Because it leads to inequities, MWRA's method for setting sewer rates stinks

BY RICHARD GAINES

The method used by the Massachusetts Water Resources Authority (MWRA) to set sewer fees for 43 communities is outdated, improper and possibly illegal.

As a result of the MWRA's continuing reliance on the faulty method of setting rates, Boston, Cambridge and a small number of other communities in the MWRA district have been undercharged while more than two dozen mostly suburban communities have been overcharged.

Although no precise or official figures are available, it is estimated that the MWRA's faulty method has saved undercharged communities more than $20 million a year in sewer fees while adding that amount in overcharges to other district communities.

Many of the overcharged communities around Boston, already burdened with the highest sewer rates in the nation and impatient with the MWRA's intransigence, have begun to mobilize to bring a class action suit against the MWRA.

Led by officials from the town of Weymouth, whose annual overcharge is estimated at $2.6 million, and the city of Quincy, overcharged by an estimated $1.3 million, the suit they are planning will seek to invalidate the MWRA's rate-setting method and obtain reimbursement for alleged overcharges.

Advising and encouraging the insurgents are Norfolk County District Attorney William D. Delahunt, acting as a private citizen, and US Rep. Gerry Studds, whose 10th Congressional District includes both of those communities and other overcharged South Shore municipalities.

Delahunt and Studds, influential state Democratic leaders, have become increasingly frustrated by the MWRA's refusal to act to remedy the problem — or even admit one exists.

Although the MWRA has been aware for more than a year that it is using a faulty method of setting fees, "the issue continues to drag on," Studds asserted Feb. 10 in a strongly worded letter to the authority.

The MWRA is in possession of "concrete evidence" that its fee-setting system "no longer conforms to the requirements of federal law," Studds charged in the letter to MWRA Executive Director Douglas MacDonald.

The MWRA employs a population-based method to determine the distribution the sewer costs among the 43 sewer district communities. This method assumes the volume and nature of sewage and the demand and cost it places on a system is reflected by census figures.

Such an assumption is widely recognized as incorrect.

Federal law (section 204 of the US Clean Water Act) requires that sewer projects regulated by the Environmental Protection Agency (as is the MWRA's federal court-ordered Boston Harbor cleanup) be financed using rates based on actual usage — not population.

Section 35.2140 of Title 40 establishes the legal basis for rates in the EPA-regulated projects. It states, "...each user which discharges pollutants to the system that cause an increase in the cost of managing the effluent or sludge from the treatment works shall pay for such increased cost."

Because the population-based method used by the MWRA does not take into account infiltration (seepage) and inflow (storm water runoff) or the excessively polluted nature of the sewage caused by industry — which account for the bulk of cost to the system — certain communities, such as Boston and Cambridge, have been undercharged and others, therefore, overcharged.

The MWRA, for at least 16 months, has recognized internally that its method for setting sewer rates had to be changed (although the authority continues to claim publicly, as it did in a Feb. 8 news release, that its bills based on the population-based method "account for every individual's sewer use.")

In a 3,000-word report to the MWRA Board of Directors, dated Oct. 28, 1991, the authority's then executive director, Paul Levy, indicated the MWRA's population-based method of setting rates did not accurately reflect the actual community-by-community demands made on, and costs to, the sewer system.

Levy reported in part: "While population is probably reasonably well correlated with sanitary flow, there is a likelihood that population is less closely related to the non-point source flows of infiltration, inflow and storm water."

The population-based method of setting fees had been in place when the MWRA was created in 1984. In 1986 and '87, to measure flow, it began installing meters. Reported Levy: "The board determined (in '86-'87) that metered flow data would provide more accurate information than other ways to establish sewage volume."

More than four years later, by the time of Levy's report, preliminary meter readings began to reveal the dramatic difference between the actual fees based on population and what fees would be were they based on flow or usage, as federal law requires.

The meter readings "blew the socks off population," said Will Stelle, Studds' general counsel. "Flow was very different from population. Current rate methodology was very out of whack."

Since then, however, the MWRA has taken no known mitigating action and, in fact, does not publicly acknowledge a problem exists.

MacDonald on Nov. 6 was quoted in the Boston Globe as saying: "I'm not prepared to conclude on the basis of what we know that (the current rate-setting system) is inherently unfair."

Asked last Friday if that continues to reflect the MWRA's position, Elisa Speranza, the MWRA's associate executive director, said, "I guess so. Our current position is that we have no position."

Richard Gaines is the political editor for Community Newspaper Company.

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Rindge & Latin places stars in state track meet

But boys team is a longshot to repeat as indoor champion

BY OWEN HARTNETT
Chronicle Sports

The Cambridge Rindge & Latin School boys' hopes to repeat as indoor state track champions were all but dashed Sunday with their third-place finish at the Class A meet at Harvard.

Before a standing room crowd of 3,500 at the Gordon Indoor Track and Tennis Center, CRLS failed to qualify in seven of 11 All-State championship events, including the 4x440-yard relay. This greatly limits their chances at next Sunday's All-State meet, which will also be held at Harvard.

In the final team standings, the CRLS boys finished third behind Brockton and St. John's Prep of Danvers. The CRLS girls finished 13th among the 22 high school teams from the eastern half of the state that competed.

"A third-place finish for most schools would be reason to celebrate," said boys coach Frank McCarthy, "but we always aim to win." McCarthy has coached five indoor championship teams during the last seven years.

In the past, CRLS runners have relied on what seems to be perpetual domination of individual and relay circular track events to finish on top (CRLS rarely competes in the shot put or high jump events). However, by not qualifying in one of the two team relays, the odds against them are staked even higher.

Nevertheless, Jesse Cody's 4:22.5 mile was the day's fastest and it earned him a first-place finish and a top seed in next week's All-State meet.

In his mile run, Cody was challenged throughout by two St. John's Prepsters, Jon Russell and Scott Macdonald. But in the final lap, about 200 yards from the finish line, with Russell literally running on his heels, Cody muscled his way by with a left elbow jab then some acceleration, which allowed him to protect the lead and the inside lane.

"I gave him a little nudge just to tell him to back off," Cody said. "I felt flat at the beginning and I knew I wouldn't run the real quick race that I wanted to. So I had to run it real hard," he added.

McCarthy explained, "When someone's about to pass him, I am never concerned, he always does what he's got to do to win."

Also qualifying for next week's meet was senior Willis Koch, who finished fifth in the mile at 4:31.9. The Class A meet was only the third race Koch has competed in since tearing his hamstring last June. He said he spent countless hours during the last eight months rehabilitating by riding his bike and swimming.

"It's been a real tough road back. I had to prove to myself that I could come back and try to help these people win a state championship," Koch said.

Probably the most impressive race for CRLS boys' was the 600-yard run. Jason Boyd and Viriato Amado were matched up against two All-Scholastic runners Gregeorire Landel from Lexington and Stephan Smith from Brockton.

Both CRLS runners were told by McCarthy to "sit back" 20 yards behind the two favorites for the first 400 yards of the race. And doing so, they let Landel and Smith fight shoulder to shoulder from the start and tire each other out. And with 200 yards remaining Boyd and Amado turned on the gas and finished first and second respectively. Boyd's time was 1:14.4 and Amado's was 1:15.1.

Nasim Abdul Malik qualified for next Sunday's two-mile run by finishing sixth with a time of 9:57.1. The boys also qualified in the 4x880-yard relay, finishing third behind St. John's Prep and Brockton with a time of 8:25.



PHOTO BY BERTA A. DANIELS

Rich Gilreath hands off to CRLS teammate Jason Boyd in the Class A mile relay Sunday at Harvard.

Lena Entin will represent the CRLS girls team in the mile next Sunday. Entin ran the day's fifth fastest girls' mile and recorded a time of 5:25 flat. Entin and 4x880-yard relay teammates Christine Evans, Gaylan White, Cecilia Gorspe qualified for next Sunday's race, finishing fourth in 10:27.9.

Sunday's meet begins at noon at Harvard's Gordon Track, next to Harvard Stadium; admission is $5

PLAYOFF PREVIEWS

CRLS boys rated third in Div. 1 basketball

- **Nickname:** Falcons
- **Record:** 17-3
- **Starters** (season averages): Seante Harris, Sr. (14 pts.); Justin Wilson, Sr. (15 pts.); Ed Asamoah, Sr. (10 pts., 10 reb.); Herman Banks, Sr. (11 pts., 8 asst.); Serge Mathieu, Sr. (6 pts.)
- **Bench:** Leroy Gibson, Sr. (7 pts.,); Tony Clark, Jr. (3 reb.)
- **Strengths**: The Falcons play excellent team defense. Wilson and Asamoah can both rebound and score. Harris scored 27 points against Medford, Feb. 15th, and hit six 3 pointers vs. Brockton, Feb. 9. Banks is a solid floor general who rarely makes mental mistakes.
- **Weaknesses:** CRLS is shooting only 52% from the free-throw line. Banks, Wilson and Harris are the only three Falcons who have significant tournament experience.
- **Schedule:** CRLS is seeded No. 3 in the Division 1 North Sectionals. Thursday at 7 pm, they will host the winner of Woburn. If they win, they will likely face No. 4 Malden in quarterfinals. (Date, site and time TBA).
- **Coach Al Coccoluto:** "We should do well as long as we can stay healthy and out of foul trouble. We are not real deep. ... I am not happy with the seedings only because there is the possibility that we will play two Greater Boston League teams (Somerville and Malden). I don't like the idea that we keep playing the same teams only because the kids don't go into it with the intensity that they should."

Anthony Taylor leads NCC boys in Div. 3

- **Nickname:** Panthers
- **Record:** 14-6
- **Starters** (season averages): Anthony Taylor, Jr. (28 pts., 12 reb.); Kevin Lilly, Jr. (13 pts., 6 reb.); Jason Anderson, Jr. (18 pts., 11 asst.); Kareem Mims, Soph. (8 pts.); Tarik Manna, Jr. (6 points, 7 reb.)
- **Bench:** Ben Powell, Jr.; Steven Prophet, Jr.; Tom Coynne, Sr.
- **Strengths:** Anthony Taylor, a West Medford native, is considered the state's best high school player. He is being recruited by Indiana, Purdue, Georgetown and BC. The Panthers played a tough out-of-conference schedule to showcase his talents and beat Division 1 and 2 teams and have won 8 of their last 10.
- **Weaknesses:** NCC is very small. Taylor, standing 6-2 is the team's tallest player and the Panthers rely heavily on him for scoring. Balanced teams advance in the tournament, so others have to step up and score.
- **Schedule:** NCC is seeded No. 8 in the Division 3 North Sectionals. Friday they play No. 9 seed Whittier at 7, Tewksbury High School. Then they will likely face No. 1 seed Trinity Catholic (17-1) in quarterfinals (dates, sites and times TBA).
- **Coach "Red" McGrail:** "We could easily be one of the top five Division 3 teams. But, we played a tough out of conference schedule. However, it has benefited the team. ... We are beginning to jell as a unit. I think we have as good of a chance as any, of winning the state championship."

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Central Square man charged with murder

A 33-year-old man living at the YMCA in Central Square was charged with murder Tuesday following the death of a Dorchester man he allegedly stabbed during a fight in a Boston apartment.

Charles L. Worcester of 820 Mass. Ave., which is the Cambridge Family Y, has been charged with the murder of Gregory L. Hairston, 20, of Olney Street in Dorchester. He was being held yesterday on $50,000 cash bail in the Nashua Street Jail.

Worcester was arrested at his home after police were called at 2:10 am Tuesday to 90 Barry St. in Dorchester. There they found Hairston bleeding and conscious on the kitchen floor, suffering from a stab wound in the stomach. Hairston was taken to Boston City Hospital, where he died at 9:15 am according to a hospital spokesperson.

Worcester was initially charged with assault with intent to murder and assault and battery with a dangerous weapon, a knife, said Dan DeSantis, a spokesman for Boston police.

The charge was upgraded to homicide when Hairston died.

Worcester pleaded not guilty in Dorchester District Court Tuesday on all charges, according to a court clerk.

An employee at the Y said Worcester had been living there three to six months and the Y has not any problems with him.

Suspended Harvard Square bar offers to pay $10,000

Let's make a deal, a Harvard Square bar owner is saying to the Cambridge License Commission.

The Bow and Arrow wants to give the city $10,413, and in return wants the license commission to call off a 30-day license suspension.

Although the city board hasn't decided on the case, such a deal would clearly set an unusual precedent.

"It would be a first-time thing," agreed attorney Carolyn Conway, who made the offer on behalf of her client, Barry Bornstein of Natick, who owns the Bow and Arrow.

Conway said she never made the proposal before to a city agency, but said leveling fines rather than suspending a license is common procedure for the state's Alcohol and Beverage Control Commission.

In tough times, "when governments are looking for sources of funding," Conway suggested, "this presents one."

The Cambridge License Commission could certainly use the bucks, agreed Richard Scali, executive secretary. "[It's] a big amount of money [that] the commission could certainly use," said Scali, but he doubted the city agency could accept the offer.

"We really don't have the authority to impose a fine, but it doesn't prevent them from offering," said Scali, adding that in his six years at the commission, "no one's ever offered us any money."

Capt. William Burke of the Cambridge Police Department agreed.

"I'm almost sure we can't get involved with money fines," said Burke, who sat on the license board until this week when Capt. Henry Breen returned to work.

Conway contends state law is silent on whether cities and towns can levy fines.

"We submit that although the provisions of [state law] do not expressly provide for local authorities to impose a fine in lieu of suspension, the statute does not prohibit same."

In the the area of liquor control, cities "have so much discretion [that I believe] the license authority has the authority to do it," she said.

In a Feb. 15 letter to the city, Conway said the Bow and Arrow Pub would pay the $10,413, equal to 30 days worth of gross profit, in lieu of having its liquor license suspended for 30 days beginning March 1, as ordered by the license commission.

The Bow and Arrow license was suspended by the Cambridge license commission because of a violation in June 1989.

Conway calculated the fine based on a gross profit of $243,393 for 1991, of which half is liquor. If the pub is permitted to stay open, Conway noted, employees could continue to collect wages and taxes would still be paid on sales for that month.

"The Bow and Arrow wanted to explore it," she said. "I agreed it was worth a shot." The license board has not yet set a date to decide on the request.

SPORTS NEWS

PLAYOFF PREVIEWS

PREVIEWS, from page 31

Matignon boys bank on teamwork in Div. 3

- **Nickname:** Warriors
- **Record:** 10-10
- **Starters** (season averages): Chris Caso, Sr. (8 pts., 3 asst.); Zevahn Garfall, Sr. (11 pts., 9 asst.); John Hardy, Jr. (10 pts., 9 asst.); Emil Johnson Jr. (11 pts., 8 reb.); Steve O'Donnell, Sr. (10 pts.)
- **Bench:** Tom Pelton, Jr. (10 pts.); Ben Fuller, Jr.; Andy Aliberti, Jr. (3 pts.)
- **Strengths:** As a team, the Warriors shoot 75% from the free-throw line, better than most NBA teams. Teamwork and hard work are Matignon trademarks. Garfall, a four sport letterman, provides leadership. Coach Trane routinely plays 10 guys, allowing the Warriors to press and keep starters fresh.
- **Weaknesses:** Lack of height is a factor. Hardy at 6-3 is the team's tallest player. Nine of 14 team members are underclassmen and therefore, inexperienced. Matignon did lose 10 regular season games.
- **Schedule:** The Warriors are seeded No. 14 in the Div. 3 North Sectionals. A win Wednesday night over No. 19 seed Lexington Christian (5-12) would send them to No. 3 seed Greater Lowell, Friday night at 7. Quarterfinal pairing TBA.
- **Coach Paul Trane:** "The difference between us and some of the higher seeded teams is that although go in at 10-10, we play in the tough Catholic Central Conference. ... I think we can surprise more than a few teams in the tournament."

NCC girls well-balanced, ready for Div. 3

- **Nickname:** Panthers
- **Record:** 10-5
- **Starters** (season averages): Astride Chrisphonte, Sr. (10 pts., 8 asst.); Valerie Chrisphonte, Jr. (14 pts., 5 steals); Maryline Etienne, Sr. (10 pts., 14 reb., 6 blks.); Nivarsha Hollis, Sr. (11 pts., 8 asst.); Geraldine Telusma, Soph. (7 pts., 9 reb.)
- **Bench:** Azelene Dornevil, Sr. (2 pts., 2 reb.); Martine Florestal Fr. (1 pt., 3 reb.)
- **Strengths:** NCC has a well-balanced team. Four starters average 10 points or more. Maryline Etienne scored 25 points in last game against Cathedral high school. Like the boys, the Panthers are also hot they have won seven of their last eight games. Use a three-guard attack which helps them to break down full-court presses.
- **Weaknesses:** Small team will have trouble matching up defensively. Will likely play No. 1 seed Winthrop in second round.
- **Schedule:** NCC is seeded No. 8 in Div. 3 North Sectionals. They will play at No. 9 seed Bedford Thursday night at 7. If they win they will likely face the No. 1 seed Winthrop (20-0) on Saturday. (Site and time TBA).
- **Coach Scott Cobe:** "We can put some points up, but its our defense that I'm concerned about... If we beat Bedford and Winthrop who play Friday can tire out, then hopefully we can beat them... We went into some hostile gyms and played well. We won the ball games that we had to."

Gallagher leads Matignon girls in Div. 2

- **Nickname:** Warriors
- **Record:** 7-11
- **Starters** (season averages): Corey Gallagher, Soph. (20 pts., 10 reb.) ; Michelle Kelly, Sr. (4 pts., 5 reb.); Heidi Mitza, Sr. (4 pts., 5 reb.); Christine White, Soph. (3 asst., 3 steals); Kate Brosnan, Jr. (4 pts., 5 reb.)
- **Bench:** Kara Cedrone, Sr. (8 reb.); Tara Lambardi, Soph.; Sherry Perin, Soph. (3 reb.)
- **Strengths:** Corey Gallagher is league All-Star. She can rebound score and pass. She has scored over 700 points in only two seasons. Matignon is relatively tall, three girls stand 5'8 and taller and tend to out rebound opponents. Matignon shoot 65% from the free-throw line.
- **Weaknesses:** Not one player other than Gallagher scores over 5 points per game. The team is not very quick defensively but compensate by playing as a unit.
- **Schedule:** The Warriors are seeded No. 21 in the Div. 2 North Sectionals. If they beat Trinton Tuesday night, they will play at No. 5 seed Saugus (15-5) Thursday night at 7. If they beat Saugus, they will likely meet No. 4 seed Belmont in the Quarterfinals on Saturday, (Site and time TBA).
- **Coach Leslie Davis**: "We are not the quickest team but we play good team defense. ... Early in the year, Corey would score close to all of our team's points, but now other girls have been stepping up."

COMMUNITY NOTES

Sober dance

The CASPAR Intervention Center, a component of the Cambridge and Somerville Program for Alcoholism and Drug Abuse Rehabilitation, will hold its fourth annual St. Patrick's Day Sober Dance Friday, March 12, from 8 pm to midnight at the Somerville Holiday Inn, Sullivan Square.

"As the increasing success of our St. Patrick's Day Sober Dances demonstrates, more and more people today are looking for social events that are alcohol free," said center Director Kathy Wilkins. "And we've proved how much fun they can be. We feel St. Patrick's Day is a wonderful time to be with friends, dance and have fun without alcohol. The CASPAR Sober Dance provides it."

Contemporary rock and hits of the 1950s and '60s will be provided by a live DJ. Door prizes will also be awarded. Donations of $10 per person will benefit the CASPAR Intervention Center which provides acute care for people ill from alcohol and drug abuse. For further information call Wilkins at 628-6300.



PHOTO BY JANE TYSKA

John Pierce and Anderson Villfranche help push a car out of the snow near Columbia Street.

AIDS forum

The Women's Commission and Cambridge Cares about AIDS are offering a "safety net party" for women of all ages to learn more about HIV infection and AIDS — Thursday, Feb. 25, 7-8:30 pm at Gallery 57, 57 Inman St.

Sharing information at the informal meeting will be Dr. Marlou Jean-Baptiste of Cambridge Hospital, AIDS educator Luisa Mesquita, and three teen peer leaders. Artist-physician Karen Norberg will provide a tour of her exhibit, "Preservation," which uses fanciful condoms to generate new conversations about living in the era of HIV and AIDS. For more information, call 349-4697.

Heritage Trail benefit

In celebration of Black History Month, Mayor Kenneth Reeves invites citizens to attend a buffet benefit at The House of Blues (96 Winthrop St., Harvard Square) Sunday, Feb. 28, 4-6 pm.

Entertainment will be provided by the New England Gospel Ensemble, with the menu to include jambayala, caesar salad and bread pudding. Proceeds will benefit the Cambridge African American Heritage Trail. Tickets are $35, available at the door.

SUPPORT RESEARCH It Works Wonders. American Heart Association

Space-age hotel is on the launch pad in Medford

No one can say yet if the 23-story hotel proposed for Medford square will fly, but if the design is any indication, it looks like it might.

The hotel — the brainchild of Cambridge restaurateur and developer Les Marino — features a four-story dining, entertainment and a rooftop observation area in the shape of a flying saucer. The saucer design, which already makes the building unique, will be supported by a structure resembling two human hands.

Marino, president of Modern Continental Construction Co. and owner of Marino's Restaurant, unveiled the unusual design, before representatives of Medford's business community Monday.

Members of the business community applauded as Marino pitched his development of a $25-30 million hotel behind Medford City Hall as a remedy to the city's ailing economy.

Business representatives at the meeting, who were more concerned about the prospects of more commercial activity in the city than the unique design, were supportive.

Ben Averbook, chairman of the planning board of the office of community development, said a hotel is needed in Medford because the city loses money when parents of Tuft University students, couples getting married and visiting business people stay in out-of-town hotels.

— Dwight F. Blint

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THE CAMBRIDGE SLANT
PERSPECTIVE, COMMENTARY AND COMMUNITY VOICES PAGE 27

EDITORIAL

Shelter conflict solved, but questions remain

There are still "legal details" to hammer out, and we know how those can be. So let's hope it is not premature to congratulate the city and MIT for coming together on a deal that will provide a new home for the deserving, yet controversial CASPAR shelter.

The acrimony surrounding the debate over where to place the shelter for homeless drunks and drug abusers has been ugly.

First, city officials and MIT unwisely tried to place the shelter on Green Street without consulting Central Square residents. Then those same residents showed how unwanted the guests of the shelter truly are.

MIT, which prompted the public outcry by asking the shelter to vacate the on-campus site it had occupied since 1979, also turned a cold shoulder on the Cambridge and Somerville Program for Alcoholism and Drug Abuse Rehabilitation, refusing to consider any institution-owned sites.

But then a small miracle happened. Or perhaps common sense simply prevailed.

MIT, staggering from a public relations beating, decided — in a classic example of institutional "spin" — to initiate a "new era of town-gown relations." Cynicism aside, we believe such an era, or at least an air, of cooperation would benefit the city immensely.

MIT, staggering from a public relations beating, decided to initiate a "new era of town-gown relations."

With luck, the "legal details" will be taken care of and this controversy can be put to rest. CASPAR can go back to helping people reclaim their lives, or at least make it through another day.

Unfortunately, this was an utterly needless conflict. The resolution was staring everyone in the face the whole time. So, in the minds of many, the question will always remain: What took MIT so long to see the light?



Attention letter writers!

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

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

The deadline for inclusion in each week's paper is Monday at noon.

Send your letters to the following address: Letters to the Editor, Cambridge Chronicle, P.O. Box 312, Somerville, Mass. 02144. If you have questions, please call 628-6200.

LETTERS

Resident sees stance on manager as litmus test for council

At item in the Dec. 24 Chronicle noted that the city council is conducting an inquiry to find out "once and for all what went wrong in the city's planning and zoning process." The issues this time are the construction of two apparently illegal buildings (Midas Muffler and Donut Maker) and the illegal transfer of a fast-food permit (TCBY/Dunkin Donuts).

Ah, but memories are short! The three examples cited are but the most recent in a long string of violations of city ordinances and policies that have been authorized by city officials — primarily the Inspectional Services Department and the Licensing Commission, aided and abetted by the city solicitor's office.

In my own neighborhood a house on Donnell Street was torn down without the required demolition permit, and two other houses have been built in its place.

Although the councilors may not be able to see it, the pattern is clear to me: For whatever reason, some city officials — indeed, entire departments — have not been able or willing to obey the wishes of the council.

The ultimate responsibility rests, of course, with the city manager, who is hired by the council to see that its policies are carried out. Yet during his entire tenure, the present city manager has been chronically unable to deal with city departments that are performing poorly. In essence, the departments and the manager are thumbing their noses both at the council, which has enacted these policies to protect the quality of life of our neighborhoods, and at city residents, who elect the council.

