 Chestnut Street.

1.07 Premises as shown on Assessor's Plat numbered 99:

all lots, odd numbers 295-355 Pearl Street, even numbers 144-188 Magazine Street, odd numbers 29-61 Granite Street, even numbers 12-38 and odd numbers 11-37 Glenwood Avenue, odd numbers 7-39 and even numbers 8-38 Tufts Street, and even numbers 152-194 Chestnut Street.

1.08 Premises as shown on Assessor's Plat numbered 100:

all lots, even numbers 210-244 Chestnut Street, odd numbers 1-23 and even numbers 4-18 Florence Street, odd numbers 141-187 Magazine Street, 720-763 Memorial Drive and 30-31 Riverside Road.

1.09 Premises as shown on Assessor's Plat numbered 101:

all lots, even numbers 8-34 Fairmont Street, odd numbers 13-79 and even numbers 12-72 Prince Street, odd numbers 265-309 and even numbers 272-306 Allston Street, even numbers 394-432 and odd numbers 397-431 Putnam Avenue, odd numbers 199-251 Chestnut Street, odd numbers 9-27 and even numbers 10-30 Whitney Street, odd numbers 9-27 and even numbers 8-26 Kenwood Street.

1.001 Premises as shown on Assessor's Plat numbered 102:

all lots, odd numbers 201-291 1/2 Pearl Street, even numbers 90-140 Magazine Street, odd numbers 157-185 Chestnut Street, even numbers 456-492 and odd numbers 463-489 Putnam Avenue, even numbers 2-12 and odd numbers 3-9 Newton Street, odd numbers 199-239 and even numbers 192-248 Allston Street, even numbers 174-222 and odd numbers 177-209 Hamilton Street, and even numbers 190-226 Erie Street.

1.002 Premises as shown on Assessor's Plat Numbered 103:

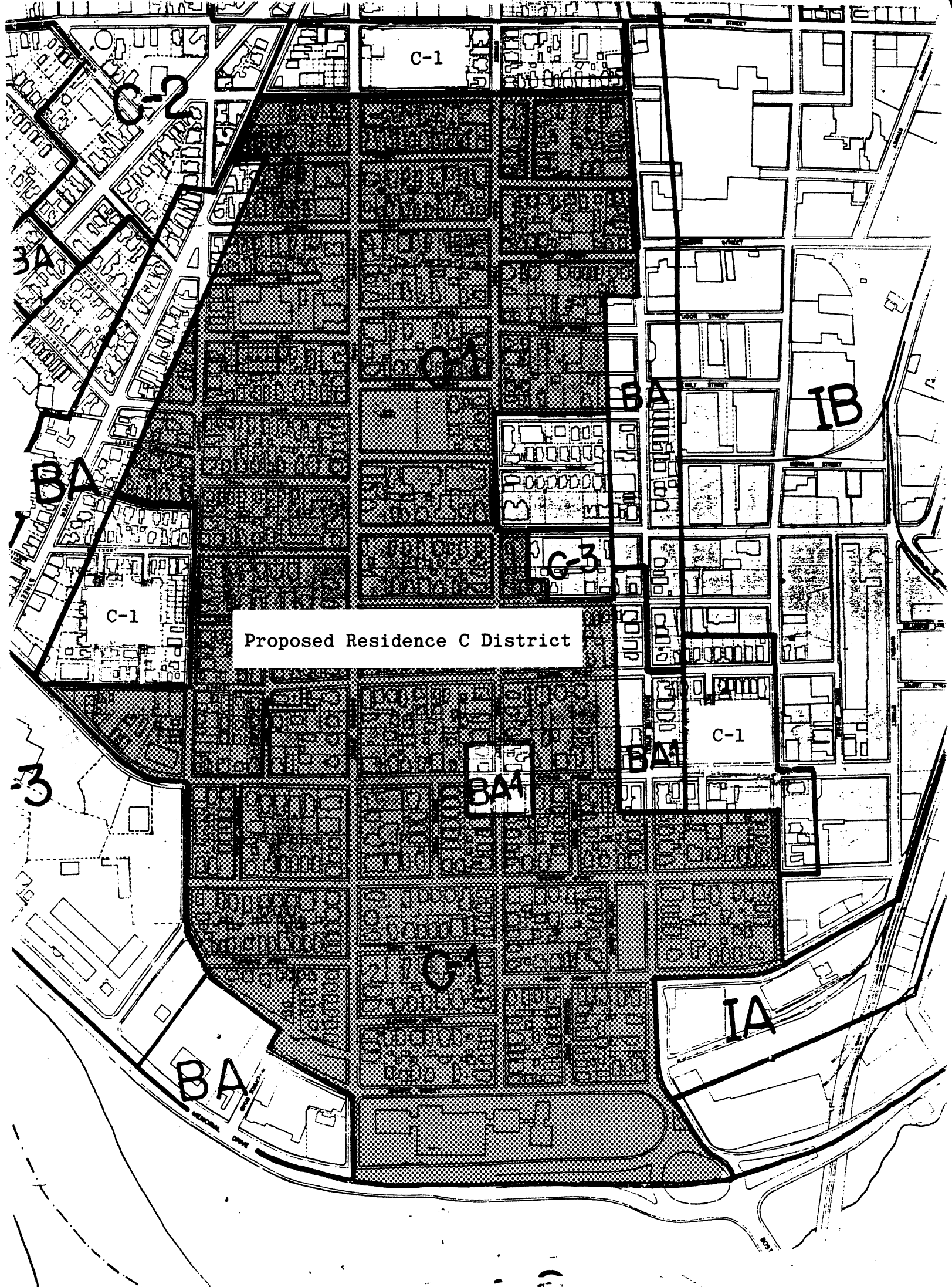
all or parts of lots numbered 81, 13, 14, 16, 17, 18, 19, and 1, odd numbers 191-217 Erie Steet, and 84 Magazine Street.