Some observers have said this is deliberate, that the manager and his appointees have their own agenda and are unwilling to take orders from the council. I am not willing to go that far: It may be simply that neighborhood quality-of-life issues are not a high priority for a manager who is interested primarily in financial matters.

But whether it is lack of interest, inability, or insubordination, the end result is the same. It should not take yet another inquiry from the council to find out "what went wrong."

The solution is simple: If city employees cannot follow the policies laid down by the council, then the employees should be disciplined or fired. If the manager cannot see to it that the council's policies are obeyed, then the council should find a new manager. And if the council cannot ensure that the manager follows through, then the voters should elect new councilors.

I know that I, for one, will consider this issue my highest priority when I cast my vote for city council next November. Simply put, my number one vote will not go to any candidate, whether incumbent or challenger, who supports the renewal of Mr. Healy's contract. I urge every city resident who feels aggrieved about Midas Muffler, Donut Maker, Dunkin Donuts, or any of these countless other city actions to vote the same way.

CHARLES BAHNE JR.
Concord Avenue

Coverage welcome, but Riverside should be identified accurately

This letter is written to clear up some confusion over the neighborhoods of Riverside and Cambridgeport. We noted with interest and appreciation the lengthy articles (Feb. 4) on the city's drop in crime statistics during the past year and the efforts of neighborhood watch groups.

However, several references in the article were made to Cambridgeport although the sites (Willis D. Moore Youth Center, Western Avenue, parts of the "Code 86" patrol area), and indeed the photo accompanying the article (Phil's Variety), are in Riverside.

While the efforts of Cambridgeport's 9,000 residents are commendable, those of us who live and work in Riverside would like proper identification of our neighborhood. This has been a long-standing problem with the Chronicle and from other Cambridge residents.

Riverside's boundaries are from River Street to JFK Street in Harvard Square and from Mass. Avenue to the Charles River. Riverside's 10,000 residents would appreciate more accuracy in identifying our neighborhood.

Riverside's runs from River Street to JFK Street in Harvard Square and from Mass. Avenue to the Charles River.

Riverside also has a neighborhood watch group. The Riverside Community Neighborhood Watch has been active in Riverside for almost two years now.

Again, congratulations on a wonderful article about this issue and much-needed recognition for the work of police and neighborhood watch groups. But please, give Riverside proper identification. Thank you.

VICKY BOULRICE
Riverside Community Neighborhood Watch Committee

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

Police commissioner: Patrol officers should be accountable to the public

In response to the letter of Officer Stephen Hall, president of the Cambridge Police Patrol Officers Association, (Chronicle, Feb. 18), all personnel of the Cambridge Police Department are public servants and are accountable to the citizens of this community.

I would suggest that the community and its citizens invite Officer Hall to neighborhood and crime watch meetings in order to present and discuss the association's contract proposals and the differences with the city and Police Department's proposals.

With his letter, Officer Hall has opened the door for public scrutiny of the issues. The community is entitled to an explanation of total unlimited sick time being taken versus Officer Hall's detailing of only undocumented sick days (those without a doctor's note).

The citizens of Cambridge should be made aware of assignments of officers to "priority" routes (based on calls for service, reported crimes, etc.) presented by the Police Department versus assignment of officers to "primary" routes (based on the seniority of an officer) proposed by the association and how the union's interpretation conflicts with public safety. These are the real issues which are concerns of the city and the Police Department.

I am under the belief that all assignments should be made with strong consideration for "public safety," and not because someone does not like a particular area of the city.

As police commissioner for the city of Cambridge, I have an obligation to reduce sick time. By President Hall's own acknowledgement, the average officer is absent 5.5 days from work in undocumented sick time.

Ask yourself, could you operate a successful business if every employee was absent from work an average of 5.5 days sick, not to include vacation and holiday time? Every absenteeism means a patrol unit will be parked. The president failed to mention that this undocumented sick time use is in addition to the already established unlimited documented sick time policy granted by the city.

Flexibility in the assignment of personnel is a major concern to any manager. If he or she cannot adjust to conditions binding on the accomplishment of goals and objectives, then how can the organization reach its full potential?

The current state of the organization is basically that officers cannot be reassigned to deal with crime patterns in the city or calls for service. The same number of officers are assigned to each shift. But of even greater significance, officers cannot be assigned to deal with unpredictable circumstances. Quite simply, the public is demanding more of "its" police department.

The concept of community-oriented policing requires the department to be more answerable to community needs. Citizens expect a department that is "friendlier" and more "accommodating" to public demands. I believe President Hall and myself can agree on that point.

As police commissioner, I can't give excuses. The public expects, and rightfully so, results. The president continues to downplay the issue of "public safety." This is the one and only issue!

I would also like to capitalize on this one-time opportunity and commend those officers who have supported change in the department during the past 20 months and understand that the police department cannot remain in a state of stagnation.

This is the first, and will be the last time, I, as police commissioner, will address a letter from the Patrol Officers Association publicly. Thank you.

PERRY L. ANDERSON JR.
Cambridge police commissioner

Urging support of MIT shelter plan

I am writing about the CASPAR shelter/MIT street controversy. Some people are concerned that the sidewalk of Vassar Street may be widened enough by MIT to prohibit truck traffic.

It turns out that MIT has pledged to maintain the driving width of that street, as well as promising that all of the streets in the trade will remain open for public use and will not be built upon. The city will have the responsibility for monitoring these pledges, but certainly has the capacity to do so.

MIT has recognized that there is no other neighborhood in Cambridge that will accept the CASPAR shelter. Therefore, they have agreed to permit the shelter to remain within the MIT community for the next 40 years. (I can hear now the ruckus if MIT tries to move it in 40 years!) MIT has also offered to construct a building to CASPAR's specifications and pay for it.

Let us not forget the purpose of these negotiations. These are human beings, most of whom were born and raised in Cambridge, with a very serious chronic illness, who need care and shelter. Their lives are at stake. Only the CASPAR shelter willingly accepts this population.

I call upon all of the citizens of Cambridge who expressed their positive feelings for the CASPAR shelter, but "not in my neighborhood," to contact your city councilors to actively support MIT's offer.

HILMA UNTERBERGER
Highland Avenue

Two brothers lead local struggle for democracy in Haiti

Peasant group activists nourish US support for Haitian cause

BY AMY MILLER
Chronicle Staff

When the Jean-Baptiste brothers were boys in Haiti, only three people in their region of the Central Plateau could read. But Chavannes and Bazelais walked three hours each way to school so they might be one of the few.

Not only did the two brothers achieve the education their father had not, they grew up to be leaders in Haiti's oldest and largest peasant movement, which is now bringing its work to Boston.

While Chavannes, 45, works in Haiti leading the Papaye Peasant's Movement (MPP) he founded 20 years ago, Bazelais, 43, is laying the groundwork for a Boston branch of the group though his work at the Unitarian Universalist Service Committee on Prospect Street.

As a southern fellow at the UUSC, Bazelais, who lives in Boston, hopes to get northern support for the literacy, farming, animal husbandry and other efforts being done by the MPP for the very poor, the vast majority of people in Haiti.

About 1 percent of the people now hold nearly half the wealth, while 80 percent of the people have an average income of $40 a year, said Chavannes.

A member of the negotiating team for exiled President Jean-Bertrand Aristide, he visited with Aristide before coming to Boston last week.

And in addition to the material gains the MPP (Mouvman Peyizan Papaye) tries to bring to peasants in a country with a life expectancy of 48 years and an illiteracy rate of 77 percent, Chavannes and Bazelais are working to see democracy restored. Aristide was ousted in 1991, a year after he won in the country's first democratic elections.

"The fight of the people is to return to democracy and the return means respect for the vote," Chavannes said at the UUSC office during his one-week visit to Boston last week. "There can be no talk of democracy without a return of elected officials from the first free election."

Haitians who had seen Clinton as a likely rescuer were disappointed when he reneged on a promise to open the door to Haitian refugees.

"When he won, the military came to the streets to prevent the people from demonstrating with happiness," said Chavannes, whose organization includes 25,000 peasant members.

Now, Haitians are skeptical about whether Clinton will support the movement toward democracy in Haiti.

"We can't believe his words 100 percent because he changed," said Chavannes.

But the Jean-Baptiste brothers both emphasized that support from people in the United States is critical to restoring democracy to Haiti. And in their eyes, that means bringing back Aristide, "the symbol of the fight against the system."

"A telephone call is enough," said Chavannes. "It is a question of the will of the American people."

Although MPP survived under the economic and political hardships of the Duvalier dictatorship that prompted its formation, all hell broke lose at MPP headquarters after the 1991 coup, related Chavannes, a bearded man with calm, intense eyes, and a patient way of explaining his country's tragic history.

Soldiers wrecked the MPP office, stole all the funds and equipment and harassed peasants who participated in the group, according to the Jean-Baptistes.

Haitian supporters say the MPP has long been a focus of the government and military.

"The [group is] always targeted by the government or dictatorship because in Haiti ... the oligarchy wants to keep people away from how to write and read," said Charlot, a Haitian activist in Cambridge.

"Every Haitian knows about Chavannes. He's like ... I would want to say Sandino, but not quite Sandino," said Charlot, referring to the Nicaraguan revolutionary hero.

Bazelais, a student in the international community economic development program at New Hampshire College, came to the United States in the winter of 1991, and was unable to return because of the coup and violence against the MPP.

He had been trained as an engineer in Haiti and worked from 1978 until he left in 1991 as a technical trainer for peasants.

Bazelais, who speaks fluent English, saw work to be done in the north and found a friend in the Unitarian service group and in Guadalupe Lopez, a West Cambridge resident who is leader for the UUSC's Caribbean and Central American programs.

The UUSC, a 54-year-old human rights and development organization, has self-help projects in 14 countries.

After Chavannes talked to local activists last Wednesday at the UUSC, the Haitian-based brother stressed that his country needs the kind of support from outside that Bazelais is trying to nourish here.

"[We need] solidarity of all the people of the world and especially the support of the American people," he said. "We can't return to democracy without the support of the American people."



Chavannes Jean-Baptiste of Haiti, his brother Bazelais Jean-Baptiste of Boston, and Guadalupe Lopez of Cambridge share a laugh during a discussion of the political situation in Haiti.

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. PROBATE COURT
Case No. 93A0091-T1

To the alleged father of parts unknown represented to be the parents of **Joshua Kimery**, a minor child received by the Adoption Center, Inc. under the provisions of General Laws, Chapter 119, Section 23.

A petition has been presented to said Court by Judith Muzzioli Bailey, Executive Director of Cambridge praying that said Court establish that the consent of said parents shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended.

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 22nd day of April 1993, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 4th day of February 1993.

Donna M. Lambert
Register

(C)Feb.18,25,Mar.4
#22598

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. PROBATE COURT
Case No. 93A0094-T1

To the alleged father of parts unknown represented to be the parents of **Jon Michael Brasillero**, a minor child received by the Adoption Center, Inc. under the provisions of General Laws, Chapter 119, Section 23.

A petition has been presented to said Court by Judith Muzzioli Bailey, Executive Director of Cambridge praying that said Court establish that the consent of said parents shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended.

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 22nd day of April 1993, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 4th day of February 1993.

Donna M. Lambert
Register

(C)Feb.18,25,Mar.4
#22599

COMMONWEALTH OF MASSACHUSETTS
MIDDLESEX ss. PROBATE COURT
No. 93D 0370 D1

Summons by Publication
Ranford Blydgen Plaintiff
vs.
Veronica Blydgen Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Ranford Blydgen, seeking an action to dissolve the bonds of matrimony.

You are required to serve upon Joseph F. Flynn, of Flynn & Clark, P.C., plaintiff's attorney, whose address is One Main Street, Cambridge, MA 02142 your answer on or before May 10, 1993. 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.

February 9, 1993
Donna M. Lambert
Register of Probate

(C)Feb.18,25,Mar.4
#22620

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss Probate Court 93A0031-C1

To all persons interested in a petition for adoption of **Hayley Rose Minear of Cambridge** in said County

A petition has been presented to said Court by **Philip B. Evans** and **Jennifer L. Edbrooke** his wife, of **Cambridge** in said County, praying for leave to adopt said Hayley Rose Minear a child of Dennis C. Minear of Des Moines, Iowa and Jennifer L. Edbrooke-Minear of Cambridge in the County of Middlesex and that the **name of said** child be changed to Hayley Rose Edbrooke.

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 19th day of March 1993, the return day of this citation.

Witness, SHEILA E. McGOVERN, Esquire, First Judge of said Court, this 28th day of January 1993.

Donna M. Lambert
Register

(C)Feb.11,18,25
#22646

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. PROBATE COURT
Case No. 93A0093-T1

To the alleged father of parts unknown represented to be the parents of **Jacob Ryan Layfield**, a minor child received by the Adoption Center, Inc. under the provisions of General Laws, Chapter 119, Section 23.

A petition has been presented to said Court by Judith Muzzioli Bailey, Executive Director of Cambridge praying that said Court establish that the consent of said parents shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended.

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 22nd day of April 1993, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 4th day of February 1993.

Donna M. Lambert
Register

(C)Feb.18,25,Mar.4
#22601

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. PROBATE COURT
Case No. 93A0095-T1

To the alleged father of parts unknown represented to be the parent of **Baby Girl Clendenen**, a minor child received by the Adoption Center, Inc. under the provisions of General Laws, Chapter 119, Section 23.

A petition has been presented to said Court by Judith Muzzioli Bailey, Executive Director of Cambridge praying that said Court establish that the consent of said parents shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended.

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 4th day of April 1993, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 4th day of February 1993.

Donna M. Lambert
Register

(C)Feb.18,25,Mar.4
#22700

CITY OF CAMBRIDGE
CONSERVATION COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public meeting on Thursday, March 4, 1993 at 7:30 p.m. in the Third Floor Conference Room, City Hall Annex, 57 Inman Street.

The meeting will consider a Request for Determination of Applicability filed by the **Boston & Maine Railroad Corporation.** The applicant has asked for verification of its delineation of sensitive areas along Fresh Pond, areas in which herbicide spraying is regulated. The herbicide application is for the **maintenance of the railroad's right-of-way.**

Copies of the applicant's Notice of Intent and additional materials are available for review at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

(C)Feb.25
#22532

CITY OF CAMBRIDGE
CONSERVATION COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant tot he provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Thursday, March 4, 1993 at 8:30 p.m. in the Third Floor Conference Room, City Hall Annex, 57 Inman Street.

The hearing will consider a Notice of Intent filed by the **Massachusetts Highway Department,** DEP File No. 123-96. The applicant has proposed **to construct temporary loop ramp connectors,** with associated structures, between the existing I-93/Route 1 Charles River Bridge and the nearly-completed Route 1 tunnel under City Square in Charlestown. The work would occur in the Buffer Zones of the Charles and Millers Rivers. This hearing is continued from Wednesday, February 10, 1993.

Copies of the applicant's Notice of Intent and additional materials are available for review at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

(C)Feb.25
#22533

Mid Cambridge Neighborhood
Conservation District Commission

Notice is hereby given that the Mid Cambridge Neighborhood Conservation District Commission will hold a Public Hearing on Monday, March 1, 1993 at 5:30 P.M. to consider the following applications for Certificate of Appropriateness under Article III, Section 2.78 of the Code of the City of Cambridge and the order establishing the district:

MC-618: 1368 Cambridge Street: For binding review of alterations to storefront of National Register-listed building. By David Chilinski for Gary Mitchell.

John A. Moos
Chairman

(C)Feb.18,25
#22602

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended, that L. & T. & T., Inc. d/b/a **House of Blues, James Dunn, manager,** holder of an al alcoholic beverages as a restaurant license, 2 a.m. closing, at 96 Winthrop Street has applied for a change of premises description and a change of corporation. (Tables and chairs will be removed from the second floor of the premises after 9:00 p.m. on evenings when there is live entertainment. There is no increase in capacity)

The premises are described as follows: Basement: storage, retail, entrance at front; First floor: dining room, kitchen and lounge; Second floor: dining room, stage and lounge; Third floor: storage/office.

The change in corporation from L. T. & T. Inc. to House of Blues Cambridge Restaurant Corp.

Officers and Directors of Massachusetts House of Blues Restaurant Corp., Inc. are: Isaac B. Tigrett, President, Treasurer, Clerk and Director.

This application will be heard on Tuesday evening, March 9, 1993, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
William R. Burke, Jr.
License Commission

(C)Feb.25
#22538

COMMONWEALTH OF MASSACHUSETTS
The Trial Court
Probate and Family Court Department
Middlesex Division Docket No. 93C0038
Notice Of Change Of Name

To all persons interested in the petition hereinafter described.

A petition has been presented to said Court by Micaela Garzoni of 20 Fairfield St., Cambridge, Middlesex 02140, and **Myles Andrea Garzoni** by Micaela Garzoni, his mother and next friend, praying that their names be changed as follows:

Micaela Garzoni to Micaela Garzoni-Lawrence;
Myles Andrea Garzoni to Myles Andrea Garzoni-Lawrence.

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-sixth day of March, 1993.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this Fifth day of February 1993.

Donna M. Lambert
Register of Probate

(C)Feb.25
#22562

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. PROBATE COURT
Case No. 93A0092-T1

To the alleged father of parts unknown represented to be the parents of **Casaandra Lynn Keppel**, a minor child received by the Adoption Center, Inc. under the provisions of General Laws, Chapter 119, Section 23.

A petition has been presented to said Court by Judith Muzzioli Bailey, Executive Director of Cambridge praying that said Court establish that the consent of said parents shall not be required upon a petition for adoption of said minor sponsored by your petitioner, as provided by the General Laws, Chapter 210, Section 3, as most recently amended.

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 22nd day of April 1993, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 4th day of February 1993.

Donna M. Lambert
Register

(C)Feb.18,25,Mar.4
#22600

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY
COURT DEPARTMENT
ADMINISTRATION WITHOUT SURETIES
Middlesex Division Docket No. 93P0628A
Estate of Nathan Hersh
died June 18, 1992
late of Cambridge
in the County of Middlesex
NOTICE

A petition has been presented in the above-captioned matter praying that **Gail Paula Hirschenfang of Southfield** in the State of **Michigan** be appointed administrator of said estate without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on March 16, 1993.

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

Donna M. Lambert
Register of Probate

(C)Feb.25
#22559

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that 1274 Massachusetts Avenue Corporation d/b/a **One Potato-Two Potato, John Chapra**les, **manager,** holder of an all alcoholic beverages as a restaurant at 1280 Massachusetts Avenue has applied for a change of premises description. (Moved bar to opposite side of room)

The premises are described as follows: Dining room, kitchen, bar and lounge on first floor.

The hearing on this application will be held on Tuesday evening, March 9, 1993, six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor hearing room, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
William R. Burke, Jr.
License Commission

(C)Feb.25
#22570

LEGAL NOTICE
U-HAUL COMPANY
SELF-STORAGE FACILITY SALE

Self-Storage Facility Operator's Sale for non-payment of storage Charges pursuant to the power of sale contained in M.G.L., Chapter 105-A, Section 4. The following property will be sold at Public Auction at 1:00 P.M. on Thursday, March 18, 1993, on the premises of Central Square Moving & Storage Center, 844 Main Street, Cambridge, MA: All household furniture, trunks, books, tools, appliances, clothes, antiques, collectables, bric-a-brac and miscellany held for the accounts of **William Haynes,** Unit 131; Charles Rubin, Unit 284; Larry Bailey, Unit 326; Charles Beckles, Unit 462; Thomas MacDougall, Unit 395; Leslie McGrath, Unit 116. Sale per order of U-Haul Company of Boston, Inc. Terms: Cash. Sale subject to cancellation. Wm. F. Moon & Co., Auctioneers, North Attleboro MA 02760. Lic. #151. Tel. (508) 699-4477.

(C)Feb.25,Mar.4
#19923

COMMONWEALTH OF MASSACHUSETTS
Middlesex ss. PROBATE COURT
No. 93D0399-D1

Summons by Publication
Gloria P. Alvarez Becerra Plaintiff
vs.
Ciro H. Becerra Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Gloria P. Alvarez Becerra, seeking to dissolve the bonds of matrimony.

You are required to serve upon Gloria P. Alvarez Becerra, plaintiff, whose address is Mullins Court, Apt. #3, Cambridge, MA 02141 your answer on or before May 10, 1993. 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.

Feb. 16, 1993

Donna M. Lambert
Register of Probate

(C)Feb.18,25,Mar.4
#22587

Cambridge Historical Commission

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

4:00 P.M. For Certificate of Appropriateness in the Old Cambridge Historic District:

Case 476: 10 Follen Street. Expand kitchen and construct porte-cochere, by Mary A. Wolff on behalf of Robert and Dale Mnookin.

William B. King
Chairman

(C)Feb.18,25
#23441

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138 as amended that Chef Chow's House of Harvard Square, Inc., **Alan Chow, manager** holder of an all alcoholic beverages as a restaurant license at 50 Church Street has applied for an increase in capacity from 160 to 225.

The hearing on this application will be held on Tuesday evening, March 9, 1993, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
William R. Burke, Jr.
License Commission

(C)Feb.25
#22569

Have You Been Ripped Off?
Call the SMALL CLAIMS ADVISORY SERVICE
•617-497-5690•
ALL ADVICE FREE OF CHARGE

ORDINANCE NO. 1148
Final Publication No. 2611.
First publication in the Chronicle on February 4, 1993.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Ninety-Three
AN ORDINANCE

In amendment to the Municipal Code of the City of Cambridge

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

Title 8 of the Code (Health and Safety) is hereby amended by striking out Chapter 8.20 of the Code (Recombinant DNA Technology) and substituting the following new Chapter 8.20:

Chapter 8.20
RECOMBINANT DNA TECHNOLOGY

Sections:
8.20.010 Purpose.
8.20.020 Definitions.
8.20.30 Cambridge Biosafety Committee - Membership - Staff.
8.20.040 Cambridge Biosafety Committee - Duties and responsibilities.
50 Permit requirements.
60 Institutional Biosafety Committees.
70 Reports.
80 Medical Surveillance program.
90 Violation of guidelines - Notification.
100 Protection against rodents and insects.
8.20.110 Restrictions.
8.20.120 Enforcement.
8.20.130 Severability.

8.20.010 Purpose.

All use of recombinant DNA (RDNA) in the City of Cambridge shall be undertaken only in strict conformity with the Guidelines set out in Section 8.20.020, the other requirements of this Chapter and health regulations promulgated by the Cambridge Commissioner of Health and Hospitals (the Commissioner).

8.20.020 Definitions.

a) "Guidelines" are defined as:

1) National Institutes of Health Guidelines for Research Involving Recombinant DNA Molecules as published in the Federal Register of May 7, 1986.

2) Any amendments, revisions or substitutions subsequent to the above-referenced guidelines, including, but not limited to:

Notices of Action under NIH Guidelines for Research Involving Recombinant DNA Molecule on August 24, 1987, July 29, 1988, October 26, 1988, March 13, 1989, March 1, 1990, September 12, 1990, July 18, 1991, October 15, 1991, November 21, 1991, January 28, 1992, and April 22, 1992.

3) Such amendments to (1) and (2) above which are adopted by the National Institutes of Health (NIH) and approved by the Commissioner. Amendments not acted upon by the Commissioner within sixty days shall be considered approved. In the event that the NIH shall discontinue or abolish its guidelines, those guidelines in effect at the time of such discontinuance shall remain in effect in Cambridge.

b) "Person" means an institution, corporation, firm, partnership, association, executor, administrator, guardian, trustee, agent, organization and any other group acting as a unit, as well as a natural person.

c) "Recombinant DNA molecules" and "organisms and viruses containing RDNA" are those defined in the Guidelines referred to in subsection (a) (1), above, and such amendments as may be approved by the Commissioner. Amendments not acted upon by the Commissioner within sixty days shall be considered approved.

8.20.030 Cambridge Biosafety Committee - Membership - Staff.

A. The Cambridge Biosafety Committee)CBC) (formerly known as the Cambridge Biohazards Committee) shall be composed of the Commissioner or his/her designee, the Chairperson of the Cambridge Health Policy Board, or a Board member designated by the Chairperson, and a minimum of three other members to be appointed by the City Manager. The City Manager is authorized to provide for the adequate staffing of the CBC. Members of the CBC shall be Special Municipal Employees.

B. The CBC and the Commissioner are authorized to retain competent professional assistance in carrying out their duties under this Chapter.

C. The salaries and expenses of the staff and consultants of the CBC under this Chapter shall be apportioned to the persons holding permits issued under Section 8.20.050.

8.20.040 Cambridge Biosafety Committee - Duties and Responsibilities.

The responsibilities of the CBC shall include:

A. Establishing policies, procedures and criteria to aid in the implementation of this Chapter.

B. Determining the manner in which permitholders make reports or applications to the CBC, and the type of information required in such reports or applications. Reviewing reports, applications and recommendations by the Institutional Biosafety Committees (IBC) and approving them where appropriate. Carrying out site visits to permitted facilities.

C. Reviewing manuals and worker training programs, approving health-safety programs and monitoring the procedures required by this Chapter.

D. Developing a procedure for persons to report to the CBC violations of this Chapter, the Guidelines or any health regulation.

8.20.050 Permit requirements.

All persons proposing to use RDNA must obtain a permit from the Commissioner with the approval of the CBC. Permit requirements shall, at a minimum, include written agreement to:

A. Follow the Guidelines as defined in this Chapter.

B. Follow other conditions set forth in this Chapter.

C. Allow reasonable inspections of facilities and pertinent records by the CBC.

D. Prepare a Health and Safety Manual which contains all procedures relevant to the use of RDNA at all levels of containment in use at the facility, and a program for waste disposal in compliance with all applicable federal, state and local laws. the manual shall be submitted to the CBC for review.

E. Establish a training program of safeguards and procedures for personnel using RDNA.

Permits shall be issued and renewed on an annual basis. The Commissioner may establish fees for the issuance and renewal of permits.

8.20.060 Institutional Biosafety Committees.

The Institutional Biosafety Committees (IBC) shall be established in accordance with the Guidelines, except that the required composition of each IBC shall include at least one representative from the surrounding community approved by the Health Policy Board. The IBC shall be the final arbiter within an institution with regard to the implementation of this Chapter and the Guidelines.

8.20.070 Reports.

Each holder of a permit shall file regular reports with the CBC, in a manner to be determined by the CBC. All minutes of IBC meetings must be sent to the Commissioner and the CBC.

8.20.080 Medical surveillance program.

Each permit-holder must provide an appropriate medical surveillance program as determined by its IBC and consistent with the Guidelines. Such programs must be approved by the CBC.

8.20.090 Violation of Guidelines - Notification.

The permit-holder shall report, within thirty days, to the Commissioner and the CBC any significant problems with or violations of the Guidelines and any significant RDNA-related accidents or illnesses.

8.20.100 Protection against rodents and insects.

Effective rodent and insect control programs must be in place on premises where RDNA use under this Chapter takes place.

8.20.110 Restrictions.

A. RDNA use requiring containment defined by the Guidelines as "BL4" shall not be permitted in Cambridge.

B. Any accidental release which represents a significant potential hazard to employees or the public shall be reported to the Commissioner immediately, and in no case more than 24 hours after the release.

8.20.120 Enforcement.

A. Any person who violates any provision of this Chapter shall be subject to a fine of three hundred dollars ($300.00) per violation. Each day of violation shall constitute a separate and distinct offense.

B. Once a permit has been issued, it may be revoked, suspended, modified or not renewed by the Commissioner only upon a determination by the Commissioner and the CBC, after due notice and hearing, that the permit-holder has materially failed to comply with this Chapter, the permit agreements or the Guidelines.

C. Notwithstanding the above, the Commissioner, upon a determination that any violation constitutes an immediate and severe threat to the public health and safety, may order the immediate closure of any premises or laboratory engaging in or contributing to such threat, without prior notice and hearing but with subsequent notice and hearing.

8.20.130 Severability.

If any section, subsection, sentence, clause, or portion of this Chapter is for any reason held invalid 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 February 22, 1993.
Passed to be ordained by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Robert W. Healy, City Manager.
ATTEST:- D. Margaret Drury
City Clerk

(C)Feb.25
#19943

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Jack W. Kraiger** and **Elaine W. Kraiger** to Woburn Five Cents Savings Bank dated December 11, 1987 and recorded with the Middlesex South Registry of Deeds in Book 18753, Page 604, 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 12:00 p.m. on Wednesday, the third (3rd) day of March, 1993, on the mortgaged premises now known and numbered Unit 8B, 1105 Massachusetts Avenue Condominium, 1105 Massachusetts Avenue, Cambridge, Middlesex County, Massachusetts 02138, all and singular the premises described in said Mortgage:

The Condominium Unit #8B in the 1105 Massachusetts Avenue Condominium ("the Condominium") situated at and with a post office address of Unit #8B, 1105 Massachusetts Avenue, Cambridge, Massachusetts, created by Master Deed recorded with the Middlesex South Registry of Deeds in Book 12630, Page 273, as amended by instruments of record, if any ("Master Deed") in accordance with and subject to the provisions of Massachusetts General Laws Chapter 183A, as amended ("Chapter 183A"). The Unit is more particularly described in the Master Deed, as shown on the plans recorded simultaneously with the Master Deed, and is hereby conveyed together with the Unit Owner's undivided interest in the common areas and facilities (the "common areas and facilities") as set forth in the Master Deed and together with any other rights set forth in the Master Deed or the Unit Deed, including the exclusive easements to parking spaces and storage spaces, if any.

The Unit and such undivided .8272% percent interest in the common area and facilities are conveyed with the benefit of and subject to the rights, easement, restrictions covenants, agreements, obligations, conditions, and other provisions referred to or set forth in the Master Deed, the provisions of the instrument establishing the Unit Owner's organization formed in accordance with Section 10 of Chapter 183A, the By-Laws contained therein and any rules and regulations promulgated thereto, insofar as the same are now in force and applicable.

For my title see deed recorded with said Registry in Book 18753, Page 602.

Said premises will be sold subject to as above and to all restrictions, easements, improvements, attachments, outstanding tax titles, municipal or public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record, if there be any, and all encumbrances of record which are prior to said mortgage.

Two Thousand Five Hundred ($2,500.00) Dollars will be required to be paid in cash or by certified or bank treasurer's or cashier's check from purchaser at the time and place of sale as earnest money to be held at the option of the mortgagee as liquidated damages for any breach by the buyer. The balance is to be paid in cash or by certified or bank treasurer's or cashier's check within forty-five (45) days thereafter to be deposited in escrow with the firm of Kaye, Fialkow, Richmond & Rothstein at 100 Federal Street, Boston, Massachusetts 02110. The deed is to be delivered within forty-five (45) days from the date of sale.

Other terms, if any, to be announced at sale.

Mortgage Properties Corp.
c/o Peter Wittenborg
Attorney for Mortgagee
Kaye, Fialkow, Richmond & Rothstein
100 Federal Street
Boston, MA 02110
Telephone (617) 482-6800

(C)Feb.4,11,18,25
#22431

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Gabriel Melo** and **Maria S. Melo** to **BayBank Middlesex** dated January 15, 1986 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 16719, Page 346, 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 commencing at 2:00 P.M. on the 26th day of March, 1993 upon the mortgaged premises, being all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon, situated in Cambridge in the County of Middlesex and Commonwealth of Massachusetts, Bounded:

Beginning at a point on Cambridge Street, Westerly sixty-two (62) feet from Norfolk Street; thence running Westerly on said Cambridge Street, twenty-eight and 7/10 (28.07) feet to land now or formerly of Sawyer; thence turning and running Southerly by land now or formerly of said Sawyer, sixty (60) feet to land now or formerly of Benwell; thence turning and running Easterly twenty-eight (28) feet by land now or formerly of said Benwell; thence turning and running Northerly sixty-seven (67) feet and bounded on land now or formerly of Sheen and D.H. King to the point of beginning.

Meaning and intending to convey and hereby conveying all the same premises deeded to us by deed of Joseph A. Renzella et al, Trustees, dated January 6, 1986 and recorded herewith (Book 16719, Page 545).

The mortgaged premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the Mortgage, if any there be. The mortgaged premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS ($5,000.00) shall be required to be made to the mortgagee by certified check or by bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee by certified check or by bank cashier's check in or within thirty (30) days from the date of the sale, with time being of the essence.

Other terms, if any, to be announced at the sale.

BayBank, a Massachusetts trust company, formerly known as BayBank Middlesex
Present Holder of said Mortgage,
By Its Attorneys,
Riemer & Braunstein
Michael K. Davis
Three Center Plaza
Boston, Massachusetts 02108
(617) 523-9000
February 22, 1993

(C)Feb.25,Mar.4,11
#19941

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

PREMISES: 1-2 Washington Court
Cambridge, MA 02139

By virtue and in execution of the POWER OF SALE contained in a certain MORTGAGE given by **Richard B. Modica** and **Jeffrey M. Gross** to Prime Mortgage Co. dated September 21, 1989 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 20097 Page 103 of which the undersigned Federal National Mortgage Association 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 10:00 a.m., on March 26, 1993 upon the mortgaged premises: 1-2 Washington Court, Cambridge, MA 02139 as described below, all and singular the premises described in said mortgage.

TO WIT: A certain parcel of land with the buildings thereon, in Cambridge, Middlesex County, Massachusetts, situated on and now known as and numbered 1 and 2 WASHINGTON COURT in said Cambridge, shown as Lot A on a plan entitled "Subdivision Plan of Land, Cambridge, Mass.", dated October 17, 1957, Robert H. Dunning, Surveyor, said plan duly recorded with Middlesex South Deeds, Book 9060, Page 206, and said parcels bounded and described according to said plan as follows:

SOUTHEASTERLY by a passageway now known as Washington Court, fifty (50) feet;

SOUTHWESTERLY by Lot B, thirty-four and 6/10 (34.6) feet;

NORTHWESTERLY by lots C and D, fifty (50) feet;

NORTHEASTERLY by land of owners unknown, thirty-four and 6/10 (34.6) feet;

Containing 1,730 square feet of land.

Together with and subject to rights of way in said passageway in common with others entitled thereto.

TERMS OF THE SALE: Said premises will be sold and conveyed subject to any and all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described and also to all laws and ordinances including but not limited to, all building and zoning ordinances.

The highest bidder shall be required to deposit the amount of $10,000.00 by cash, certified check, bank treasurer's check or bank cashier's check at the time and place of the sale. The balance of the purchase price shall be paid in or within 60 days thereafter at the Law Offices of Elliott S. Topkins, 255 Bear Hill Road, Waltham, MA 02154. Other terms to be announced at the sale.

LAND COURT CASE NUMBER: 187047
PRESENT HOLDER OF SAID MORTGAGE:
Federal National Mortgage Association
3900 Wisconsin Avenue N.W.
Washington, DC 20016
AUCTIONEER
Hatfield Associates (AB)

(C)Feb.25,Mar.4,11
#22591

AREA IV NEIGHBORHOOD COALITION REQUEST FOR PROPOSALS FY 1993-1994

PROJECT REQUIREMENTS

All funds must be allocated to capital and human services projects which benefit low/moderate income households and are oriented towards elimination of blight in the Area IV neighborhood. Projects should expand the opportunities for existing residents to remain in the neighborhood and/or increase the community's enjoyment of the neighborhood. Area IV includes all streets between Massachusetts Avenue on the South and Hampshire Street on the North, from Prospect Street on the West to Tech Square on the East. $80,000 is available for FY '93-94. All funds must be expended during Fiscal Year 1993-1994.

PROPOSAL CONTENT

1. Describe the project including goals and objectives.

2. Outline administrative procedures, eligibility requirements, and outreach techniques.

3. Describe how the project benefits low/moderate income residents.

4. Describe benefits received by the neighborhood. For example, housing units improved, neighborhood residents employed, open space added, transportation and parking improved, economic development aided.

5. Line item Budget.

6. List other funding sources and amounts, where appropriate. (for example, matching funds, leveraged funds, or in-kind services, etc.).

7. Describe how on-going maintenance for the project, if required, will be carried out.

8. If applicable, describe agreements made with other agencies which may have jurisdiction over a part of the project.

SUBMISSION

Proposals must be submitted by March 31, 1993. Proposals should be forwarded to: Area IV Neighborhood Coalition, C/O Mostafa Mourad, Community Development Department, 57 Inman Street, Cambridge, MA 02139, (617) 349-4600.

An extensive study of Area IV economic and development needs is available from the Community Development Office.

(C)Feb.25
#22572

ADVERTISEMENT
CAMBRIDGE HOUSING AUTHORITY
OFFICE OF PLANNING AND DEVELOPMENT
INVITATION TO BID

The Cambridge Housing Authority, Cambridge, Massachusetts (the Owner) will receive sealed bids for: Moving Services for the Newtowne Court (MA 3-5) Modernization Project in accordance with documents prepared by the Cambridge Housing Authority. The number of families to be moved under this contract will range between 25 and 300. Estimated value of this contract is $100,00.

Specifications and Contract Documents will be available on Friday, February 12, 1993 after 9:00 a.m. at the Office of Planning and Development, Cambridge Housing Authority, 2nd Floor, 17 Sellers Street, Cambridge, Massachusetts. Bidders may obtain Specifications and Contract Documents weekdays, between the hours of 9:00 AM and 5:00 PM. Specification and contract documents will not be mailed.

Interested parties should call Jen Faigel, Office of Planning and Development, at (617) 497-6800 with any questions regarding the project.

Site Inspection will be held on Tuesday, February 23, 1993, at 10:00 a.m. Interested parties will meet at:

Pisani Center, 131 Washington Street, Cambridge, Massachusetts

Bids shall be submitted no later than 10:00 am. on Monday, March 1st, 1993 and shall be received at the Office of Planning and Development, 17 Sellers Street, Cambridge, Massachusetts, 02139. Bids may be mailed to the attention of Jen Faigel at 270 Green Street, Cambridge, Massachusetts, 02139. However, bids must be received by the above mentioned time and date to be considered valid.

No bid deposit is required.

All bidding and contractual procedures included in the General Law of the Commonwealth of Massachusetts and United States of America shall be strictly adhered to, all as most recently amended.

The awarding Authority reserves the right to reject any and all bids and waive any informalities in the bidding if it is in the public interest to do so. The Cambridge Housing Authority reserves the right to reject all bids if less than three bids are received.

Please note that any firm under contract for moving services at Newtowne Court (MA 3-5) is ineligible to bid on this project.

(C)Feb.11,18,25
#22634

CAMBRIDGE HOUSING AUTHORITY
INVITATION FOR BIDS
LEAD ABATEMENT AT
226 NORFOLK STREET

The Cambridge Housing Authority invites sealed bids to do comprehensive lead abatement at 226 Norfolk Street. The estimated value of the contract is $15,000.

A 100% performance and payment bond will be required of the awarded contractor.

Specifications and bidding documents will be available until the date and time set for bid opening. There is no charge for the documents which will be mailed on request or may be picked up at the Cambridge Housing Authority, Office of Planning and Development, 17 Sellers Street, Cambridge, MA 02139, (617) 497-6800.

Bids will be subject to approval and award by the Cambridge Housing Authority Board of Commissioners. Bids will be irrevocable for a period of 30 days from the date of the bid opening.

Bids will be subject to M.G.L. Chapter 30B. In addition, any awarding contract which includes on site labor will be subject to the appropriate State or Federal prevailing wage rates as detailed in the bidding documents.

Bid surety in the amount and form described in the Instructions to Bidders is X / is not__ required with bid submittal.

The Cambridge Housing Authority reserves the right to reject any and all bids and to waive informalities.

Site inspection: Tuesday, February 23, 1:00 p.m., 226 Norfolk Street.

Bids must be received in a sealed envelope at the Cambridge Housing Authority, Office of Planning and Development, 17 Sellers Street, no later than Friday, March 5th, 1993 at 10:00 A.M. At that time all bids will be publicly opened and read aloud.

For more information, contact Jen Faigel, CHA Office of Planning and Development, 497-6800.

(C)Feb.18,25
#22596

CAMBRIDGE HOUSING AUTHORITY
REQUEST FOR ARCHITECTURAL/
ENGINEERING PROPOSALS
FOR
INTERIOR MODERNIZATION 116 NORFOLK STREET

Architects and Engineers registered in Massachusetts are invited to submit proposals for complete design and construction administration services for Interior Modernization at 116 Norfolk Street. 116 Norfolk Street is a four-story, brick Elderly Congregate Housing Facility with thirty-nine units, having common kitchens and bathrooms. The construction budget is $62,575.

The scope of work will focus on Kitchen and Bathroom facilities only, but will address all issues pertaining to those areas. In general, the scope will include analysis of existing conditions; preparation of Schematic Report which addresses options for repair and replacement of investments; Design Development Phase that provides creative options to problematic areas in Kitchens and Bathrooms; preparation of plans and specifications for preferred options; assistance during the bidding process; review of the contractor's submittals; and construction administration. The fee for these services is $3,393.00, as lump sum.

Proposal requirements may be obtained at the Cambridge Housing Authority, Office of Physical Planning and Construction located at 17 Sellers Street (2nd floor), Cambridge, MA. on or after February 11, 1993, between the hours of 9:00 AM and 5:00 PM. Six copies of the proposal must be submitted to the CHA no later than 2:00 PM on February 18, 1993. If mailing proposals, please send to: Cambridge Housing Authority, 270 Green Street, Cambridge, MA. 02139 ATTN: Deepti Nijhawan.

A site inspection will be held on Friday, February 12, 1993 at 2:00 PM. For further information, call Deepti Nijhawan at (617) 497-6800.

(C)Feb.11,18,25
#22643

59250

SHERIFF'S SALE
The Commonwealth of Massachusetts
Middlesex, ss. May 14, A. D. 1992

Taken on execution and will be sold by public auction, on Wednesday, the thirty-first day of March A. D. 1993, at ten o'clock a.m., at my office, 99 First Street in Cambridge, in said County of Middlesex, all the right, title and interest that Reheela A. Chaudry, Trustee of Sunshine Trust of Lynnfield, in the County of Essex, had (not) exempt by law from attachment or levy on execution) on the fourteenth day of May A. D. 1992, at nine o'clock and no minutes, a.m., being the time when the same was taken on execution in and to the following described real estate, to wit:

No. 2 in the New Lee Street Condominium, the unit ("Unit") known as Unit located at 39 Lee Street, ("Building") in Cambridge, Middlesex County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 19, 1981 and recorded with Middlesex South Registry of Deeds in Book 14360, Page 178 (hereinafter referred to as "Master Deed"), which Unit is shown on the floor plans of the Building filed simultaneously with said Master Deed in said Registry.

Terms: CASH

Robert F. Kucharzyk
Deputy Sheriff

(C)Feb.25,Mar.4,11
#22554

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 93P0624E
Estate of Samuel G. Waldron
died Jan. 16, 1993
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 **Gary H. Waldron** of Cambridge in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on March 18, 1993.

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 eighteenth day of February in the year of our Lord one thousand nine hundred and ninety three.

Donna M. Lambert
Register of Probate

(C)Feb.25
#22537



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

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Thursday, March 11, 1993 at 5:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to amend the text of the Zoning Ordinance of the City of Cambridge in Section 8.20 - Non Conformance. The amendment would substantially revise Section 8.22 to permit the change, extension, or alteration of a pre-existing nonconforming structure without a special permit from the Board of Zoning Appeal, in cases where proposed changes, extensions or alterations would be in conformity with the existing zoning.

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 Alice K. Wolf,
Chair

(C)Feb.25,Mar.4
#22550

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
(SEAL) **Case No. 189934**

To **James H. Batmasian;** Marta Batmasian and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended SOMERSET SAVINGS BANK claiming to be the holder of a mortgage covering real property in Cambridge, MA, known and numbered **2362-2366 Massachusetts Avenue and 4-8 Dudley Street** given by James H. Batmasian and Marta Batmasian dated November 10, 1986 recorded with Middlesex South District Registry of Deeds in Book 17571, Page 439 has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 5th day of April 1993, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, ROBERT V. CAUCHON, Chief Justice of said Court this 18th day of February 1993.

Charles W. Trombly, Jr.
Recorder

(C)Feb. 25
#22536



FIRST PUBLICATION NO. 2612
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Ninety-Three
AN ORDINANCE

In amendment to an ordinance entitled "The Municipal Code of the City of Cambridge."

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

That Chapter 8.24 entitled Rubbish, Garbage and Litter be and hereby is deleted and substituted in place there of a new chapter 8.24 entitled Refuse and Litter.

Passed to a second reading at the City Council meeting held on February 22, 1993 and on or after March 8, 1993 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury, City Clerk

NOTE: Pursuant tot he 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 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:- D. Margaret Drury, City Clerk

(C)Feb.25
#19944

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
Middlesex Division Docket No. 93P0358MR
GUARDIANSHIP - MENTALLY RETARDED PERSON WITHOUT SURETIES

To **Cledwyn Jones** of Cambridge in said County and his heirs apparent or presumptive.

A petition has been filed in the above-captioned matter alleging that said Cledwyn Jones is a mentally retarded person to the degree that he is incapable of making informed decisions with respect to the conduct of his personal affairs and praying that John Jones of Cambridge in the County of Middlesex or some other suitable person be appointed his guardian with authority to consent or withhold consent to customary and usual 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 April 30, 1993.

WITNESS, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge the fifth Day of February in the year of our Lord one thousand nine hundred and ninety three.

Donna M. Lambert
Register of Probate

(C)Feb.25
#19942

CITY OF CAMBRIDGE
CONSERVATION COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Thursday, March 4, 1993 at 8:00 p.m. in the Third Floor Conference Room, City Hall Annex, 57 Inman Street.

The hearing will consider a Notice of Intent filed by the **Metropolitan District Commission.** The MDC, in conjunction with the Friends of Blair Pond group, has proposed to sponsor a **superficial clean-up of Blair Pond and environs.** The work will include removal of debris from the Buffer Zone and Bank of Blair Pond, and will be performed by hand by volunteers.

Copies of the applicant's Notice of Intent and additional materials are available for review at the Conservation Commission's office, 57 Inman Street, second floor, 349-4680.

(C)Feb.25
#22534



CITY OF CAMBRIDGE
Traffic and 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. 93-05

Regulation No. 66-1 Schedule 9 "Stopping, Standing Or Parking During Certain Hours On Certain Sides Of Certain Streets" is hereby amended by adding the following:

Mass. Ave., east side, 105' N of Washburn Ave. to Clarendon Ave., All Hours, All Days.

This regulation shall take effect 10 March 1993.

PROMULGATED
DATE
Feb. 16, 1993

George Teso
Traffic Director

(C)Feb.25,Mar.4,11
#22552



CITY OF CAMBRIDGE
Traffic and 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 regulation.

REGULATION NO. 93-04

Regulation No. 66-1 Schedule 6D "Parking Prohibited On Certain Sides Of Certain Streets, Tow Away Zone" (Handicapped Persons and Disabled Veterans) is hereby amended by adding the following:

Langdon Street, east side, 74' N of Chauncy Street to 94' N of Chauncy Street.

Linnaean Street, north side, 60' W of Avon Hill to 80' W of Avon Hill.

This regulation shall take effect 24 February 1993.

PROMULGATED
DATE
Jan. 29, 1993

George Teso
Traffic Director

(C)Feb.11,18,25
#22435

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
ADMINISTRATION WITHOUT SURETIES
Middlesex Division Docket No. 92P2027A
Estate of Mary G. Perry
died January 19, 1993
late of Cambridge
in the County of Middlesex
NOTICE

A petition has been presented in the above-captioned matter praying that George S. Perry of Concord in the County of Middlesex be appointed administrator of said estate 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 March 11, 1993.

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

Donna M. Lambert
Register of Probate

(C)Feb.25
#22564

Russian writer shares vision of world peace

Armen Melik-Simonian, an internationally known journalist from the former Soviet Union, visited the Cambridge home of Dr. Edward Bernays, the father of public relations, for a reception and talk last Saturday.

Melik-Simonian, whose writings include several books, a screenplay and articles in New World, This Week, Around the World and other publications, has served as a news correspondent in Cyprus, Ethiopia and Armenia. He earned his journalism degree at Moscow University.

Melik-Simonian, who sees great similarities between the people of the US and the former USSR, delivered the following remarks, sharing his view that we face unprecedented opportunity to work together toward world peace and prosperity:

"It is an unusual experience to visit the United States, especially the first time and particularly from Russia, where the situation is now very grave. At least we can enjoy freedom of speech and freedom from fear.

"In the last years of the former Soviet Union, a prominent Soviet artist was invited to visit a foreign country. He arrived there with an interpreter assigned to him by the authorities. A reception was held in his honor where speeches were made but he kept silent. Finally his interpreter whispered in his ear, 'Why don't you say something. Don't be afraid of them.' The artist whispered back, 'I am not afraid of them, I am afraid of you.'

"I have heard that there are some in America who believe that a poor Russia is better to their interests than a rich one. Allow me to remind you of a story written by the contemporary writer Kishon.