1.003 Premises as shown on Assessor's Plat numbered 127:

all lots, odd numnbers 95-143 Pleasant Street, even numbers 6-18 Laurel Street, odd numbers 5-21 and even numbers 2-22 Rockwell, odd numbers 35-59 and even numbers 36-76 Fairmont Street, odd numbers 323-363 and even numbers 316-360 Allston Street, even numbers 312-380 Putnam Avenue, even numbers 222-290 River Street, even numbers 8-38 and odd numbers 9-33 Andrew Street, and even numbers 8-34 and odd numbers 9-41 Fairmont Avenue.

1.004 Premises as shown on Assessor's Plat numbered 128:

all or parts of lots numbered 60, 6, 35, 34, 9, 10, 11, 12, 33, 55, and 59, odd numbers 157-169 Pleasant Street, odd numbers 331-385 Putnam Avenue.


C-1
C-2
3A
C-4
BA
IB
BA
C-3
C-1
Proposed Residence C District
C-1
BA
BA
3
C-4
IA
BA

COMPARISON OF A POSSIBLE NEW RESIDENCE C DISTRICT WITH DISTRICTS C-1 and B

DISTRICT	LOT AREA/DU	UNIT/ACRE	FAR	AVERAGE DU SIZE	CURRENT AVERAGE TOWNHOUSE UNIT SIZE
Residence B	2500 sq. ft.	17	.5	1250 sq. ft.	1500 sq. ft (at .6 FAR)
Reisidence C	1800 sq. ft.	24	.6	1080 sq. ft.	***
Residence C-1	1200 sq. ft.	36	.75	900 sq. ft.	1080 sq. ft. (at .9 FAR)

Units Permitted on the Following Lot Sizes

	5,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
Res. B	2	3	4
Res. C	2 (2.7)	4 (4.16)	5 (5.5)
Res. C-1	4 (4.16)	6 (6.25)	8 (8.3)

*** No FAR Bonus given for Townhouse Developments

24. O-11

Petition received from Alfred Cohn, Vice-President of the Planning Board, transmitting an amendment to the Zoning Ordinances of the City of Cambridge by amending the text to create a new residential district in section 3.11 entitled "Residence C District - Multi-family dwellings".

4/6/87 - Passed to be ordained as amended 6-0-2-1

4/9/87 - Published - Chronicle

In City Council,
August 4, 1986

Referred to Ordinance Committee and Planning Board

Copy sent to Les Barber, Planning Board 8/6/86 mh
copy to Councillor Walsh, Ord. Committee Chair 8/8