"In his story, written in the form of a dialogue, there is a conversation between the US and the USSR. The USSR says, 'If you don't obey my demands, we will destroy you.' And the US answers, 'Don't you think we can destroy you too?' The USSR replies, 'I don't care.' And the United States, surprised, answers, 'Why don't you care?' The USSR explains, 'You do not understand our position. You are rich and have much to lose. I am poor, and therefore I have nothing to lose.'

"Russians who visit America, and Americans who visit Russia, observe that both peoples share a common ethnic diversity. As one wise person once said, 'The Russians are the Americans on another continent.'

A few days after my arrival, I was taken to join your New Year's Eve celebration in Boston. I was struck by the similarities of our two societies. Every minute I expected them to begin speaking Russian.

"I came here with some missions in mind. One of them is to continue the discussions with my American friend that began in Moscow this past summer. Another was to get across a message about the similarities by making a documentary.

"For the past 70 years, the propaganda machines of our two countries have tried to persuade the peoples of both nations that they are enemies. Now that the world press and television has unprecedented access to the peoples of Russia, there is an historic opportunity to refocus on the simple truth that we must become partners in reaching the common goal of world peace and prosperity, and to realize that we share a common destiny.

"I understand that our host is the father of public relations. Public relations is a very powerful tool. Public relations people should also be involved in this effort to engineer a positive evolution in human social behavior.

"I want to end in a romantic way. I truly hope, although it may sound naive, that one day in the future all peoples of the world will come together to build a new Tower of Babel. Not in order to abuse or humiliate the Supreme Intelligence, but in order to glorify humanity."



PHOTO BY JANE TYSKA

Edward Bernays shares a moment with Russian writer Armen Melik-Simonian during a Saturday reception at Bernays' Lowell Street home.

Local Baha'is plan prayer service Sunday

In the spirit of Dr. Martin Luther King Jr.'s struggle for freedom and World Religion Day, the public is invited to join the Baha'is of Cambridge in praying for the Baha'is of Iran on Sunday, Jan. 17, 12:30-2 pm, in the Chapel at Massachusetts Institute of Technology, 48 Mass. Avenue.

A strongly-worded resolution adopted Dec. 4 by the U.N. General Assembly's Third Committee specifically cites Iran's treatment of the Baha'i community as a principal cause for concern.

The program at the chapel will include prayers and music For more information, please call 661-4317.

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CAMBRIDGE HOUSING AUTHORITY OFFICE OF PLANNING AND DEVELOPMENT INVITATION TO BID

Modernization of 35 Lopez Street, 47 Lopez Street and 12 Prince Street (MA 3-15)

The Cambridge Housing Authority, Cambridge, Massachusetts (the Owner) invites sealed bids for Modernization of 35 Lopez Street, 47 Lopez Street and 12 Prince Street (MA 3-15). Estimated cost of this project is $700,000.00. The category for which the General Bidder must be DCPO-certified is General Contractor.

General Bids will be accepted from bidders only when accompanied by a Certificate of Eligibility and an Update Statement (DCPO Forms CQ7 and CQ3).

Plans and Specifications will be available on Wednesday January 13, 1993 after 12:00 noon at the Office of Planning and Development, Cambridge Housing Authority, 2nd Floor, 17 Sellers Street, Cambridge, Massachusetts. Bidders may obtain Plans and Specifications weekdays, between the hours of 9:00 AM and 5:00 PM by depositing $50.00 per set. This fee shall be refundable upon the return of the documents in usable condition within (30) days of the General Bid Opening, after which all deposits become the property of the Cambridge Housing Authority. Contract Documents will not be mailed. They may be examined at the plan room of Dodge Construction Reports, Prudential Tower, Suite 320, 800 Boylston Street, Boston, Massachusetts or at the Office of Planning and Development of the Cambridge Housing Authority.

Site Inspection will be held as follows: 10:00 AM Wednesday, January 20, 1993. Interested parties will meet at: 35 Lopez Street, Cambridge Massachusetts.

Each bidder shall visit the site of the proposed work and become fully acquainted with conditions as they exist to fully understand the conditions, difficulties and restrictions attending the execution of the work under this contract. By submitting a bid, the bidder agrees and warrants that s/he has examined the site, specifications and drawings, that the specifications and drawings are adequate and the required result can be produced under the specifications and drawings. No increase in the contract sum nor claim for damages due to delay will be permitted as a result of the contractor's failure to accomplish any or all of these requirements.

Each bidder shall base his/her bid on the timely progression and completion of the work within the time for completion stated within the specification.

Bid Documents submitted by all bidders shall be enclosed in outer and inner envelopes, both of which shall be sealed and clearly labeled with the words "Bid Documents for Comprehensive Modernization of 35 and 47 Lopez Street and 12 Prince Street (MA 3-15)," and the firm name of the bidder. In addition, sub-bidders shall state on the envelope the sub-contract section to which their bid applies.

Filed Sub Bid Sections for this Work are:

1. Roofing
2. Aluminum Windows
3. Tile
4. Resilient Flooring
5. Plumbing
6. Heating & Ventilating
7. Electrical

Filed Sub Bids for the trades listed above will be received no later than 10:00 AM on Wednesday February 3, 1993 at the above address of the CHA's Office of Planning and Development. Sub-bids shall be clearly marked "Sub-bid for Section ______, (name of sub-trade).

Sub-contract bids for trades which are not listed above shall not be submitted to the Authority.

General Bids shall be submitted with DCPO Forms CQ7 (Certificate of Eligibility) and CQ3 (Update Statement) no later than 10:00 AM on Wednesday February 17, 1993 at the above address of the CHA's Office of Planning and Development. Bids not accompanied by DCPO Forms CQ7 and CQ3 will be rejected by the Authority.

Bids may be mailed to the Cambridge Housing Authority, 270 Green Street, Cambridge Massachusetts 02139. The CHA assumes no responsibility for mailed bids not received by 5:00 PM of the day prior to the Bid Opening date.

Every General Bid and Filed Sub Bid shall be accompanied by a Bid Deposit payable to the CHA in the form of cash, certified check payable to the order of the Cambridge Housing Authority, bid bond with acceptable sureties, or treasurer's or cashier's check issued by a responsible bank or trust company qualified to do business in Massachusetts, in the amount of 5% of the bid. The bid security shall secure the execution of the contract and the furnishing of performance and payment bonds by the successful General Bidder as specified in the Contract Documents. All general bids and sub-bids are subject to the provisions of M.G.L., Chapter 30, Section 39M, and Chapter 149, Section 44A to H inclusive. All applicable federal and state laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract as if written out in full.

The successful bidder will be required to furnish a Performance Bond and Payment Bond as set forth in the Specifications, each in the full amount of the contract.

The Awarding Authority reserves the right to reject any and all bids and to waive any informalities in the bidding if it is in the public interest to do so. The Cambridge Housing Authority also reserves the right to reject the bids if less than three bids are received.

The wages paid to all employees on this project shall not be less than the U.S. Department of Labor minimum wage rates. Refer to wage rate schedule in the Project Specification.

General Bidders are required to meet all contractual requirements for contracting with minority and women owned businesses as defined by the State Office of Minority and Women Business Assistance (SOMWBA).

The Cambridge Housing Authority is a tax-exempt organization. Bids shall not include sales tax on any and all building materials and supplies required for the work of this project. The tax exemption number assigned to the Authority will be given to the General Contractor at the Preconstruction Conference.

No interpretations of the meaning of the plans, specifications or other pre-bid documents will be made to any bidder orally. Every request for such interpretation must be in writing and addressed to the Architect:

CityDesign Collaborative, Inc., 334 Boylston St., Boston, Massachusetts 02116.

ALL BIDDERS PLEASE NOTE: EQUAL EMPLOYMENT OPPORTUNITY GUIDELINES REGARDING MINORITIES AND FEMALES SHALL BE STRICTLY ENFORCED ON THIS PROJECT. PLEASE REFER TO LABOR REGULATIONS OF THE GENERAL REQUIREMENTS AND SUMMARY OF WORK.

ALL BIDDERS PLEASE NOTE: THIS SPECIFICATION CONTAINS NEWLY REVISED HUD DOCUMENTS, INCLUDING "INSTRUCTIONS TO BIDDERS", "REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF BIDDERS", AND "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION". BIDDERS ARE EXPLICITLY CAUTIONED TO READ THESE SECTIONS CAREFULLY AND TO CONFORM TO ALL REQUIREMENTS INCLUDED THEREIN.

(C)Jan.14
#23157

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage (the "Mortgage") given by **Robert J. Reagan** to US Trust/Middlesex of Cambridge, Massachusetts, (now known as US Trust, 331 Montvale Avenue, Stoneham, Massachusetts), dated May 29, 1984, and recorded with the Middlesex South District Registry of Deeds in Book 15594, Page 434, assigned to Allen Schwartz, individually, of 333 washington Street, Boston, Massachusetts by Assignment of Mortgage dated November 10, 1992, recorded with said Registry of Deeds on November 13, 1992, as Instrument No. 34, of which Mortgage the undersigned is the present holder, for breach of conditions of the Mortgage and for the purpose of foreclosing. the same will be sold at Public Auction at 10:00 a.m. on the 10th day of February, 1993, on the mortgaged premises described below being known as **30-32 Upland Road, Cambridge, Massachusetts,** all and singular the "Mortgaged Premises" described in said Mortgage, to wit:

The land with the buildings thereon situated on the Southerly side of Upland Road in Cambridge, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southerly line of said Upland Road at land formerly of McLeod, now Schlesinger, and thence running

SOUTHERLY by said land of Schlesinger, one hundred twenty-five (125) feet; thence turning and running

WESTERLY by Lot 8 on a plan of land belonging to the heirs of S. Whitney, recorded with Middlesex South District Deeds, Plan Book 40, Plan, 28, fifty (50) feet; thence turning and running

NORTHERLY one hundred twenty-five (125) feet to said Upland Road; thence turning and running

EASTERLY by said Upland Road, fifty (50) feet to the point of beginning.

Containing 6250 square feet.

Said Premises are now known and numbered 30-32 Upland Road.

The Mortgaged Premises are conveyed subject to and with the benefit of any and all easements, rights and restrictions of record insofar as the same are now in force and applicable.

The Mortgaged Premises will be sold subject as set forth above and subject to all outstanding tax titles, municipal or other public taxes, water and sewer charges, assessments, liens, or claims in the nature of liens if any, and encumbrances of record created prior to the Mortgage, including covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title, all leases and tenancies having priority over the Mortgage, to tenancies or occupation by persons on the Mortgaged Premises now and at the time of said auction which tenancies or occupation are subject to the Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the Mortgaged Premises, and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances, if any of the foregoing there be.

TERMS OF SALE: TWENTY THOUSAND ($20,000) Dollars will be required to be paid by bank or certified check (subject to collection) at the time and place of sale as earnest money. The balance is to be paid by bank or certified check (subject to collection) within thirty (30) days thereafter, provided such day is one on which the Middlesex South Registry of Deeds is open for business, and if not, then on the next day on which said Registry is open for business. Time is of the essence. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at the Auction Sale.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the Mortgaged Premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the Mortgaged Premises by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with the Mortgagee's attorneys, Looney & Grossman, the amount of the required deposit as set forth herein within three (3) business days after its receipt of written notice of the default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of its delivery of the required deposit to the Mortgagee's attorneys.

The Mortgagee reserves the right to postpone the sale to a later time and date by public proclamation at the time and date appointed for the sale and to further postpone the sale at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE TIME AND PLACE OF SALE.

ALLEN SCHWARTZ
Present holder of said mortgage
By its attorneys:
LOONEY & GROSSMAN
101 Arch Street
Boston, MA 02110-1112
(617) 951-2800

(C)Jan.7,14,21
#23117

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **Harry G. Sirois** to First Mutual Bank for Savings dated December 19, 1988 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 19543, Page 503, and assigned by Federal Deposit Insurance Corporation, as Liquidating Agent of First Mutual Bank for Savings to The First National Bank of Boston by Assignment of Mortgage dated March 16, 1992 and recorded with said Deeds in Book 21893, Page 218, 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 commencing at 1:00 P.M. on the 4th day of February, 1993 upon the mortgaged premises, being all and singular the premises described in Exhibit A in a prior Mortgage from Harry G. Sirois to E. Cambridge Savings Bank dated January 30, 1980 recorded with Suffolk sic [Middlesex County (Southern District)] Registry of Deeds at Book 13891, Page 511, to wit:

[A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, and being Lot C as shown on plan dated January 11, 1944 by W.A. Mason & Son Co., Surveyors, recorded with Middlesex South District Deeds, Book 6743, Page 477; bounded and described as follows:

NORTHWESTERLY by Second Street as shown on said plan, thirty (30) feet;

NORTHEASTERLY by Lot B on said plan, forty (40) feet;

SOUTHEASTERLY by land now or formerly of Mena Lubao, as shown on said plan, thirty (30) feet; and

SOUTHWESTERLY by land now or formerly of Sebastiano and Maria Staffiero, forty (40) feet.

Containing 1200 square feet, according to said plan.

For title, see deed from Thomas J. Petrillo et ux, to be recorded herewith.

Said premises are now known and numbered **8 Second Street, Cambridge, Massachusetts.]**

[The Mortgage granted to E. Cambridge Savings Bank dated January 30, 1980, recorded with Suffolk sic [Middlesex County (Southern District)] Registry of Deeds at Book 13891, Page 511 has been discharged by Mortgage Discharge dated December 22, 1992 and recorded at the Middlesex County (Southern District) Registry of Deeds on January 5, 1993 as Instrument No. 107.]

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the mortgage, if any there be. The premises are also sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: A deposit of FIVE THOUSAND DOLLARS ($5,000.00) shall be required to be made to the mortgagee in cash, by certified check or by bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee in cash, by certified check or by bank cashier's check in or within thirty (30) days from the date of the sale, with time being of the essence.

Other terms, if any, to be announced at the sale.

The First National Bank of Boston
Present Holder of said Mortgage,
By Its Attorneys,
Riemer & Braunstein
Kevin M. Murtagh
Three Center Plaza
Boston, Massachusetts 02108
(617) 523-9000
January 4, 1993

(C)Jan.7,14,21
#23119

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

Premises: 27 Ellery Street
Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Gary W. Alexander** and **Trisha L. Irons** to Interate National Mortgage Corporation dated January 5, 1990, and recorded with Middlesex County (Southern District) Registry of Deeds in Book 20318, Page 540, 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 12:00 P.M. (NOON), on the 8th day of February, A.D., 1993, upon the mortgaged premises, **27 Ellery Street, Cambridge,** Massachusetts, as described below, all and singular the premises described in said mortgage,

To wit:

A certain parcel of land with the buildings thereon situated in said Cambridge, being now numbered 27 Ellery Street and being shown as Lot A on a plan entitled "Plan of Premises in Cambridge, surveyed for Annie E. Mullen, Being Subdivision of Plan by W. A. Mason & Son Co.," dated November 6, 1923, recorded with Middlesex South District Deeds, Plan Book 328, Plan 30, being bounded and described as follows:

SOUTHEASTERLY by said Ellery Street, thirty-four and 16/100 (34.16) feet;

SOUTHWESTERLY by land of owners unknown, seventy-five (75) feet;

NORTHWESTERLY by land of owner unknown, twenty-five and 37/100 (25.37) feet;

NORTHEASTERLY by Lot B on said plan, thirty-four and 42/100 (34.42) feet;

NORTHERLY by said Lot B, six and 12/100 (6.12) feet;

NORTHEASTERLY again by said Lot 6, thirty-five and 67/100 (35.67) feet.

Containing 2,234 square feet of land, more or less, according to said plan, or however otherwise said premises may be bounded, measured or described.

Said premises are subject to and have the benefit of a right of way in and over a passageway four (4) feet in width as shown on said plan, said passageway to be used in common with owners and occupants of said Lot B.

TERMS OF SALE: Said premises will be sold and conveyed subject to all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND DOLLARS and NO/100 ($5,000.00) must be paid by certified, bank, treasurer's or cashier's check at the time and place of the sale by the purchaser as a deposit. The balance of the purchase price is to be paid in cash, or by certified check, bank cashier's check or bank treasurer's check within 30 days thereafter at the Law Offices of Shapiro & Kreisman, 492 Old Connecticut Path, Framingham, MA 01701 (508) 872-0221.

Other terms to be announced at the sale.

Land Court Case Number 183468.

CENTERBANK
MORTGAGE COMPANY
a/k/a CENTERBANK,
PRESENT HOLDER OF
SAID MORTGAGE

(C)Jan.14,21,28
#23162

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **NASSAR ISMAIL** and **DOHA ONSI, a/k/a** DOHA A. ONSI of 62-64 Hurley Street, Cambridge, Middlesex County, Massachusetts, to ALDA S. GARCIA and CARLOS C. GARCIA of Cambridge, Middlesex County, Massachusetts, dated March 3, 1987 and recorded with the Middlesex County, (Southern District) Registry of Deeds, in Book 17911, Page 033, 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 11:00 o'clock A.M., on the 12th day of February, 1993 at said premises, located at **62-64 Hurley Street, Cambridge,** Middlesex County, Massachusetts, the premises described in said mortgage, to wit:

The Land in Cambridge, Beginning on the Southerly side of Hurley Street, formerly Vine Street at a point Sixty-seven feet Westerly from Second Street and thence running Westerly along said Hurley Street, forty-four (44) feet to land now or late of Frank S. Tarra, thence turning at right angle and running Southerly along said land of Tarra, sixty-five (65) feet more or less to land now or late of Simonds, thence turning at right angle and running Easterly by land now or late of Simonds, forty-four (44) feet to a point; thence turning at right angle and running Northerly by land now or late of Woods by other land of the grantee on a line parallel with Second Street, sixty-five (65) feet to the point of beginning and containing about 2,860 square feet.

For our title see Deed recorded herewith.

TERMS OF SALE

Said premises shall be sold subject to any and all unpaid taxes, tax titles, assessments and municipal liens. FIVE THOUSAND ($5,000.00) dollars in cash or by certified check will be required to be paid at the time and place of sale, and the balance within thirty (30) days thereafter. Successful bidder(s) will be required to execute an agreement for purchase at the time of the sale. Other terms to be announced at the sale.

Alda S. Garcia and Carlos C. Garcia
BY: Margaret K. LaMothe, Esq.
McElhiney and Matson
607 Main Street
Woburn, MA 01801
Dated: January 7, 1993

(C)Jan.14,21,28
#23219

FIRST PUBLICATION NO. 2609 CITY OF CAMBRIDGE

In the Year One Thousand, Nine Hundred Ninety-Three

AN ORDINANCE

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

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

The Zoning Ordinances of the City of Cambridge is hereby amended by

Amending Article 2.000 - Definitions regarding "Floor Area, Gross," to create a new section (g) to read as follows:

(g) Parking garages or portions of structures devoted to parking automobiles not excluded in (1) below; and

To delete paragraph (1) and to substitute therefor the following:

(1) At grade off street parking and loading areas which are unroofed and unenclosed, or parking structures which area dedicated exclusively to the service of residential uses;

To delete the existing Section 5.25 - FAR Exceptions and substitute therefor the following:

(1) The provisions of the gross floor area definition of Article 2.000 notwithstanding, any floor level or portion of a floor level of a parking structure which is below grade adjoining said structure by a distance of six (6) feet or greater, shall be excluded from gross floor area computations.

(2) The Planning Board may, by Special Permit, exempt from floor area computations up to twenty-five (25) percent of the floor area of that portion of any parking structure floor level higher than six feet (6) below average finished grade adjoining the structure, upon making the specific finding that average floor to floor heights within said above grade parking structure are less than eight and one-half (8 1/2) feet;

To amend the end of the first sentence of Section 6.35 to read as follows:

"Any required amount of parking may be reduced upon issuance of a special permit from the Board of Zoning or the Planning Board.";

And to amend the end of Section 6.35.6 to read as follows:

"Adjacent residential streets and on street parking within two thousand (2,000) feet of the project site area are adequately protected from commercial parking overspill, including that which might result from vehicles displaying Cambridge parking stickers."

Passed to a second reading as amended at the City Council meeting held on January 11, 1993 and on or after January 25, 1993 the question comes on passing to be ordained.

ATTEST:- D. Margaret Drury
City Clerk

(C)Jan.14
#23206

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

Premises: **32 River Street**
Cambridge, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Joseph E. Aiello** to CenTrust Mortgage Corporation dated May 20, 1987 and recorded with Middlesex District Registry of Deeds in Book 18158, Page 73, 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 3:00 P.M., on the 22nd day of January, A.D., 1993, upon the mortgaged premises, **32 River Street, Cambridge, Massachusetts,** as described below, all and singular the premises described in said mortgage,

To wit:

A parcel of land, the buildings thereon being at present number 32 River Street, Cambridge, being shown as Lot D on a "Subdivision of Land in Cambridge, Mass., dated December 20, 1961, by Edward F. Carney, Surveyor, recorded as plan #1393 of 1962, shown in Book 10134, Page 113

NORTHERLY by River Street, twenty-five and 42/100 (25.42) feet;

NORTHEASTERLY by Lot C on said plan, this line passing in part through the center of a brick partition wall, ninety-seven and 86/100 (97.86) feet;

SOUTHEASTERLY by the center line of a passageway as shown on said plan, twenty-two and 75/100 (22.75) feet;

SOUTHWESTERLY by land now or late of Allston and of Ricker, one hundred ten (110) feet;

Containing, according to said plan, 2357 square feet of land. Be all said measurements more or less or however otherwise bounded or described.

TERMS OF SALE: Said premises will be sold and conveyed subject to all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described.

TEN THOUSAND DOLLARS and NO/100 ($10,000.00) must be paid by certified, bank, treasurer's or cashier's check at the time and place of the sale by the purchaser as a deposit. The balance of the purchase price is to be paid in cash, or by certified check, bank cashier's check or bank treasurer's check within 30 days thereafter at the Law Offices of Shapiro & Kreisman, 492 Old Connecticut Path, Framingham, MA 01701 (508) 872-0221.

Other terms to be announced at the sale.

Land Court Case Number 165100.

CENTRUST MORTGAGE CORPORATION,
PRESENT HOLDER OF SAID MORTGAGE

(C)Dec.31,Jan.7,14
#22869

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Probate Court 92E0166PI

To **Ronald N. Palermo** of Concord, in the county of Middlesex, **Elwyn J. Miller,** Trustee of GALT Realty Trust of Sandwich, in the county of Barnstable, Century Bank of Medford, in the county of Middlesex and to all other persons interested.

A petition has been presented to said Court by Odyssey Properties Corporation of Medford in the County of Middlesex representing that he hold as tenant in common nine thousand, three hundred, and fifty one undivided ten thousands part or share of certain land lying in Cambridge in said County Middlesex and briefly described as follows:

The land with the buildings thereon, situated on Alewife Brook Parkway in Cambridge, Middlesex County, Massachusetts, shown as Lot B on a plan of land entitled "Subdivision of Land in Cambridge" prepared by M. Waters, Civil Engineer, dated September 27, 1930, recorded with Middlesex South District Deeds in book 5515, page 481, and bounded and described as follows:

Southwesterly by Alewife Brook Parkway, 100 feet;

Northwesterly by Lot A as shown on said plan, 100 feet;

Northeasterly by Lot A, 100 feet; and

Southeasterly by a "right of Way as shone cn said plan, by two lines measuring respectively, 46.06 feet and 53.94 feet.

setting forth that he desires that all the following described part of said land may be sold at private sale for not less than $2,200,000.00 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 nineteenth day of January 1993, the return day of this citation.

Witness, SHEILA E. McGOVERN, Esquire, First Judge of said Court, this sixteenth day of December 1992.

Donna M. Lambert
Register

(C)Dec.31,Jan.7,14
#22855

CITY OF CAMBRIDGE REQUEST FOR DESIGN SERVICES

A. The Cambridge Hospital, in compliance with Massachusetts General Laws Chapter 7, Sections 38A1/2-0, is requesting proposals to provide architectural and engineering services for the design and construction of a new Ambulatory Care Building with underground parking adjacent to the main hospital building. The project also includes certain additions and alterations to the Emergency Department, Surgical Suite, Maternity Service, Intensive Care Unit and Laboratories. The 156,000 square feet (sq. ft.) of new construction include 84,000 sq. ft. of parking space. The scope of renovation work is approximately 88,000 sq. ft. Anticipated project cost is estimated at $40 million. The duration of this multiphased project is estimated to be four to five years.

B. In evaluating applications attention will be paid to the following criteria:

1) Demonstrated experience in the design of hospital projects of similar scope and complexity, including projects located in residential urban neighborhoods.

2) Demonstrated ability to work within a highly controlled budget and to meet demanding time schedules.

3) Established record of meeting clients' requirements of building performance, energy conservation and systems maintainability.

4) Evidence of adequate number of available qualified personnel and consultants, and of financial resources to perform the contract.

5) Familiarity with the Massachusetts public construction process.

C. Requirements and additional criteria for selection are set forth in full in a Request for Proposals (RFP) which will be available on and after **January 12, 1993** from the Office of the Purchasing Agent, City Hall, 795 Massachusetts Avenue, Room 303, Cambridge, Massachusetts 02139. Proposals will be due no later than noon on **February 4, 1993.** A briefing session for all interested applicants will be held at 9:00 a.m. on **January 22, 1993** at the Macht Auditorium, second floor of the Macht Building in The Cambridge Hospital, 1493 Cambridge Street, Cambridge, MA 02139.

D. The fee for the services described in the RFP shall be negotiated.

E. The City of Cambridge reserves the right to reject any or all proposals. Proposals will be evaluated by a Designer Selection Committee following selection procedures adopted in writing pursuant to M.G.L. Chapter 7, Section 38K.

(C)Jan.14
#23156

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT PROBATE OF WILL WITHOUT SURETIES

Middlesex Division Docket No. 92P6194E

Estate of **Frances A. Sturgis**
also known as **Frances Anne Sturgis**
died **Nov. 23, 1992**
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 **Anne S. Watt & Marion R. Fremont-Smith** both of Cambridge in the County of Middlesex be appointed executrixes without giving surety on their 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 January 28, 1993.

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 December in the year of our Lord one thousand nine hundred and ninety-two.

Donna M. Lambert
Register of Probate

(C)Jan.14
#22717

PUBLIC NOTICE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION METROPOLITAN BOSTON/NORTHEAST REGION BUREAU OF WASTE PREVENTION INDUSTRIAL WASTEWATER

10 COMMERCE WAY
WOBURN, MASSACHUSETTS 01801
TEL (617) 935-2160

Pursuant to Chapter 21, Section 43 of the General Laws, and Regulations 314 CMR 7 and 2.06, notice is given of the following application for sewer connection permit and the action the Department proposes to take:

CITY/ TOWN OF: CAMBRIDGE
PROJECT NAME: MITOTIX, INC.
APPLICANT: MITOTIX, INC.
LOCATION: 1 KENDALL SQ. BUILDING 600
PURPOSE: SEWER CONNECTION FOR PHARMACEUTICAL RESEARCH FACILITY
TRANSMITTAL NO: 51467
DATE OF PRINTING: JANUARY 14, 1993
PROPOSED ACTION: TENTATIVE DETERMINATION TO ISSUE

The above application, along with applicable laws, regulations and procedures are available for inspection at the above address. Comments on the proposed action or a request for a public hearing on the proposed action must be received at the above address within 30 days of this notice.

Edward H. MacDonald
Regional Engineer
for Waste Prevention

(C)Jan.14
#23231

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT

(SEAL) Case No. 187656

To Charles E. Shaw; Judith Allen-Shaw; and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:

Federal Home Loan Mortgage Corporation claiming to be the holder of a mortgage covering real property in **Cambridge** known as **Unit No. 40-11, Linnean Street Condominium, 40 Linnean Street** given by Charles E. Shaw and Judith Allen-Shaw to NorthEastern Mortgage Company, Inc. dated October 30, 1985 recorded at Middlesex County (Southern District) Registry District of the Land Court, registered as Document No. 693055, and noted on Certificate of Title U4160, now held by the Plaintiff by assignment has filed with said court a complaint for authority to foreclose said mortgage in the manner following: by entry and possession and exercise of power of sale.

If you are entitled to the benefits of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended and you object to such foreclosure you or your attorney should file a written appearance and answer in said court at Boston on or before the 15th day of February 1993, or you may be forever barred from claiming that such foreclosure is invalid under said act.

Witness, Robert V. Cauchon, Chief Justice of said Court this 4th day of January 1993.

Charles W. Trombly, Jr.
Recorder

(C)Jan.14
#23135

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT PROBATE OF WILL WITHOUT SURETIES

Middlesex Division Docket No. 92P4035E

Estate of **Paul F. Maloney**
also known as **Paul Francis Maloney**
died **Aug. 5, 1992**
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 **Patricia A. Maloney** 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 January 22, 1993.

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-fourth day of December in the year of our Lord one thousand nine hundred and ninety-two.

Donna M. Lambert
Register of Probate

(C)Jan.14
#22718

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT PROBATE OF WILL WITHOUT SURETIES

Middlesex Division Docket No. 92P6094E

Estate of **Mark J. Waltch**
Died on **November 30, 1992**
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 **Lilla M. Waltch** of Cambridge and **Michael M. Davis** of Newton both in the County of Middlesex be appointed executors without giving surety on their 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 2, 1993.

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 fifth day of January in the year of our Lord one thousand nine hundred and ninety three.

Donna M. Lambert
Register of Probate

(C)Jan.14
#22719

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE PROBATE AND FAMILY COURT DEPARTMENT PROBATE OF WILL WITHOUT SURETIES

Middlesex Division Docket No. 92P6110E

Estate of **Pauline J. Ringrose**
died **Nov. 14, 1992**
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 **Philip J. Poznauskis** of Miami in the state of Florida 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 January 25, 1993.

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-eighth day of December in the year of our Lord one thousand nine hundred and ninety-two.

Donna M. Lambert
Register of Probate

(C)Jan.14
#23166

CITY OF CAMBRIDGE BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that Fresh Pond Donuts, Inc., doing business as **Dunkin Donuts Lyle D. Morrison,** Manager has applied for a common victualer's license to be exercised on the 1st floor at 517-527 Concord Avenue. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises, and to have a total occupancy of 18 persons. Said license if granted would be exercised from 5 a.m. to 1 a.m. daily.

A hearing on said application will be held on Tuesday, January 26, 1993 at 6 p.m., in the Michael J. Lombardi Municipal Building, 2nd floor, 831 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 the License Commission, Michael J. Lombardi Municipal Building, 1st floor, 831 Massachusetts Avenue, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
William R. Burke, Jr.
License Commission

(C)Jan.14
#23107

PETITION OF Delsea McManus et al -
re: Off Street Parking & Loading Requirements
Petition filed with the City Clerk Aug. 3, 1992

(all hearings to be completed 65 days from In City Council date)
16 days Sept.
31 days Oct.
18 days Nov.
65 days = November 18, 1992

In City Council September 14, 1992

Referred to the Planning Board for report September 14, 1992

Planning Board Hearing November 10, 1992 at 7:30 p.m.

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be February 15, 1993.)
13 days Nov.
31 days Dec.
31 days Jan
15 days Feb.
90 days = February 15, 1993

City Council hearing published Chronicle on Oct 29, 1992
and November 5, 1992

Hearing before the Ordinance Committee November 17, 1992 at 6:30pm.

Reported to the City Council January 11, 1993

Passed to a second reading as amended on January 11, 1993

published in Chronicle on January 14, 1993

Planning Board report received on December 14, 1992

Ready for ordination on January 25, 1993

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE February 15, 1993

2/15/93 Placed on file due to expiration of time limit

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

OFFICE OF CITY CLERK
'93 FEB -8 AM 10:10
CAMBRIDGE MA.

JANUARY 13, 1993

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

Dear Russ:

Enclosed you will find a copy of a proposed amendment to the Zoning Ordinances of the City of Cambridge which was passed to a second reading as amended at the City Council meeting held on January 11, 1993 on the petition of Debra McManus, et al.

Would you kindly review this amendment 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,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc. First publication number 2609

c.c. Councillor Wolf, Chair, Committee on Ordinances
Joseph Cellucci, Inspectional Services Commissioner
Birge Albright, Law Dept.

2/5/93
APPROVED AS TO FORM
Russell B Higley
CITY SOLICITOR

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

January 28, 1993

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

Dear Russ:

Enclosed you will find a copy of a proposed amendment to the Municipal Code of the City of Cambridge which was passed to a second reading at the City Council meeting held on January 25, 1993 relative to Recombinant DNA Technology.

Would you kindly review this amendment 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,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc. First publication number 2610

c.c. Councillor Wolf, Chair, Committee on Ordinances
Joseph Cellucci, Inspectional Services Commissioner
Birge Albright, Law Dept.

2/5/93
APPROVED AS TO FORM
Russell B Higley
CITY SOLICITOR

CAMBRIDGE DEPARTMENT OF PUBLIC

THE WORKS

David A. Haley
Commissioner

147 Hampshire Street
Cambridge
Massachusetts 02139
617-349-4800

RECEIVED BY
OFFICE OF CITY CLERK
1993 JAN 15 PM 3:07
CAMBRIDGE MA.

TO: D. Margaret Drury
City Clerk

FROM: David A. Haley
Commissioner

DATE: 15 January 1993

RE: Zoning Petition of Debra McManus

In the absence of a ruling from the Law Department, the staff has counted the land owned by protesters as if the petition were city-wide.

The 20% mark has been met and narrowly exceeded, thus the counting has stopped. The figures are as follows:

Total Area of the City Subject to Inclusionary Zoning:	114,038,337.6 s.f.
20% of Area Subject to Inclusionary Zoning:	22,807,667.52 s.f.
Area Owned by Protesters of the Petition	22,845,350.0 s.f.

Please let me know if you need any additional information.

THE WORKS
CAMBRIDGE DEPARTMENT OF PUBLIC

David A. Haley
Commissioner

147 Hampshire Street
Cambridge
Massachusetts 02139
617-349-4800

RECEIVED BY
OFFICE OF CITY CLERK
1993 JAN 20 AM 9:09
CAMBRIDGE MA.

TO: D. Margaret Drury
City Clerk

FROM: David A. Haley
Commissioner

DATE: 15 January 1993

RE: Zoning Petition of Debra McManus

In the absence of a ruling from the Law Department, the staff has counted the land owned by protesters as if the petition were city-wide.

The 20% mark has been met and narrowly exceeded, thus the counting has stopped. The figures are as follows:

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20% of Area Subject to Inclusionary Zoning:	22,807,667.52 s.f.
Area Owned by Protesters of the Petition	22,845,350.0 s.f.

Please let me know if you need any additional information.

COMMUNICATIONS & REPORTS
FROM CITY OFFICERS

Communication from David A. Haley, Commissioner of Public Works, transmitting notification of the percentage of protestors for the zoning petitio filed by Debra McManus, et al.

In City Council,

January 25, 1993

Referred to the petition

CITY OF CAMBRIDGE
DEPARTMENT OF PUBLIC WORKS
147 HAMPSHIRE STREET
CAMBRIDGE, MA 02139
TEL. 617 349-4800
FAX. 617 349-4868

Sue 4826

FAX COVER SHEET

To: DONNA LOPEZ
CLERK'S OFFICE

From: SUE TAMBER
ENGINEERING

Remarks: AS REQUESTED
WILL SUBMIT 2ND ORIGINAL TOMORROW
WEDS 1.20.93
CALL IF ?'S

Number of sheets (including cover sheet) sent: 2

FAX sent by: ST Date: 1.19.93 Time: 4:03

FAX received by: Number of pages:

C. C. 106

C. Wolf m.
McManus petition
be passed to 2d ready
as amended

City of Cambridge

MASSACHUSETTS

In City Council Jan 11 1993

YEA	NAY	ABSENT	PRESENT	
✓				Mr. Ed Cyr
✓				Mr. Francis H. Duehay
✓				Mr. Jonathan S. Myers
	✓			Mrs. Sheila T. Russell
	✓			Mr. Walter J. Sullivan
	✓			Mr. Timothy J. Toomey, Jr.
	✓			Mr. William H. Walsh
✓				Ms. Alice K. Wolf
✓				Mayor Kenneth E. Reeves
5	4	0	0	

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)

CITY CLERK'S OFFICE
CAMBRIDGE, MA.
1992 DEC -3 AM 9:55

December 2, 1992

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

Re: Transmittal of Position Statement / McManus Petition

Dear Ms. Drury:

Transmitted under separate cover are copies of a letter addressed to the Cambridge Planning Board respecting the Authority position on the above-cited zoning petition.

The City Council Committee on Ordinances has taken testimony and referred the matter to the City Council.

Please arrange to have the copies transmitted to the full Council. A copy of the letter is enclosed for your information.

In addition, the results of research conducted by the Authority in response to an inquiry by Councillor Duehay at the Ordinance Committee hearing on November 17, 1992, will be transmitted to you under separate cover. That research identifies the general practice of other communities regarding the inclusion of parking structures in calculating gross floor area. Kindly arrange to forward that document as well.

Thank you for your continued cooperation.

Sincerely,

Joseph F. Tulimieri
Executive Director

cc: Mr. Paul Dietrich
Mr. Robert W. Healy
Mr. Michael Rosenberg

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)

December 1, 1992

BY HAND

Paul Dietrich, Chair
Cambridge Planning Board
57 Inman Street
Cambridge, MA 02139

Re: Parking and FAR/McManus et al., Petition

Dear Mr. Dietrich:

The Authority has asked that this letter be transmitted outlining a number of problems raised by the petition of Debra McManus, et al. to amend Articles 2.000, 5.000 and 6.000 of the Cambridge Zoning Ordinances with respect to parking and floor area requirements. We understand that the petition will be discussed by the Planning Board at its meeting on December 1, 1992 and the Authority wishes to record its strong opposition to adoption of the petition and its proposed zoning amendments.

Among the principal concerns of the Authority are the following: First, Section 10.17.080 of the recently adopted Ordinance No. 1139 (the "Vehicle Trip Reduction Ordinance") requires the Planning Board to study zoning revisions within the next year and to report and make its recommendations within one year after the adoption of the ordinance. In this one-year study period the Planning Board is to consider a number of possible zoning revisions, including, but not limited to, "eliminating the exclusion of parking in the calculation of gross floor area", but not without "also consider[ing] the economic impact of such revisions". In accordance with Section 10.17.080, the Planning Board is also to "invite testimony from residents, businesses, institutions, and property owners and shall publicly report its recommendations within one year of the effective date of this provision." It does not appear to be prudent that a single zoning revision should be adopted before completion of the full Planning Board study.

Second, the petition itself requires additional study both with respect to its economic impacts and with respect to its relation to other possible zoning revisions. At this time the Planning Board cannot state what effect the proposed zoning amendments will have on any area of the City. Without a full study of the petition it is premature for this Board to recommend adoption of any aspect of the proposal. Moreover, property owners, including the Authority, must have the opportunity to evaluate the effect of the petition on the future development of their own property. The effects on future development in the MXD District and in other areas of the City must be evaluated.

Third, the petition, if adopted, will render many, if not virtually all, existing commercial developments non-conforming with respect to floor area requirements. The potential for creating massive non-conformity should be fully examined before a piecemeal re-zoning is adopted. In accordance with Ordinance Section 10.17.080, a full opportunity should be afforded to "residents, businesses, institutions, and property owners" to evaluate the effects of the petition on existing construction.

In the event that the Planning Board determines to act positively on this proposal, the Authority requests that the Board recommend specific exclusion of the MXD District from the proposed amendments to Article 2.000. To this end, the Authority requests the insertion of the phrase "Except in the MXD District" at the beginning of proposed new section (g) and of proposed substitute paragraph (l), both to Article 2.000, and to the beginning of proposed new Section 6.35.1. This is consistent with existing zoning requirements whereby the MXD district is exempted from many of the provisions of Article 5.000 and Article 6.000 specifically. The MXD District has a number of complex floor area, open space and lot open space requirements which will be negatively affected by the proposed new amendments.

Moreover, the developer of the MXD District has received permission to construct approximately 2,300 additional off-street structured parking spaces under the present FAR definitions. The petition would undoubtedly affect the development of any additional parking structure in the MXD District. The Authority strongly disagrees with the "whereas" preambles of the petition because, for example, the Authority believes that above-grade parking structures need <u>not</u> be "among the least attractive buildings in a business district." In the MXD District the North Garage has received design awards as has the adjoining perennial garden. Height, bulk and shadowing effects of parking structures can be minimized. Through its design review process the

Authority has successfully worked with the Cambridge Center developer to mitigate the impact of structured parking. The elimination of on-site non-residential parking would not necessarily result in fewer auto trips to the area and would surely eliminate any possibility of a viable economic development. Finally, the public may best be served by increased tax and job generation from new development rather than by eliminating private market incentives for development. Without on-site parking, potential tenants will be discouraged from ever leasing space in the MXD District.

In summary, the Cambridge Redevelopment Authority strongly urges the Planning Board to recommend against adoption of the petition and to proceed with the study of zoning revisions required by Section 10.17.080 of the Vehicle Trip Reduction Ordinance. The Authority and its counsel would be pleased to assist the Planning Board in this study in any way deemed appropriate.

Yours sincerely,

Joseph F. Tulimieri

cc: Ordinance Committee
Mr. Robert W. Healy
Mr. Michael Rosenberg
D. Margaret Drury, Esq.

8.

Comm. from Joseph Tulimieri, Cambridge Redevelopment Authority, in opposition to the McManus zoning petition.

In City Council,

December 14, 1992

Referred to the petition

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)

Margaret Drury

Submit with report on McManus petition

December 7

- Alice -
What is your pleasure - Pls advise
Sandra

Councillor
Chair
Committee
Cambridge
795 Massac
Cambridge,

Re: Results of Research into Community Practice
On Inclusion of Parking Structures in FAR Calculation

Dear Councillor Wolf:

At the November 17, 1992 public hearing of the Ordinance Committee on the McManus petition, Councillor Duehay inquired into the practice of other communities regarding the inclusion of parking structures in calculating the gross floor area.

In order to respond to this inquiry and to assist the Ordinance Committee, the Authority has undertaken a review of a representative sampling of the zoning ordinances and by-laws of twenty-one (21) neighboring communities. The results are included in the attached memorandum together with a list of the communities and a map identifying the communities surveyed. In summary, of the twenty-one communities, two (2) include required parking in calculating the allowable gross floor area, as defined.

We hope that this information is useful and would be happy to answer any questions.

Sincerely,

Joseph F. Tulimieri

Joseph F. Tulimieri
Executive Director

Enclosures (3)

cc: Ordinance Committee (e)
Mr. Robert W. Healy (e)
Mr. Michael Rosenberg (e)
✓D. Margaret Drury, Esquire (e)

Cambridge Redevelopment Authority

Four Cambridge Center/Second Floor
Cambridge, Massachusetts 02142
617 492 6800
617 492 6804 (FAX)

December 7, 1992

Councillor Alice K. Wolf
Chair
Committee on Ordinances
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Results of research into Community Practice
On Inclusion of Parking Structures in FAR Calculation

Dear Councillor Wolf:

At the November 17, 1992 public hearing of the Ordinance Committee on the McManus petition, Councillor Duehay inquired into the practice of other communities regarding the inclusion of parking structures in calculating the gross floor area.

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We hope that this information is useful and would be happy to answer any questions.

Sincerely,

Joseph F. Tulimieri
Executive Director

Enclosures (3)

cc: Ordinance Committee (e)
Mr. Robert W. Healy (e)
Mr. Michael Rosenberg (e)
D. Margaret Drury, Esquire (e)

December 3, 1992

M E M O R A N D U M

TO: Joseph F. Tulimieri

FROM: Kathy Culkin

RE: Floor Area Ratios/Parking

The following brief memorandum summarizes the treatment of FAR and the computation for parking in calculating FAR in zoning ordinances and by-laws in a number of cities and towns near Cambridge:

BOSTON: Has established Districts. If the building is built in a "Required Parking District" then the square footage for structured parking is not contained in the calculation. If the building is built in a "Not Required Parking District" then the square footage calculation is added to the total FAR. The definition of Floor Area Ratio is: "except as otherwise provided in this Article, the ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet the off-street parking requirements of this code bears to the area of the lot shall not exceed the maximum floor area ratio specified in Table B of Section 13-1. In calculating the area of the lot for the purpose of this section, the following parts of the lot shall be excluded: (a) every part required by any other structure or use to comply with any requirement of this code, and (b) every part the ownership of which is transferred subsequent to the effective date of this code if such part is required for compliance with the provisions of Articles 13 to 22 inclusive, applicable to the lot from which such transfer is made."

NEWTON: Floor Area Ratio: Gross floor area of all buildings on the lot divided by total lot area. Any portion of a basement not used for storage, parking or building mechanicals shall be included in determining the floor area ratio.

CHELSEA: Floor Area Ratio: Gross floor area of all buildings on the lot divided by total lot area.

Gross Floor Area: The sum of the areas of the several

floors of a building as measured by the exterior faces of the walls, not including the areas of cellars, unroofed porches, balconies or terraces, attics not used for human occupancy or any floor space in any accessory building or in the main building intended for or designed for parking or motor vehicles. However, gross floor area shall include the floor space in a principal building devoted to any home occupation.

MEDFORD: Gross Floor Area: The sum of areas of several floors of buildings including areas used for human occupancy in basements, attics and penthouses, as measured from the exterior faces of the wall, not including cellars, unenclosed porches, or attics or any floor space in accessory buildings or in the principal building intended and designed for the parking or loading of motor vehicles in order to meet the requirements of this Ordinance, or any such floor space intended and designed for accessory heating and ventilating equipment. If the principal use of a lot is an open use the area of any building and of the lot devoted to such use exclusive of parking, loading, and access drives shall be considered to be the gross floor area for the purposes of calculating parking and loading requirements.

SOMERVILLE: Floor Area, Gross: The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features. The gross floor area of an unenclosed area on a parcel, developed and used as a principal use, shall be the contiguous land area needed and used to support the activity(ies) of said use.

Floor area, Net: The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding areas used for accessory garage purposes, basement and cellar areas devoted exclusively to storage and mechanical uses accessory to the operation of the building, off-street loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those areas used for the storage, operation or maintenance of mechanical equipment such as air conditioning and heating apparatus. For reasons of convenience, eighty percent (80%) of the gross floor area may be used if this is deemed reasonable in the judgment of the Superintendent. (As defined: The Superintendent of Inspectional Services or his designee.)

Floor area ratio (FAR): The ratio of the net floor area of a building to the total area of the lot it is located upon,

except that portion of a structure used as an accessory use child care facility is exempted from the floor area ratio (FAR) calculation, and the allowable floor area of such a structure shall be increased by an amount equal to the floor area of the child care facility up to a maximum of 10%, provided the requirements of M.G.L. Chapter 40A, Section 3 are also met.

Accessory Use: One or more permitted use(s) of a lot, structure or portion thereof for a purpose incidental to and customarily found in connection with a permitted principal use, and: (1) which is located on the same lot as the principal use (except for required parking in compliance with Article 9 (Tufts)); and (2) which does not in effect constitute conversion of the principal use of the lot or structure to a use not permitted; and (3) which, except for required parking and areas devoted exclusively to storage necessary to the operation of the principal use, shall not occupy more than twenty-five percent (25%) of the gross floor area of buildings on the lot or, if not within a building, shall not occupy more than twenty-five percent (25%) of the unenclosed area of the lot.

Per Jeff St. Germaine at the Inspectional Services Division, parking is not included in the calculation for FAR.

MELROSE: Floor Area, Gross: The sum of the gross horizontal area of the several floors including basements of a principal building and its accessory buildings on the same lot, measured from exterior faces of the walls. It does not include cellars; unenclosed porches or attics not used for human occupancy; malls within a shopping center utilized purely for pedestrian circulation and/or decorative purposes between individual shops of the center; any floor space in an accessory or principal building intended and designed for the parking of a motor vehicles in order to meet the parking requirements of this Ordinance; or any such floor space intended or designed for the accessory heating, ventilating and air-conditioning equipment.

MALDEN: There is no definition within the Zoning Ordinance for FAR. Malden is divided into Districts, both Residential and Business. Each district is subject to tables for density and parking. In calculating parking for some districts, i.e, museum and libraries, there are 2 parking spaces required per 1000 square feet of gross floor area. The definition of a building is as follows: any structure having a roof supported by columns, piers, or walls, and intended for the shelter, housing or enclosure of persons, animals, or chattel. The definition of use, principal is as follows: The primary purpose of a building, structure or a

lot, including accessory uses. In the case of residential apartments, different height categories in the Table of Intensity Regulations, Section 400.1, shall be interpreted as distinct uses.

STONEHAM: Floor Area, Gross: The sum of the areas of the several floors of a building as measured by the exterior faces of the walls, not including the area of cellars, atriums, unroofed porches, balconies or terraces, attics not use for human occupancy or any floor space in an accessory building or in the main building intended for or designed for parking of motor vehicles. However, gross floor area shall include the floor space in a principal building devoted to any home occupation.

Floor Area Ratio: Gross floor area of all buildings on the lot divided by total lot area.

WOBURN: Floor Area Ratio (FAR): the ratio of the net floor area of the structure to the lot area. Footnote 4 (added May 4, 1992): If required parking is provided within a building or in an accessory parking structure or on grade within such a building or structure, the FAR shall be increased in the same proportion that the number of parking spaces within such a building or structure bears to the aggregate number of parking spaces required by this Ordinance on the lot. For example, if 50 parking spaces are provided within a building and 100 spaces are required by this Ordinance, the FAR shall be increased by 50%, or to a level of 1.25.

Floor Area, Net: The sum of all the floors of a building used for human occupancy, including basements, cellars and attics used for such purpose, and as measured from the interior faces of the walls. It does not include cellars, basements, attics and unenclosed porches not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles or in order to meet the parking requirements of this Ordinance, or any floor space intended and designed for operation and maintenance of the building, i.e., heating, air conditioning, ventilation, mechanical and electrical equipment, elevator machinery, elevator shafts and stairwells.

SAUGUS: Does not contain a definition of FAR within the By-Laws. The town is divided into Districts which are governed by Dimensional and Density Regulations. The definition of Building Area is: The aggregate of the maximum horizontal cross-section area of tall buildings on a lot exclusive of cornices, eaves, gutters, chimneys, unenclosed porches, bay

windows, balconies and terraces, expressed as a percentage of the total lot area. Definition of Lot is: An area or parcel of land with definite boundaries, used or available for use, as the site of one or more buildings. For purpose of these By-laws, a lot shall have boundaries identical with those recorded in the Essex County Registry of Deeds.

WAKEFIELD: Floor Area Ratio: The ratio of the gross floor area to the total areas of the lot (see definition of gross floor area below).

Gross Floor Area: The sum of the floor areas of all parts of the buildings(s) on a lot, measured from the outer faces of the walls, excluding basement areas whose interior height is more than 50% below finished grade and excluding enclosed parking garages.

LYNN: There is no definition of building or FAR within the Ordinance. Lynn has created Districts which set minimum density requirements. Off-Street Parking Requirements are as follows: In all districts, there shall be provided and maintained improved off-street parking spaces with the erection, establishment or increase by units of dimensions of structures and uses. The intent is that eventually all structures and uses be provided with sufficient off-street parking spaces to meet the needs of persons making use of such structures and land uses.

QUINCY: Floor Area Ratio: The ratio of the Total gross floor area of a building or buildings on one lot to the total area of the lot.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building excluding areas used for accessory garage purposes and such basement or cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the faces of walls, excluding unenclosed balconies. It shall include the horizontal area of each floor level devoted to stairwells and elevator shafts.

BROOKLINE: Gross Floor Area: The sum of the areas of the several floors of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this By-law, except as required in Section 5.06(b) (Special District), or any such floor space intended and designed for

accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts.

ARLINGTON: Floor Area Ratio: The ratio of the gross floor area to the total area of the lot.

Gross Floor Area: The sum of the gross horizontal areas of all the floors of a principal building and its accessory building or buildings on the same lot, including basements, as measured from the exterior faces of the exterior walls, or centerlines of walls separating two (2) buildings, including: (a) elevator shafts and stairwells on each floor; (b) that part of attic space with headroom, measured from subfloor to the bottom of the roof joists, of seven feet or more, except as excluded in (4) below; (c) interior mezzanines, and penthouses; (d) basements except as excluded in (2) below; and cellars in residential use; (e) all weather habitable porches and balconies; and (f) parking garages except as excluded in (1) below; but excluding 1. areas used for accessory parking garages or off-street loading purposes; 2. that part of basements devoted exclusively to mechanical uses accessory to the operation of the building; 3. open or lattice enclosed exterior fire escapes; 4. attic space and other areas for elevator machinery or mechanical equipment accessory to the operation of the building; and 5. porches and balconies.

WINCHESTER: The Ordinance provides for District Regulations which are governed by a Table of Dimensional Requirements. The definition of Floor Area is: The aggregate horizontal area in square feet of all floors of a building or several buildings on the same lot measured from the exterior faces of walls enclosing each building, exclusive of garages, cellar and attic areas used only for storage or for service incidental to the operation or maintenance of such building or buildings.

LEXINGTON: Floor Area, Gross: The sum, in square feet, of the horizontal areas of all floors of a building or several buildings on the same lot measured from the exterior face of exterior walls, or from the center line of a party wall separating two buildings. Where the text of this By-Law refers to floor area, the term shall mean gross floor area unless the term net floor area is used.

Floor Area, Net: The sum, in square feet of the occupiable or habitable area in a building, which shall be determined by excluding the following from calculation of gross floor area: (a) areas used for parking or loading; (b) areas devoted exclusively to the operation and maintenance of a

building, irrespective of its occupants, such as heating ventilating and cooling equipment, electrical and telephone facilities, fuel storage, elevator machinery or mechanical equipment; (c) the thickness of load bearing walls, at each floor; (d) elevator shafts and common stairways, and common hallways at each floor; (e) porches, balconies,fire escapes which are unroofed; (f) areas used for a child care facility as provided in subparagraph 7.9.3.

Floor Area Ratio (FAR): The ratio of the sum of the net floor area of all buildings on a lot to the developable site area of the lot.

WALTHAM: Floor Area, Gross: The total area of all floors of a building excluding all parking areas and all parking structures and traditional roof appurtenances such as mechanical penthouses, all mechanical rooms, flagpoles, chimneys and similar structures building including cellars, basements and mezzanines to the inside face of exterior walls thereof, and including partitions, stair wells, corridors and fully enclosed porches with permanent roofs.

Floor Area Ratio (FAR): The ratio between the gross floor area as defined by this ordinance of all buildings and structures on a particular lot or parcel, and the total land area of that lot and/or parcel.

BELMONT: Floor Area, Gross: The sum of the horizontal areas of the several floors of all building on the same lot, measured from the exterior face of exterior walls, including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height.

Floor Area Ratio: The ratio of gross floor areas to lot area of the premise. In determining gross floor area for these purposes only, any building area having floor-to-ceiling height in excess of 15 feet shall be counted twice.

WATERTOWN: Floor Area Ratio (FAR): Gross floor area of all buildings on the Lot measured in square feet, divided by the total square footage of the Lot.

Gross Floor Area: The total area, expressed in square feet, of all floors of a building excluding all parking and loading areas, all parking structures, traditional roof appurtenances such as mechanical penthouse, all other mechanical rooms, atriums, flagpoles, chimneys and similar structures but including basements and mezzanines to the exterior walls thereof and including partitions, stairwells, corridors and porches with permanent roofs.

EVERETT: Has established districts and each district governs the construction of any building. The definition of Floor Area Ratio is: the result of dividing the gross floor area of the building or buildings on a lot by the total lot areas expressed as a decimal number. In Section 17 entitled "Off-Street Parking" a definition of "gross square feet" is: it shall mean the total occupiable floor area measured within the exterior walls of the building.

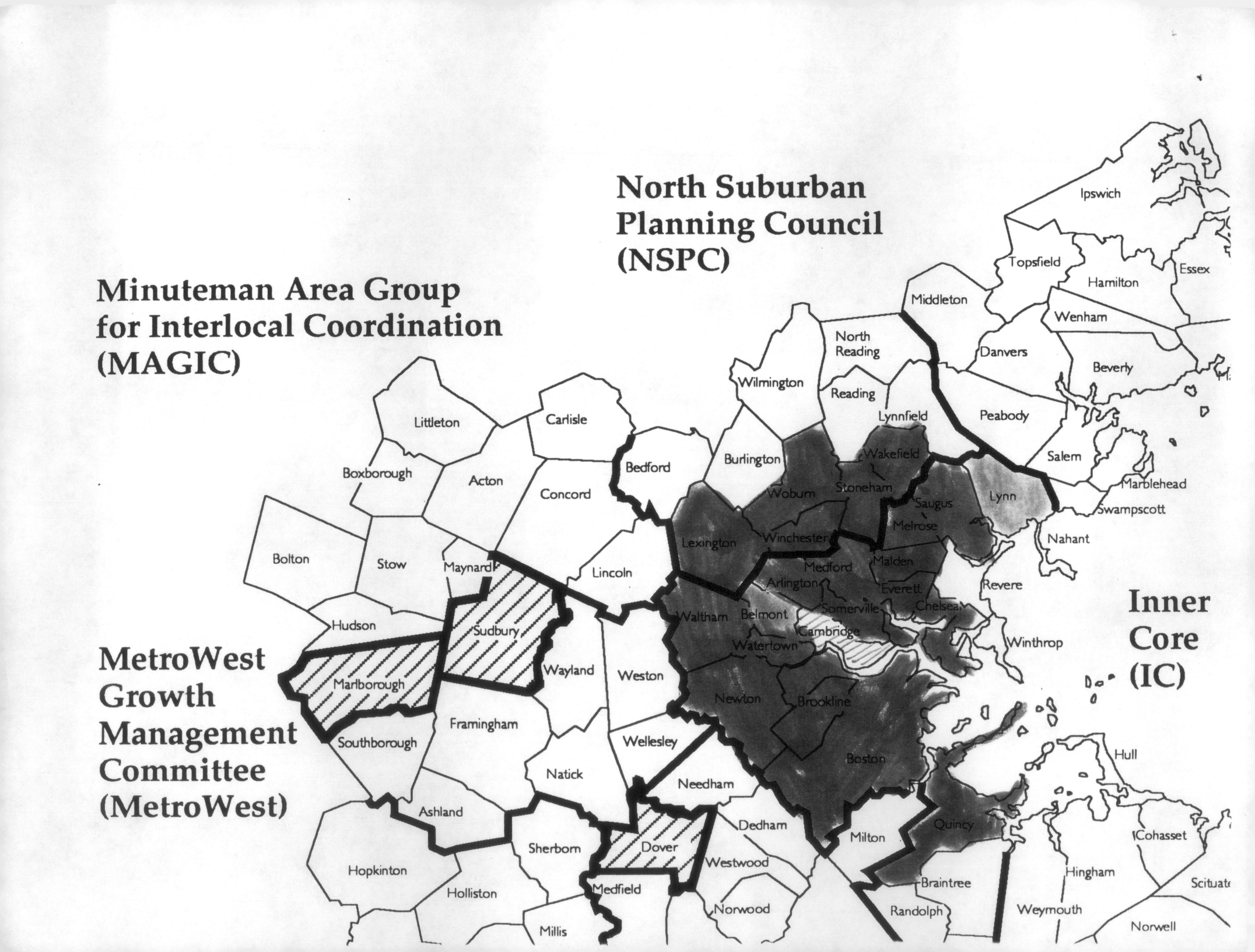
LIST OF COMMUNITIES IN SURVEY / FAR STUDY

Community	Parking in Far
Boston	No (1)
Newton	No
Chelsea	No
Medford	No
Somerville	No
Melrose	No
Malden	No (1)
Stoneham	No
Woburn	No (2)
Saugus	No (3)
Wakefield	No
Lynn	Yes
Quincy	No
Brookline	No
Arlington	No
Winchester	No
Lexington	No
Waltham	No
Belmont	Yes
Watertown	No
Everett	No (1)

(1) Structured parking is not included in certain districts.

(2) Not included in the definition of Net Floor Area, but added to the FAR if the parking is required by the Ordinance.

(3) No definition of FAR; structured parking is not excluded in calculating building area.


North Suburban Planning Council (NSPC)
Minuteman Area Group for Interlocal Coordination (MAGIC)
MetroWest Growth Management Committee (MetroWest)
Inner Core (IC)
Ipswich
Topsfield
Hamilton
Essex
Middleton
Wenham
North Reading
Danvers
Beverly
Wilmington
Reading
Lynnfield
Peabody
Littleton
Carlisle
Bedford
Burlington
Wakefield
Salem
Boxborough
Acton
Concord
Woburn
Stoneham
Saugus
Lynn
Marblehead
Swampscott
Bolton
Stow
Maynard
Lexington
Winchester
Melrose
Nahant
Lincoln
Medford
Malden
Arlington
Everett
Revere
Hudson
Sudbury
Waltham
Belmont
Somerville
Chelsea
Cambridge
Watertown
Winthrop
Wayland
Weston
Marlborough
Newton
Brookline
Framingham
Southborough
Wellesley
Boston
Hull
Natick
Needham
Ashland
Dedham
Quincy
Cohasset
Sherborn
Dover
Milton
Hopkinton
Westwood
Hingham
Braintree
Holliston
Medfield
Norwood
Randolph
Weymouth
Norwell
Millis

11/17

Ordinance Committee
6:30 Hearing
Proposed Change to Zoning Ordinance

Present: C. Wolf, C. Myers, C. Duehay, C. Russell
C. Walsh

Deborah McManus testified in support
Important to include parking in FAR calculations
This would be an effective downzoning
~~There is an~~ Developer will have to build less
However, there is an alternative. Cld apply for
variance to not have parking which cld provide
clean air

C. Russell: What does this Ord. do to vehicle Trip Reduct Ord
Don D. No effect
Confusion re: 6.35.1 Does this replace

Philip Dowds Shed say "6.35.6
48 Banks St

C. Duehay m. to amend
W/ 5-0

Update Frank's

municipal rd. book

D. Dunsdell: Variance has to meet requirement for of zoning ord. May not be easy to or simply avail. often.

C. Woelf: Isn't a special permit other to get

D. Dunsdell: Yes

Philip Dunds: This petit has been before you several diff times

Nothing frees parking underground 3 options

1. underground
2. aboveground w/ understanding that it will be declared for FAK
3. Apply for special permit on basis of many tests in ord., including the new petit

C. Dunlay: How do other communities figure?

P. Dunds: D.K. whether they do it

This proposal creates incentives for business to cooperate on other solutions to parking - substitute modes of transportation

C. Russell: Why wouldn't business just go to Boston or Watertown

P. Dunds: If in the future this happened, could repeal this Ord. But Comm. not in that position now

C. Russell: Quest re: 6.35.6 How can you protect from overspill of people w/ Camb parking stickers

P. Drowds: By subdistricting ~~[illegible]~~ - i.d'ing commercial nodes - Harvard Sq, Central Sq, Porter Sq

~~C. Russell~~

C. Wolf: SIP still speaks of Council looking at whether there shld be zones around squares

C. Wolf: This ord. doesn't require a sticker

Don Drisdell 5.25.(2) P.B. may exempt ...

C. Duehay moved to add "feet" in 5.25 (2)

P. Drowds explained that the reason is that floors for parking areas are not as tall, so this is a discount to account for that

Gladys Gifford
85 Sparks St
Harv. Sq. Defense Fund

Similar petit. 2 yrs ago - We supported it.
Old make marked diff in density.
Lately most Harv Sq. parking is underground

Support now
Long overdue

Robt La Tremouille
348 Franklin St

Like the purpose but why treat parking diff. Underground parking shed be ltd do

5.25.1 bewilders me

Jack Martinelli
Auburn St

Urges adoption

Chair Notes Letters in Opposition
Com Energy
Genzyme
Cmb. Chamber of Commerce
MIT

C. Duehay m. that letters in opp be made part of the record

W/5-0

Jonathon Grossberg
Chamber of Commerce

Spoke against. Progress being made in City's growth policy workshops, would've been better addressed there

Paul Casey
Comm Energy

Spoke in opposition
Abml to meet w/ community in E. Cumb. to attempt to resolve any differences + this may hinder that proposal

In E. Cumb., water table may be one reason not to encourage underground bldgs

C. Dudley: Did this issue come up in growth policy
Paul Casey: No

Rick Benson
Cmp. R.E.
Polaroid

We already cannot go forward w/ long term development on land we own because of parking issues - only 20 spaces in the parking bank
Would mean 25% reduct at 1 per 1000
31% at 1 1/2 per 1000
Substantial reduct in value, or sq. ftage or both

water table where our land is makes it unlikely to go more than 1 level down + v. expensive to go even 1 level

Believes other communities handle issue of including parking in FARs both ways, but in suburbs, doesn't matter greatly because FARs are low.

There are many ways to engage bus. in dialogue to solve parking issues - this isn't

M. that the proposed ord. be referred to the CC with report

VV/5-0

Adjourned 7:40

RECEIVED BY
OFFICE OF CITY CLERK
1993 JAN 12 AM 9:28
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: January 11, 1993

In reply to your memo dated January 7, 1993 please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260
FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

January 7, 1993

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY DMD
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

RECEIVED
OFFICE OF CITY CLERK
'93 JAN -7 AM 9:53
CAMBRIDGE MA.

Robert Mudge
Associate Director-Public Affairs

New England Telephone
A NYNEX Company

1690 Main Street F-2
Brockton, Massachusetts 02401
Phone (508) 580-8066
Fax (508) 584-9983

January 5, 1993

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge City Hall
795 Mass. Ave.
Cambridge, MA 02193

Dear Ms. Drury,

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

The properties affected by this potential change are;

A. 210 Bent Street
B. 10 Ware Street

Sincerely,

Robert Mudge

Robert Mudge
Associate Director - Public Affairs

cc: Cambridge Chamber of Commerce

ds10593a

NYNEX Recycles

CLERK
93 JAN -7 PM 4:07
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: January 7, 1993

In reply to your memo dated January 5, 1993 please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 349-4260
FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

January 5, 1993

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

J. C. Realty Trust

175 Brookline Street
Cambridge, MA 02139-4596
(617) 491-4700

December 15, 1992

Ms. Margaret M. Drury, Esq.
Cambridge City Clerk
Cambridge, MA 02139

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking on F.A.R. partition as heard by the planning board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Property:

J. C. Realty Trust	Map#	94
179 Brookline Street	Lot#	7
Cambridge, MA 02139-4596	Square Feet	13,478

Sincerely,

C. Charles Occhino
Trustee

23 December 1992

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

Dear Ms. Drury:

Bolt Beranek and Newman Inc. which occupies 650,000 SQ FT of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A. R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Sincerely,

BOLT BERANEK AND NEWMAN INC.

Robert E. Boyer
Director - Corporate Facilities
617-873-3520
617-873-2553 - Telefax

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
(617) 349-4260
FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

December 16, 1992

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY DMD
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

DAVID BARRETT
SENIOR VICE PRESIDENT

December 9, 1992

CAMBRIDGE MA.
92 DEC 10 AM 9:26
CITY CLERK

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

Re: Proposed Amendment to Cambridge Zoning Ordinance filed by Debra McManus et al., Regarding the Definition of Gross Floor Area in Respect to Parking Garages, upon which the Planning Board held a Public Hearing on November 10, 1992

Dear Ms. Drury:

The undersigned, being the owners of property comprising a total of approximately 454,233 square feet of land area affected by the proposed amendment referenced above, hereby protest such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activities of the undersigned.

Sincerely,

David Barrett, as Trustee and on behalf of co-trustees, of all of the Trusts listed on the attached "Schedule A - Cambridge Center Trusts"

Attachment

DB186/hg

ATTACHMENT A - CAMBRIDGE CENTER TRUSTS

Name of Owner	Property Address	Assessors Map/Lot	Land Area SF
Barrett et al, Trustees of One Cambridge Center Trust	1 Cambridge Center	44/100	26,325 SF
Zuckerman et al, Trustees of Two Cambridge Center Trust	3 Cambridge Center	44/98	42,824
Zuckerman et al, Trustees of Three Cambridge Center Trust	2 Cambridge Center	44/99, 96	28,803
Zuckerman et al, Trustees of Two Cambridge Center Trust	4 Cambridge Center	44/65	31,757
Barrett et al, Trustees of Cambridge Center II Trust	232-244 Sixth Street	44/82	41,234
Barrett et al, Trustees of Cambridge Center I Trust	365-373 Main Street	44/79	43,849
Zuckerman et al, Trustees of Ten Cambridge Center Trust	10 Cambridge Center	43/70	49,110
Barrett et al, Trustees of Eleven Cambridge Center Trust	11 Cambridge Center	43/65	37,862
Zuckerman et al, Trustees of Cambridge Center North Trust	121 Broadway	30/37	91,845
Barrett et al, Trustees of Fourteen Cambridge Center Trust	14 Cambridge Center	30/35	60,624
		TOTAL AREA:	454,233 SF

Coastal Leasing, Inc.

179 Sidney Street
Cambridge, Massachusetts 02139

Telephone 617 497.1122
Telefax 617 497.1188

'92 DEC 14 AM 10:41
CAMBRIDGE MA.

11 December 92

Margaret Drury
Cambridge, Massachusetts, City of
City Clerk's Office
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Ms. Drury:

RE: McManus Parking in FAR Petition heard by
Planning Board on 10 November 1992

The purpose of this letter is to inform you that First C-G Limited Partnership, the owner and taxpayer of record for 179 Sidney Street (also know as 80 Erie Street, Assessors Plat 96-126, consisting of 14,542 square feet) pursuant ot our rights under M.G.L. Chapter 40A, Section 5, is opposed to the above referenced Petition.

We believe this petition, if adopted, will adversely affect our and other commercial property values in the City of Cambridge. We respectfully request that you instruct the Engineering Department to tally and advise the City Council to determine whether owners of at least 20 percent of the subject land area have filed protests, and to enforce the resultant voting requirements pursuant to M.G.L Chapter 40A, Section 5.

Sincerely,

FIRST C-G LIMITED PARTNERSHIP

Donald Grossman, Ph.D., President
Coastal Leasing, Inc.
General Partner

xc: Mr. Jonathan Ginsberg

Ogden Realty Limited Partnership

P.O. BOX 335
WESTWOOD, MA 02090
(617) 449-3468

December 10, 1992

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

CAMBRIDGE MA.
DEC 14 AM 10 41

Dear Ms. Drury,

The undersigned, being the owner of property which would be adversely affected by the proposed amendment to the Cambridge Zoning Ordinance, known as McManus Parking in FAR Petition, as hear by the City of Cambridge Planning Board on November 10, 1992, hereby protests the proposed zoning ordinance amendments as, if adopted will have an adverse material effect on our property and the business activities located there.

The undersigned further requests that prior to the final vote by the City Council on the proposed amendment, you determine whether the owners of 20 % of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending 300 feet therefrom, have filed a written protest to the proposed amendment.

With the extremely difficult economic plight of the citizens and businesses of Cambridge and the Commonwealth of Massachusetts broadly recognized and the depressed values of real estate in Cambridge in particular and the Commonwealth in general acknowledged, it is alarming that citizens would sponsor this destructive proposed amendment, and in turn, that it would be given serious consideration in the legislative process. It, therefore, would be appreciated if my concerns were presented to the City Council. The security of the tax base of the City of Cambridge and the future economic competitive status of the City of Cambridge and the Commonwealth of Massachusetts can not afford the negative impact of the proposed ordinance.

Ogden Realty's property is identified on the City of Cambridge's real estate tax bill as being located at 22R Charlestown Avenue, with a land area of 106,669 square feet. The account number is 546250-13; 1A, 30, 36, 49.

Cordially yours,

OGDEN REALTY LIMITED PARTNERSHIP

Gerald Silverstein, President
Ogden Realty Corporation
Sole General Partner

GS:lg

KIRKLAND CONSTRUCTION COMPANY
675 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02139

TELEPHONE (617) 354-3110
TELECOPIER (617) 547-3461

CITY CLERK
1992 DEC 14 AM 10:41
CAMBRIDGE MA.

11 December 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed ammendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Allen M. Schultz
180 Franklin Street
93 100
114
8715 Square Feet

Sincerely,

Allen M. Schultz

Tofias
Fleishman
Shapiro
& Co., P.C.

Certified Public Accountants

205 Broadway
Cambridge MA 02139
Telephone 617-547-5900
Fax 617-876-8139

Directors / Shareholders

Melvin I. Shapiro CPA
Allan Tofias CPA
Harvey R. Fleishman CPA
Robert Margil CPA
Stephen L. Hochberg CPA
David M. Wexler CPA
Gordon Holmes CPA
Steven B. Schwartz CPA
Paul H. Sienkiewicz CPA
Peter B. Nesson CPA
Frank R. Zito CPA
Jay L. Webber CPA
David A. Zisman CPA
Jeffrey E. Mead CPA
Ray W. Nute CPA
Gary C. Hayes CPA
Cary P. Geller CPA

Director

Tracy Gallagher

December 9, 1992

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

Dear Ms. Drury:

The undersigned being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. petition as heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Morningstar Limited Partnership
205-207 Broadway
Cambridge, MA 02139-0213

EQV Code 340
Square Footage 86,747
42 86
1

If you need further information in this regard, please feel free to contact me.

Sincerely,

Tracy Gallagher
Principal

BKR
International

DRAPER LABORATORY

David C. Driscoll
Vice President and Treasurer

10 December 1992

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

Dear Ms. Drury,

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

NAME OF PROPERTY OWNER:	The Charles Stark Draper Laboratory, Inc.
STREET ADDRESS:	One Hampshire Street
ASSESSOR'S MAP#:	41
LOT#:	26
LAND AREA SQUARE FOOTAGE:	95,708

Sincerely,

D. C. Driscoll

dcd/044a
mq

The Charles Stark Draper Laboratory, Inc.
555 Technology Square, Cambridge, Massachusetts 02139-3563
Telephone: 617-258-3508

THE **DAVIS** COMPANIES

One Appleton Street
Boston, MA 02116
617-451-1300 Fax 617-451-3604

CITY CLERK
'92 DEC 15 AM 9:45
CAMBRIDGE MA.

December 14, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of properties affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Very truly yours,

199-203 Broadway Broadway/Hampshire Development Trust Map # 42 Lot # 87 SF 30,424	139 Main St. Allderdice Realty Trust Map # 14 Lot # 26 SF 9,179	2067 Massachusetts Ave. Henderson Carriage Development Trust Map # 181 Lot # 88 SF 78,646
Jonathan G. Davis Trustee	Jonathan G. Davis Trustee	Jonathan G. Davis Trustee



Dear Ms. Drury,

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the indersigned.

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

Very truly yours,

Edward N. Guleserian
General Partner and 1/3rd owner

Walter A. Guleserian
General Partner and 1/3rd owner

Mary A. Bergoudian
General Partner and 1/3rd owner





Sheraton Commander
HOTEL
CAMBRIDGE

DEC 15 AM 9:45
CAMBRIDGE MA.

16 GARDEN STREET, CAMBRIDGE, MA 02138-3609
PHONE: (617) 547-4800 FAX: (617) 868-8322

December 8, 1992

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

RE: 1) Commander Realty Associates
16 Garden St., Cambridge, MA
(Sheraton Commander Hotel)
MAP #170
LOT #39 Land Sq. Ft.: 34,277

2) Adams Realty Trust
22 Garden St., Cambridge, MA
MAP #216
LOT #36 Land Sq. Ft.: 7,368

3) Adams Realty Trust
24 Garden St., Cambridge, MA
MAP #216
LOT #18 Land Sq. Ft.: 5,731

4) Adams Realty Trust
26 Garden St., Cambridge, MA
MAP #216
LOT #8 Land Sq. Ft.: 10,076

5) Adams Realty Trust
10 Concord Ave., Cambridge, MA
MAP #216
LOT #7 Land Sq. Ft.: 8,037



ITT Sheraton
WORLDWIDE HOTELS, INNS, RESORTS & ALL-SUITES

THE SHERATON COMMANDER HOTEL IS OWNED BY COMMANDER REALTY ASSOC. AND OPERATED BY COMMANDER PROPERTIES, INC. UNDER A LICENSE ISSUED BY SHERATON INNS, INC.

WILSON-CAMBRIDGE REALTY TRUST

1992 DEC 15 AM 9:45

CAMBRIDGE MA.

December 9, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992,hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of the undersigned.

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

We list below the properties that are affected by the ordinance. All properties are owned by Albert O. Wilson, Jr. and Donald B. Wilson trustees of the Wilson-Cambridge Realty Trust.

Street Address	Map #	Lot #	Land Area
54 Mooney Street	267.3	277	43654 sq.ft.
75 Smith Place	267.3	267	60033
59 Smith Place	267D	293	20694
49 Smith Place	267D	325	20203
35 Smith Place	267D	313-324	15579
40R Smith Place	267.4	303	73429
40 Smith Place	267.4	302	155875
40 Smith Place	267.4	270	43659
40B Smith Place	267.4	304	12260
			445386 sq.ft.

Very Truly Yours,

Albert O. Wilson, Jr.
Trustee
Wilson-Cambridge Realty Trust

OUR NEW ADDRESS IS 40 SMITH PLACE · CAMBRIDGE, MA 02138-1068 · TELEPHONE (617) 547-2450

ONE KENDALL SQUARE · BUILDING 700 E · CAMBRIDGE, MASSACHUSETTS 02139-1562 · TELEPHONE (617) 621-2950

CAMBRIDGE
FAMILY
YMCA

820 Massachusetts Avenue
Cambridge, Massachusetts
02139-3296

(617) 661-9622

REC'D DEC 15 AM 9:45
CAMBRIDGE MA.

December 14, 1992

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

Dear Ms. Drury,

The undersigned, being an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as MacManus Parking in F.A.R. petition as heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Properties, owned by the Cambridge Young Men's Christian Association, which are effected by the ordinance are as follows:

Map No.	Lot No.	Address	Area
119	89	438 Green Street	25,407 sf
119	46	448 Green Street	4,000 sf
119	47	450 Green Street	5,000 sf
119	22	820-832 Mass. Ave.	1,386

Thank you for your consideration.

Sincerely,

Richard A. Foot
YMCA President

CC: Robert D. Lewis, Executive Director, Cambridge Chamber of Commerce

THIS AGENCY IS SUPPORTED BY
United Way

YMCA Mission:
To put Christian principles into practice through programs that build healthy body, mind, and spirit for all.

One Broadway
Cambridge, MA 02142

Telex: 92-1442
Facsimile: [617] 494-7258

Badger
A Raytheon Company

1992 DEC 15 AM 9:45
CAMBRIDGE MA.

December 14, 1992

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

Dear Ms. Drury:

The undersigned, being The Badger Company Incorporated's Representative of owned property (at One Broadway Cambridge, Mass) affected by the proposed amendment to the Cambridge Zoning Ordinance know as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of The Badger Company Incorporated.

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

TBCI Property Description
EQV Code 340
S.F. 115,298
14-31
29-30-34

Thank you for your attention to this matter.

W.J. Higgins
Manager of Building Services

/kac

cc: A.W. Glauner

Jonathan Ginsberg
Director of Public Affairs
Chamber of Commerce
859 Mass Ave.
Cambridge, MA 02139

Beal

Property Management
Beal and Company, Inc., 177 Milk Street, Boston, Massachusetts 02109-3410
617 451-2100 Telecopier 617 451-1801

RECEIVED
1992 DEC 14 PM 2:38
CAMBRIDGE MA.

December 11, 1992

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

Dear Ms. Drury:

On behalf of the owners of properties effected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition as heard by the Planning Board on November 10, 1992, we hereby protest such zoning ordinance amendment which if adopted, will have a material and inequitable adverse effect on our business activities and property values.

We further request that, prior to a final vote by the City Council on such amendment, you determine whether the owners of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment for the purposes of requiring a three fourths vote of City Council.

As a matter of public record our properties are as follows:

PROPERTY	SQUARE FOOTAGE	PARCEL NO.
225 Walden Street	160,578 s.f.	204 150
80-122 Binney Street	27,474 s.f.	15 26 27 24
50 Rogers Street	40,000 s.f.	16 15 19
81-109 Binney Street	75,879 s.f.	16 21
249 Third Street	32,161 s.f.	27 76 68 77
61 Rogers Street	38,762 s.f.	16 27
83 Rogers Street	38,047 s.f.	16 25 17 26 29
69 Charles Street	4,455 s.f.	17 41
115-143 Binney Street	44,994 s.f.	16 22
1 Berkeley Street	8,643 s.f.	216 24
840-864 Mass. Avenue	35,914 s.f.	119 9
89-91 Trowbridge Street	14,579 s.f.	142 115 116
5 Haskell Street	6,705 s.f.	196 124

Thank you for your attention to this important matter.

Sincerely,

Peter B. Nichols
Vice President

PBN/dms

DEC 14 PM 2:39
CAMBRIDGE MA.

December 11, 1992

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

Dear Ms. Drury:

We at the Royal Sonesta Hotel would like to submit our written protest to the proposed amendment to the Cambridge Zoning Ordinance known as McManus Parking in F.A.R. petition as heard by the Planning Board on November 10, 1992. We believe this will adversely affect Cambridge businesses, on which we depend for our customers.

We request that prior to a final vote by the City Council on this amendment, you determine whether the owner of 20% of the area of the land proposed to be included in such a change or adjacent extending three hundred feet thereon, have files a written protest to the proposed amendment.

The specifics on our land are detailed in the attached real estate bill.

We appreciate your consideration in this matter.

Sincerely,

Stephanie Sonnabend
President

cc: Michael Levie

5 Cambridge Parkway
Cambridge, Massachusetts 02142
Telephone (617) 491-3600 Telex 275293
FAX (617) 661-5956

12/09/92 15:54 ☎6176615956 ROYAL SONESTA 001

To: Stephanie Sonnabend
From: Patti Wagner

12/9/92

BASED ON ASSESSMENTS AS OF JANUARY 1, 1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 300 SQ FT 100,249 9 31 35	

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
22,854,600	0	22,854,600

PROPERTY LOCATION 23 CAMBRIDGE PKWY

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	22,854,60
AMT RECVD		---------

REAL ESTATE TAX	PAYABLE BY NOV 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
649,070.64		
TOTAL DUE 649,070.64	324,535.32	324,535.32
TOTAL DUE	324,535.32	324,535.32
TOTAL AMOUNT DUE		649,070.64

Approved for payment
B. Duane

BILL DATE: 101492 ACCT 015120-21

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

OWEN, BRIAN T., ROGER SONNABEND, &
JOHN J. DUANE, TRS OF CHARTERHOUSE OF
CAMBRIDGE TRUST
C/O SONESTA INTERNATIONAL HOTELS CORP
200 CLARENDON ST
BOSTON MA 02116

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO
THE TAX COLLECTOR'S OFFICE, P.O. BOX 300434, CAMBRIDGE, MA 02139
OR PRESENT TO
JAMES P. MALONEY JR.
COLLECTOR OF TAXES

005918935 00015120215 032453532

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

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

See Reverse side for important information.

COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE

FISCAL YEAR 1993 REAL ESTATE TAX BILL

BASED ON ASSESSMENTS AS OF JANUARY 1, 1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 300 SQ FT 100,249 9 31 35	

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
22,854,600	0	22,854,600

PROPERTY LOCATION 23 CAMBRIDGE PKWY

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	22,854,60
AMT RECVD		---------

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
649,070.64		
TOTAL DUE 649,070.64	324,535.32	324,535.32
TOTAL DUE	324,535.32	324,535.32
TOTAL AMOUNT DUE		649,070.64

BILL DATE: 101492 ACCT 015120-21

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

OWEN, BRIAN T., ROGER SONNABEND, &
JOHN J. DUANE, TRS OF CHARTERHOUSE OF
CAMBRIDGE TRUST
C/O SONESTA INTERNATIONAL HOTELS CORP
200 CLARENDON ST
BOSTON MA 02116

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO
THE TAX COLLECTOR'S OFFICE, P.O. BOX 300434, CAMBRIDGE, MA 02139
OR PRESENT TO
JAMES P. MALONEY JR.
COLLECTOR OF TAXES

005918935 00015120215 032453532

COLLECTOR'S COPY - RETURN WITH YOUR PAYMENT

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

See Reverse side for important information.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: December 22, 1992

In reply to your memo dated December 16, 1992, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

CITY CLERK
1992 DEC 22 PM 4:44
CAMBRIDGE MA.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

D. MARGARET DRURY
CITY CLERK

FAX (617) 349-4307

JOHN E. FLYNN
DEPUTY CITY CLERK

December 17, 1992

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY DMD
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

Real Estate
7 Executive Park Drive
Merrimack, N.H. 03054
603 429 1115
603 429 1755 FAX

GUILFORD TRANSPORTATION INDUSTRIES, INC.

CITY CLERK'S OFFICE
92 DEC 17 AM 11:30
CAMBRIDGE, MA.

December 15, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments. If adopted, the amendments will have a material adverse effect on the business activities of the undersigned.

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

PROPERTIES OF BOSTON AND MAINE CORPORATION AFFECTED

DESCRIPTION	AREA	MAP	LOT
106 Middlesex St.	5,600 s.f.	295	160
Truck Scale		295	160
Paving		295	160
Bldg. 1 (Frt. Hse.1)		1A	57
Bldg. 2 (Pistorino)		1A	81
S.S. Prison Brdg. 106	532,352 s.f.	1A	81
Ind. Park		1A	81
Bldg. 2 (R.S.I.)		1A	57

DESCRIPTION	AREA	MAP	LOT
N.S. Prison	294,423 s.f	1A	100
Brdg. 75R. Msgr. O'Brien Highway		1A	100
N.S. Prison Brdg. 32	605,365 s.f.	1A	57
R.Charlestn Ave.		1A	57
Billboard		1A	57
58 Regent St.	21,686 s.f.	200	92
Paving		200	92

Sincerely,

BOSTON AND MAINE CORPORATION

By: _____
Leonard A. Lucas
Vice President-Real Estate

LAL:img
cc: Cambridge Chamber of Commerce

THE
BANKER
REAL ESTATE CO., INC.

14A ELIOT STREET
CAMBRIDGE, MASS. 02138
(617) 491-3212

1992 DEC 17 AM 11:30
CAMBRIDGE MA.

December 11, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Property that is effected by the ordinance:

David Wallace Realty Trust, 14A Eliot Street, Cambridge, MA 02138

Real Estate Tax Account Number: 570150-21

Land Area Square Footage: 1,542 sq. ft.

Yours truly,

Robert Banker

/dt12105

THE ATHENAEUM GROUP
Athenaeum House
215 First Street
Cambridge, Massachusetts 02142-1268
617-492-2155
Fax 617-492-3729

December 16, 1992 **BY HAND**

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

As Trustee or representative of the following properties, I hereby submit this protest in opposition to the proposed zoning change.

Name of Property Owner and Street Address	Assessor's Map No.	Lot No.	Land Area Sq. Footage
1. Athenaeum Realty Nominee Trust 215 First Street	0862/04	4-25	103,938
2. JONA Realty Trust 66 Binney Street	0145/03	15-28	63,830
3. NOR Realty Trust 329 Harvard Street	1171/01 through 1171-07 1172/01 through 1172/07 1173/01 through 1173/07 1174/01 through 1174/07 1175/01 through 1175/03	115-8-1 through 115-8-32	20,036

Name of Property Owner and Street Address	Assessor's Map No.	Lot No.	Land Area Sq. Footage
4. Old Binney Realty Trust One Kendall Square	1420/07 1421/02 1421/03 1421/05	41-37 39-172 41-36	63,634 111,162 35,965
5. Old Cambridge Realty Trust One Kendall Square	1420/05 1420/06 1421/01	41-34 41-35 41-38 41-39	632 92 88,327 8,172
6. Old Kendall Realty Trust One Kendall Square	1421/04	41-29	67,479
7. Old Portland Realty Trust One Kendall Square	1421/06	39-170 39-171	23,266 41,324
8. Robert A. Jones/K. George Najarian 60R Aberdeen Avenue	0004/02	252A-154	63,452
9. Robert A. Jones, K. George Najarian- Superior Laundry 625 Concord Avenue	0618/02	267F-293	47,800
10. 330 Realty Trust 330-334 Broadway	0211/03 0211/04	108-32 108-57	13,198 8,192

Sincerely,

Robert A. Jones
Trustee

RAJ:f
cc: Robert E. McLaughlin, Esquire

Canal Realty Trust

303 BINNEY STREET
CAMBRIDGE, MA 02142
617/492-6400

'92 DEC 19 AM 11:23

CAMBRIDGE MA.

December 15, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Very truly yours,

CANAL REALTY TRUST OF DEC. 19, 1988

Albert W. Brown

Albert W. Brown, Trustee

AWB:ms
cc: C. Adams

Note: Property Information: Brown, Albert W., Austin, C. Brown and Charles S. Adams, Trustees of
Canal Realty Trust
303 Binney Street
Cambridge, Ma. 02142-1038
EQV CODE 405
SQ FT 191,503
31 20
21 33/ 108

92 DEC 10 AM 9:56
CAMBRIDGE MA.

Alewife Land Corporation
62 Whittemore Avenue
Cambridge, MA 02140

(617) 876-1400

December 11, 1992

Certified, Return Receipt Requested

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

Dear Ms. Drury:

On behalf of Alewife Land Corporation, an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, we hereby protest such zoning ordinance amendments, which, if adopted, will have a materially adverse effect on the business activities of the undersigned.

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

Our property affected by the ordinance is listed on the attachment.

Very truly yours,

David L. Wightman

DLW/BLD
Attachment

Name of Property Owner	Street Address	Assessor's Map #	Lot #	Land Area Square Footage
Alewife Land Corporation	1 Alewife Center	269	129	336,519
Alewife Land Corporation	1 R Alewife Center	269	130	427,933
Alewife Land Corporation	134–136 Alewife Brook Pkwy	269	104,105	93,884
			Total	858,336

D.L. Wightman
Vice President, Administration
Construction Products Division

GRACE

W.R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, MA 02140-1692

(617) 876-1400

REC'D DEC 12 AM 9 56
CAMBRIDGE MA.

December 11, 1992

Dear Ms. Drury:

On behalf of W. R. Grace & Co.-Conn., an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, we hereby protest such zoning ordinance amendments, which, if adopted, will have a materially adverse effect on the business activities of the undersigned.

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

Our property affected by the ordinance is listed on the attachment.

Very truly yours,

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

Certified, Return Receipt Requested

Name of Property Owner	Street Address	Assessor's Map #	Lot #		Land Area Square Footage
W R Grace & Co.	115–119 Whittemore Avenue	187	75		10,105
W R Grace & Co.	91–99 Whittemore Avenue	187	76		12,233
W R Grace & Co.	53–59 Whittemore Avenue	188	140		12,533
W R Grace & Co.	65–85 Whittemore Avenue	188	141		32,992
W R Grace & Co.	36–64 Whittemore Avenue	269	131		345,419
				Total	413,282

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: December 22, 1992

In reply to your memo dated December 18, 1992, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

December 18, 1992

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

REAL ESTATE OFFICE

PHILIP A. TRUSSELL, CRE
Director of Real Estate
Associate Treasurer

238 Main Street, Suite 200
Cambridge, Massachusetts 02142
617/253-4304
FAX 617/258-6676

OFFICE OF CITY CLERK
1992 DEC 17 PM 4:50
CAMBRIDGE MA

December 17, 1992

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

Dear Ms. Drury:

The Massachusetts Institute of Technology protests the zoning petition submitted to the City Council by Debra McManus et al, relative to including parking garages, or portions of structures devoted to parking automobiles, in the calculation of floor area ratio (FAR) computations.

The expressed intent of this proposed change is to reduce overall development on non-residential sites, and, in so doing, to reduce the bulk of structures throughout the City. However, the proposed changes would have several other effects as well. It would have serious implications for the design of structures, land uses, and property values which we believe would not be positive for the city.

In general, the notion of constructing underground parking garages in the city is constrained by cost and water table considerations. Where either economics or geotechnical conditions preclude the construction of underground garages, the alternative is to use more land for at grade parking and to build taller buildings with smaller footprints to make that land area for parking available.

At MIT, a technical but important question also arises in regard to how existing garages on the campus will be treated in the calculation of FAR since our parking spaces are not assigned discretely to buildings.

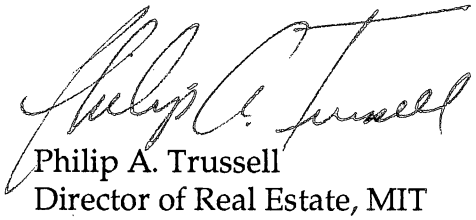
Earlier this year, MIT, in conjunction with our residential and commercial neighbors, completed a multi-year rezoning effort for Cambridgeport in which issues of design, density and parking were thoroughly investigated. That zoning effort seeks to

accomplish many objectives, but among them is a determined effort to seek light industrial uses. It is worth noting that industrial uses are not capable of sustaining the cost of underground parking, and that the land cost for extensive parking at grade may not be justifiable either. If the City wants to continue to attract a wide range of employment opportunities this ordinance may be an obstacle to that effort.

The zoning effort mentioned above is only one of many that the City has completed over the past several years. Most of those efforts resulted in downzoning already. This additional city-wide downzoning would be an unfair and undue burden on owners who have already conceded up to 75% of their previous F.A.R.

As an alternative approach, we note that the Planning Board is about to embark on a full investigation of zoning issues related to the Vehicle Trip Reduction Ordinance. We believe that this effort will allow for a full exploration of issues like the one presented in the McManus petition.

Sincerely yours,



Philip A. Trussell
Director of Real Estate, MIT

OWNER	ADDRESS	ASSESSOR'S PARCEL #	LAND AREA
MIT	20 GREEN ST., CAMBRIDGE, MA 02139	69/131	9,950
MIT	26 GREEN ST., CAMBRIDGE, MA 02139	69/130	9,950
MIT	56 GREEN ST., CAMBRIDGE, MA 02139	69/147	5,732
MIT	87-89 GREEN ST., CAMBRIDGE, MA 02139	92/62	3,200
MIT	75-79 HAMILTON ST., CAMBRIDGE, MA 02139	96/117	11,279
MIT	1-37 HAYWARD ST., CAMBRIDGE, MA 02142	48/62,151	36,518
MIT	18 HAYWARD ST., CAMBRIDGE, MA 02142	47/78	25,273
MIT	38 HENRY ST., CAMBRIDGE, MA O2139	65/39,46,47,51	58,139
MIT	23-31 LANDSDOWNE ST., CAMBRIDGE, MA 02139	69/132,133	19,636
MIT	26 LANDSDOWNE ST., CAMBRIDGE, MA 02139	68/63,64,65	105,470
MIT	63 PURRINGTON ST., CAMBRIDGE, MA 02139	68/68	31,670
MIT	22-24 MAGAZINE ST., CAMBRIDGE, MA 02139	106/21	7,728
MIT	180-194 MAIN ST., CAMBRIDGE, MA 02142	47/4	30,450
MIT	206-218 MAIN ST., CAMBRIDGE, MA 02142	47/75	32,621
MIT	226-254 MAIN ST., CAMBRIDGE, MA 02142	47/84	20,622
MIT	260-278 MAIN ST., CAMBRIDGE, MA 02142	48/108,107	21,728
MIT	292-298 MAIN ST., CAMBRIDGE, MA 02142	48/123	9,922
MIT	304 MAIN ST., CAMBRIDGE, MA 02139	48/33,21,19,18,20	12,600
MIT	17-21 DEACON ST., CAMBRIDGE, MA 02142	48/26	5,625
MIT	326 MAIN ST., CAMBRIDGE, MA 02142	48/16	3,447
MIT	336 MAIN ST., CAMBRIDGE, MA 02142	48/15	4,315
MIT	364-400 MAIN ST., CAMBRIDGE, MA 02142	48/129,131,137,138,148,149,153	163,730
MIT	448-458 MAIN ST., CAMBRIDGE, MA 02142	52A/12, 20	51,512
MIT	782-798 MAIN ST., CAMBRIDGE, MA	70/87	15,075
MIT	840 MAIN ST., CAMBRIDGE, MA 02139	70/9,12	12,608
MIT	864-868 MAIN ST., CAMBRIDGE, MA 02139	70/99	11,903
MIT	882-884 MAIN ST., CAMBRIDGE, MA 02139	70/97	2,213
MIT	32-40 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	58/74,75,76	9,399
MIT	46-52 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	58/162	16,488
MIT	60-74 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	57/171	99,214
MIT	76 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	57/170	17,510
MIT	76R-94R MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	57/169	62,208
MIT	120 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	57/131	51,564
MIT	134-136 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	56/4	46,666
MIT	131-139 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	53/54,55,56,57,58	9,535
MIT	149-167 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	53/59	15,273
MIT	158 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	56/7	10,740
MIT	176 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	56/5	8,260
MIT	211 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	70/74	14,833
MIT	220 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	68/50	8,709
MIT	233-259 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	70/51	7,360
MIT	265 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	70/34,35	29,138
MIT	275 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	70/94,95,84,60,39,37,36	19,929
MIT	282-290 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	69/110,111	10,683
MIT	306-314 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	69/148	22,210
MIT	324-328 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	69/103,149	7,874
MIT	344-358 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	69/72,159,160	26,186
MIT	351-355 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	70/98	12,159

OWNER	ADDRESS	ASSESSOR'S PARCEL #	LAND AREA
MIT	372-374 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	92/58,103,95,96	12,152
MIT	424-456 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	92/66,69,89	38,660
MIT	458 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	92/51	1,620
MIT	464 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	92/50,70	4,036
MIT	1000 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	121/114	36,661
MIT	1010 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	121/6	27,200
MIT	1039 MASSACHUSETTS AVE., CAMBRIDGE, MA 02139	134/32	11,133
MIT	30 MEMORIAL DR., CAMBRIDGE, MA 02139	46/15	46,006
MIT	36-44 MEMORIAL DR., CAMBRIDGE, MA 02139	47/74	35,312
MIT	60-81 MEMORIAL DR., CAMBRIDGE, MA 02139	47/83	32,940
MIT	60-81 MEMORIAL DR., CAMBRIDGE, MA 02139	47/83	26,729
MIT	100 MEMORIAL DR., CAMBRIDGE, MA 02139	48/154	103,734
MIT	106-245 MEMORIAL DR., CAMBRIDGE, MA 02139	52A/1, 21,19(part)	2,023,769
MIT	134 MEMORIAL DR., CAMBRIDGE, MA 02139	52A (sailing pavillion)	0
MIT	300 MEMORIAL DR., CAMBRIDGE, MA 02139	58/161	57,009
MIT	311-312 MEMORIAL DR., CAMBRIDGE, MA 02139	58/109,160	6,541
MIT	314 MEMORIAL DR., CAMBRIDGE, MA 02139	58/110	3,125
MIT	315 MEMORIAL DR., CAMBRIDGE, MA 02139	58/111	3,125
MIT	317 MEMORIAL DR., CAMBRIDGE, MA 02139	58/112	3,125
MIT	318 MEMORIAL DR., CAMBRIDGE, MA 02139	58/113	3,125
MIT	319-340 MEMORIAL DR., CAMBRIDGE, MA 02139	58/164	20,000
MIT	341-350 MEMORIAL DR., CAMBRIDGE, MA 02139	58/157	5,250
MIT	405-407 MEMORIAL DR., CAMBRIDGE, MA 02139	59/39,40	14,184
MIT	409 MEMORIAL DR., CAMBRIDGE, MA 02139	59 (boathouse)	0
MIT	410-427 MEMORIAL DR., CAMBRIDGE, MA 02139	59/37,38	48,351
MIT	430-530 MEMORIAL DR., CAMBRIDGE, MA 02139	60/6; 61/14	131,959
MIT	531 MEMORIAL DR., CAMBRIDGE, MA 02139	62/36,37	51,845
MIT	531 MEMORIAL DR. (REAR), CAMBRIDGE, MA 02139	61/17(part)	17,168
MIT	545 MEMORIAL DR. (REAR), CAMBRIDGE, MA 02139	61/17(part); 62/34(part)	81,485
MIT	565 MEMORIAL DR., CAMBRIDGE, MA 02139	62/18,20,21	74,155
MIT	622-628 MEMORIAL DR., CAMBRIDGE, MA 02139	63/1	11,000
MIT	634-660 MEMORIAL DR., CAMBRIDGE, MA 02139	64/6	200,975
MIT	2-22 PACIFIC ST., CAMBRIDGE, MA 02139	67/49,52,53,58	82,533
MIT	82-98 PACIFIC ST., CAMBRIDGE, MA 02139	95/48,57	59,198
MIT	119 PACIFIC ST., CAMBRIDGE, MA 02139	92/116	28,200
MIT	PURRINGTON ST. AND CROSS ST.	68	54,556
MIT	589 PUTNAM AVE., CAMBRIDGE, MA 02139	96/136	2,042
MIT	RAILROAD TRACKS MASSACHUSETTS AVE. TO MAIN ST.	53/70	110,208
MIT	RAILROAD TRACKS WEST OF MASSACHUSETTS AVE.	55/22	41,250
MIT	RAIROAD TRACKS WEST OF MASSACHUSETTS AVE.	55/23	41,250
MIT	RAILROAD TRACKS REAR 130 ALBANY ST.	56/9	41,250
MIT	RAILROAD TRACKS ADJACENT TO MEMORIAL DR.	64	18,800
MIT	86 GREEN ST., CAMBRIDGE, MA 02139	92/118	27,011
MIT	20 AUBURN ST., CAMBRIDGE, MA 02139	69/174	4,923
MIT	38-64 SIDNEY ST., CAMBRIDGE, MA 02139	69/165	28,117
MIT	53 LANDSDOWNE ST., CAMBRIDGE, MA 02139	69/175	87,677
MIT	82 PILGRIM ST., CAMBRIDGE, MA 02139	69/172	15,991
MIT	66 LANDSDOWNE ST., CAMBRIDGE, MA 02139	68/67	23,365

OWNER	ADDRESS	ASSESSOR'S PARCEL #	LAND AREA
MIT	76 SIDNEY ST., CAMBRIDGE, MA 02139	69/173	27,580
MIT	83 LANDSDOWNE ST., CABRIDGE, MA 02139	69/171	37,187
MIT	96 SIDNEY ST., CAMBRIDGE, MA 02139	69/170	1,986
MIT	66 SIDNEY ST., CAMBRIDGE, MA 02139	69/176	6,936
MIT	79 SIDNEY ST., CAMBRIDGE, MA 02139	92/19,91,112,114,115	280,903
MIT	112-120 SIDNEY ST., CAMBRIDGE, MA 02139	67/29,44	138,716
MIT	124-146 SIDNEY ST., CAMBRIDGE, MA 02139	67/47	92,259
MIT	37-47 STATE ST., CAMBRIDGE, MA 02139	70/88	10,000
MIT	17-25 TUDOR ST., CAMBRIDGE, MA 02139	95/61	14,250
MIT	27-29 TUDOR ST., CAMBRIDGE, MA 02139	95/66	11,907
MIT	73 VASSAR ST., CAMBRIDGE, MA 02139	53/60	9,900
MIT	106-158 VASSAR ST., CAMBRIDGE, MA 02139	57/171; 58/107,120,142-154,163	800,146
MIT	125 VASSAR ST., CAMBRIDGE, MA 02139	55/25	41,034
MIT	160 VASSAR ST., CAMBRIDGE, MA 02139	59/37; 57/171	75,716
MIT	169-187 VASSAR ST., CAMBRIDGE, MA 02139	55/10,13,14,17	28,443
MIT	170 VASSAR ST., CAMBRIDGE, MA 02139	59; 57/171	308,478
MIT	201 VASSAR ST., CAMBRIDGE, MA 02139	55/16	21,600
MIT	210 VASSAR ST., CAMBRIDGE, MA 02139	62/34(part); 61/17	720,278
MIT	229-233 VASSAR ST., CAMBRIDGE, MA 02139	54/26	19,980
MIT	243-261 VASSAR ST., CAMBRIDGE, MA 02139	54/28; 61/9	10,000
MIT	243-261 VASSAR ST., CAMBRIDGE, MA 02139	54/28; 61/9	39,986
MIT	271-275 VASSAR ST., CAMBRIDGE, MA 02139	61/13	10,080
MIT	277-281 VASSAR ST., CAMBRIDGE, MA 02139	61/12	5,854
MIT	283-287 VASSAR ST., CAMBRIDGE, MA 02139	61/11	5,355
MIT	289-293 VASSAR ST., CAMBRIDGE, MA 02139	61/11	10,329
MIT	295 VASSAR ST., CAMBRIDGE, MA 02139	62/25,26,32	8,949
MIT	345 VASSAR ST., CAMBRIDGE, MA 02139	63/128, 130	18,000
MIT	8 VILLAGE ST., CAMBRIDGE, MA 02139	70/38	2,345
MIT	30-60 WADSWORTH ST., CAMBRIDGE, MA 02142	47/80,81A,81B	123,273
MIT	53-69 WADSWORTH ST., CAMBRIDGE, MA 02142	47/71	20,816
MIT	32-68 PACIFIC ST., CAMBRIDGE, MA 02139	67/44	98,716
MIT	65-91 WAVERLY ST., CAMBRIDGE, MA 02139	66/99,100	30,422
MIT	117-147 WAVERLY ST., CAMBRIDGE, MA 02139	66/73,113,125,126	50,787
MIT	20-24 WINDSOR ST., CAMBRIDGE, MA 02139	70/52,53,54,55,56,57,58	15,125
	Condominiums:		
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/103,105,106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/104,105,106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,109	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,110	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,202	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,207	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,305	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,310	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106,T1	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105,106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0

OWNER	ADDRESS	ASSESSOR'S PARCEL #	LAND AREA
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	63-71 FULKERSON ST., CAMBRIDGE, MA 02139	33/105-106	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,106B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,107B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,110B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,203B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,208B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,211B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,302B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,303B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,310B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104,111B	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104	0
MIT	218 THORNDIKE ST., CAMBRIDGE, MA 02139	34/141,140; 33/104	0

OWNER	ADDRESS	ASSESSOR'S PARCEL #	LAND AREA
MIT	2-32 ALBANY ST., CAMBRIDGE, MA 02139	53/61	54,058
MIT	2-32 ALBANY ST. (REAR), CAMBRIDGE, MA 02139	53/68	5,468
MIT	36 ALBANY ST., CAMBRIDGE, MA 02139	53/63	11,500
MIT	36 ALBANY ST. (REAR),CAMBRIDGE, MA 02139	53/69	1,000
MIT	46 ALBANY ST., CAMBRIDGE, MA 02139	53/11,12	11,550
MIT	50 ALBANY ST., CAMBRIDGE, MA 02139	53/64	17,250
MIT	60-62 ALBANY ST., CAMBRIDGE, MA	53/65 (53/71(part),72,73)	11,650
MIT	68-92 ALBANY ST., CAMBRIDGE, MA 02139	53/67 (53/71)	37,918
MIT	120-138 ALBANY ST., CAMBRIDGE, MA 02139	56/8	45,227
MIT	143-161 ALBANY ST., CAMBRIDGE, MA 02139	68/24,34,37	50,652
MIT	144-174 ALBANY ST., CAMBRIDGE, MA 02139	55/9,21; 56/1,2	81,179
MIT	167 ALBANY ST., CAMBRIDGE, MA 02139	68/56	26,056
MIT	175 ALBANY ST., CAMBRIDGE, MA 02139	68/57	26,949
MIT	180-198 ALBANY ST., CAMBRIDGE, MA 02139	55/7,20	75,762
MIT	224 ALBANY ST., CAMBRIDGE, MA 02139	55/19	21,501
MIT	240 ALBANY ST., CAMBRIDGE, MA 02139	54/7	27,320
MIT	250-260 ALBANY ST., CAMBRIDGE, MA 02139	54/16	52,201
MIT	269-287 ALBANY ST., CAMBRIDGE, MA 02139	67/32,33,55	57,917
MIT	295, 284-300 ALBANY ST., CAMBRIDGE, MA 02139	54/10,12,18; 67/30	71,072
MIT	6-10 AMES ST., CAMBRIDGE, MA 02142	48/152	16,205
MIT	12-20 AMES ST., CAMBRIDGE, MA 02142	48/94	13,265
MIT	27 AMES ST., CAMBRIDGE, MA 02142	52A/32	13,159
MIT	31 AMES ST., CAMBRIDGE, MA 02142	52A/7,17,22,28,29,34,35	126,548
MIT	1-23 AMHERST ST., CAMBRIDGE, MA 02142	47/18,19,20,21,22,67	24,257
MIT	1-29 ANGLIM ST, CAMBRIDGE, MA 02139	66/81,82,101	23,466
MIT	36-58 BLANCHE ST., CAMBRIDGE, MA 02139	69/78,80,124,125,129	26,083
MIT	51-57 BLANCHE ST., CAMBRIDGE, MA 02139	69/58,60,61,62,77,146	21,358
MIT	42-46 BROOKLINE ST., CAMBRIDGE, MA 02139	92/22	2,931
MIT	70 BROOKLINE ST., CAMBRIDGE, MA 02139	92/82	5,003
MIT	89 BROOKLINE ST., CAMBRIDGE, MA 02139	93/25	3,348
MIT	88-94 BROOKLINE ST., CAMBRIDGE, MA, 02139	92/3,4	13,360
MIT	344-354 BROOKLINE ST., CAMBRIDGE, MA 02139	65/48,49	79,919
MIT	1-39 CARLETON ST., CAMBRIDGE, MA 02142	48/97,113,128	68,918
MIT	26-28 CARLETON ST. CAMBRIDGE, MA 02142	48/142,146	10,500
MIT	34 CARLETON ST., CAMBRIDGE, MA 02142	48/147	5,250
MIT	42-44 CARLETON ST., CAMBRIDGE, MA 02142	48/143	6,300
MIT	45-55 CARLETON ST., CAMBRIDGE, MA 02142	48/112	19,182
MIT	46-68 CARLETON ST., CAMBRIDGE, MA 02142	48/150	18,924
MIT	65 CARLETON ST., CAMBRIDGE, MA 02142	48/22	2,240
MIT	CHARLES RIVER FLATS (1-245 MEM.DR.)	46/16	822,600
MIT	5-13 DEACON ST., CAMBRIDGE MA 02139	48/155	7,350
MIT	18-24 DEACON ST., CAMBRIDGE, MA 02142	48/127	8,365
MIT	15-17 DOCK ST., CAMBRIDGE, MA 02142	48/13	4,280
MIT	1-12 EMILY ST., CAMBRIDGE, MA 02139	95/67,68,71	43,527
MIT	80 FRANKLIN ST., CAMBRIDGE, MA 02139	69/177	5,987
MIT	40 BROOKLINE ST., CAMBRIDGE, MA 02139	92/120	6,092
MIT	152 GREEN ST., CAMBRIDGE, MA 02139	92/119	74,571
MIT	188 FRANKLIN ST., CAMBRIDGE, MA 02139	93/90	4,628

Consent Comm. # 13

Written protest received from MIT regarding the Zoning petition filed by Debra McManus.

In City Council,

December 21, 1992

Referred to the petition

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: December 22, 1992

In reply to your memo dated December 17, 1992, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

December 17, 1992

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY DMD
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

Real Estate
7 Executive Park Drive
Merrimack, N.H. 03054
603 429 1115
603 429 1755 FAX

GUILFORD TRANSPORTATION INDUSTRIES, INC.

'92 DEC 17 AM 11:30
CAMBRIDGE, MA.

December 15, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments. If adopted, the amendments will have a material adverse effect on the business activities of the undersigned.

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

PROPERTIES OF BOSTON AND MAINE CORPORATION AFFECTED

DESCRIPTION	AREA	MAP	LOT
106 Middlesex St.	5,600 s.f.	295	160
Truck Scale		295	160
Paving		295	160
Bldg. 1 (Frt. Hse.1)		1A	57
Bldg. 2 (Pistorino)		1A	81
S.S. Prison Brdg. 106	532,352 s.f.	1A	81
Ind. Park		1A	81
Bldg. 2 (R.S.I.)		1A	57

DESCRIPTION	AREA	MAP	LOT
N.S. Prison	294,423 s.f	1A	100
Brdg. 75R. Msgr. O'Brien Highway		1A	100
N.S. Prison Brdg. 32	605,365 s.f.	1A	57
R.Charlestn Ave.		1A	57
Billboard		1A	57
58 Regent St.	21,686 s.f.	200	92
Paving		200	92

Sincerely,

BOSTON AND MAINE CORPORATION

By: _____
Leonard A. Lucas
Vice President-Real Estate

LAL:img
cc: Cambridge Chamber of Commerce

THE
BANKER
REAL ESTATE CO., INC.

14A ELIOT STREET
CAMBRIDGE, MASS. 02138
(617) 491-3212

CAMBRIDGE, MA.
1992 DEC 7 P1:30
RECEIVED

December 11, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Property that is effected by the ordinance:

David Wallace Realty Trust, 14A Eliot Street, Cambridge, MA 02138

Real Estate Tax Account Number: 570150-21

Land Area Square Footage: 1,542 sq. ft.

Yours truly,

Robert Banker

/dt12105

WILSON-CAMBRIDGE REALTY TRUST

RECEIVED BY CITY CLERK
1992 DEC 15 AM 9:45
CAMBRIDGE MA.

December 9, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992,hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of the undersigned.

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

We list below the properties that are affected by the ordinance. All properties are owned by Albert O. Wilson, Jr. and Donald B. Wilson trustees of the Wilson-Cambridge Realty Trust.

Street Address	Map #	Lot #	Land Area
54 Mooney Street	267.3	277	43654 sq.ft.
75 Smith Place	267.3	267	60033
59 Smith Place	267D	293	20694
49 Smith Place	267D	325	20203
35 Smith Place	267D	313-324	15579
40R Smith Place	267.4	303	73429
40 Smith Place	267.4	302	155875
40 Smith Place	267.4	270	43659
40B Smith Place	267.4	304	12260
			445386 sq.ft.

Very Truly Yours,

Albert O. Wilson, Jr.
Trustee
Wilson-Cambridge Realty Trust

OUR NEW ADDRESS IS 40 SMITH PLACE · CAMBRIDGE, MA 02138-1068 · TELEPHONE (617) 547-2450

ONE KENDALL SQUARE · BUILDING 700 E · CAMBRIDGE, MASSACHUSETTS 02139-1562 · TELEPHONE (617) 621-2950

CAMBRIDGE FAMILY YMCA

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 15 AM 9:45
CAMBRIDGE MA.

820 Massachusetts Avenue
Cambridge, Massachusetts
02139-3296

(617) 661-9622

December 14, 1992

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

Dear Ms. Drury,

The undersigned, being an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as MacManus Parking in F.A.R. petition as heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Properties, owned by the Cambridge Young Men's Christian Association, which are effected by the ordinance are as follows:

Map No.	Lot No.	Address	Area
119	89	438 Green Street	25,407 sf
119	46	448 Green Street	4,000 sf
119	47	450 Green Street	5,000 sf
119	22	820-832 Mass. Ave.	1,386

Thank you for your consideration.

Sincerely,

Richard A. Foot
YMCA President

CC: Robert D. Lewis, Executive Director, Cambridge Chamber of Commerce

THIS AGENCY IS SUPPORTED BY
United Way

YMCA Mission:
To put Christian principles into practice through programs that build healthy body, mind, and spirit for all.

The Badger Company, Inc.
One Broadway
Cambridge, MA 02142

Telephone: [617] 494-7000
Telex: 92-1442
Facsimile: [617] 494-7258

Badger
A Raytheon Company

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 15 AM 9:45
CAMBRIDGE MA.

December 14, 1992

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

Dear Ms. Drury:

The undersigned, being The Badger Company Incorporated's Representative of owned property (at One Broadway Cambridge, Mass) affected by the proposed amendment to the Cambridge Zoning Ordinance know as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, which if adopted, will have a material adverse effect on the business activities of The Badger Company Incorporated.

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

TBCI Property Description
EQV Code 340
S.F. 115,298
14-31
29-30-34

Thank you for your attention to this matter.

W.J. Higgins
Manager of Building Services

/kac

cc: A.W. Glauner

Jonathan Ginsberg
Director of Public Affairs
Chamber of Commerce
859 Mass Ave.
Cambridge, MA 02139

Beal

Property Management
Beal and Company, Inc., 177 Milk Street, Boston, Massachusetts 02109-3410
617 451-2100 Telecopier 617 451-1801

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 14 PM 2:38
CAMBRIDGE MA.

December 11, 1992

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

Dear Ms. Drury:

On behalf of the owners of properties effected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition as heard by the Planning Board on November 10, 1992, we hereby protest such zoning ordinance amendment which if adopted, will have a material and inequitable adverse effect on our business activities and property values.

We further request that, prior to a final vote by the City Council on such amendment, you determine whether the owners of 20% of the area of the land proposed to be included in such a change, or the area of the land immediately adjacent extending three hundred feet therefrom, have filed a written protest to the proposed amendment for the purposes of requiring a three fourths vote of City Council.

As a matter of public record our properties are as follows:

PROPERTY	SQUARE FOOTAGE	PARCEL NO.
225 Walden Street	160,578 s.f.	204 150
80-122 Binney Street	27,474 s.f.	15 26 27 24
50 Rogers Street	40,000 s.f.	16 15 19
81-109 Binney Street	75,879 s.f.	16 21
249 Third Street	32,161 s.f.	27 76 68 77
61 Rogers Street	38,762 s.f.	16 27
83 Rogers Street	38,047 s.f.	16 25 17 26 29
69 Charles Street	4,455 s.f.	17 41
115-143 Binney Street	44,994 s.f.	16 22
1 Berkeley Street	8,643 s.f.	216 24
840-864 Mass. Avenue	35,914 s.f.	119 9
89-91 Trowbridge Street	14,579 s.f.	142 115 116
5 Haskell Street	6,705 s.f.	196 124

Thank you for your attention to this important matter.

Sincerely,

Peter B. Nichols
Vice President

PBN/dms

Royal Sonesta Hotel Boston (Cambridge)

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 14 PM 2:39
CAMBRIDGE MA.

December 11, 1992

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

Dear Ms. Drury:

We at the Royal Sonesta Hotel would like to submit our written protest to the proposed amendment to the Cambridge Zoning Ordinance known as McManus Parking in F.A.R. petition as heard by the Planning Board on November 10, 1992. We believe this will adversely affect Cambridge businesses, on which we depend for our customers.

We request that prior to a final vote by the City Council on this amendment, you determine whether the owner of 20% of the area of the land proposed to be included in such a change or adjacent extending three hundred feet thereon, have files a written protest to the proposed amendment.

The specifics on our land are detailed in the attached real estate bill.

We appreciate your consideration in this matter.

Sincerely,

Stephanie Sonnabend
President

cc: Michael Levie

5 Cambridge Parkway
Cambridge, Massachusetts 02142
Telephone (617) 491-3600 Telex 275293
FAX (617) 661-5956

☑001 ROYAL SONESTA ☎6176615956 12/09/92 15:54

12/9/92

To: Stephanie Sonnabend
From: Ruth Wagner

CLASS	RESIDENTIAL -1-	OPEN SPACE -2-	COMMERCIAL -3-	INDUSTRIAL -4-
TAX RATE PER $1000	13.33	0.00	28.40	28.40

BASED ON ASSESSMENTS AS OF JANUARY 1, 1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS

PROPERTY DESCRIPTION	BETTERMENT & LIENS
EQV CODE 300 SQ FT 100,249 9 31 35	

REAL ESTATE DESCRIPTION	CLASS	VALUE
COMM.	3	22,854,600
AMT RECVD		

TOTAL FULL VALUE	RESIDENTIAL EXEMPTION	TOTAL TAXABLE VALUE
22,854,600	0	22,854,600

PROPERTY LOCATION 23 CAMBRIDGE PKWY

REAL ESTATE TAX	PAYABLE BY NOV. 1, 1992 1st PAYMENT	PAYABLE BY MAY 1, 1993 2nd PAYMENT
649,070.64		
TOTAL DUE	324,535.32	324,535.32
TOTAL DUE	324,535.32	324,535.32

Affixed for payment

TOTAL AMOUNT DUE 649,070.64

BILL DATE: 101492 ACCT 015120-21

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

OWEN, BRIAN T., ROGER SONNABEND, & JOHN J. DUANE, TRS OF CHARTERHOUSE OF CAMBRIDGE TRUST
C/O SONESTA INTERNATIONAL HOTELS CORP
200 CLARENDON ST
BOSTON MA 02116

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO: THE TAX COLLECTOR'S OFFICE, P.O. BOX 900434, CAMBRIDGE, MA 02139

OR PRESENT TO: JAMES P. MALONEY JR.
COLLECTOR OF TAXES

005918935 00015120215 032453532

TAXPAYER'S COPY - RETAIN FOR YOUR RECORDS

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

See Reverse side for important information.

COMMONWEALTH OF MASSACHUSETTS
CITY OF CAMBRIDGE

FISCAL YEAR 1993 REAL ESTATE TAX BILL

BASED ON ASSESSMENTS AS OF JANUARY 1, 1992 YOUR REAL ESTATE TAX FOR THE FISCAL YEAR BEGINNING JULY 1, 1992 AND ENDING JUNE 30, 1993 ON THE PARCEL OF REAL ESTATE DESCRIBED BELOW IS AS FOLLOWS

CLASS | RESIDENTIAL -1- | OPEN SPACE -2- | COMMERCIAL -3- | INDUSTRIAL -4-
TAX RATE PER $1000 | 13.33 | 0.00 | 28.40 | 28.40

PROPERTY DESCRIPTION | BETTERMENT & LIENS
EQV CODE 300
SQ FT 100,249
9 31
35

REAL ESTATE DESCRIPTION | CLASS | VALUE
COMM. | 3 | 22,854,600
AMT RECVD

TOTAL FULL VALUE | RESIDENTIAL EXEMPTION | TOTAL TAXABLE VALUE
22,854,600 | 0 | 22,854,600

PROPERTY LOCATION 23 CAMBRIDGE PKWY

REAL ESTATE TAX | PAYABLE BY NOV. 1, 1992 1st PAYMENT | PAYABLE BY MAY 1, 1993 2nd PAYMENT
649,070.64
TOTAL DUE | 324,535.32 | 324,535.32
TOTAL DUE | 324,535.32 | 324,535.32

TOTAL AMOUNT DUE 649,070.64

BILL DATE: 101492 ACCT 015120-21

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

ASSESSED OWNER AS OF JAN 1, 1992

OWEN, BRIAN T., ROGER SONNABEND, & JOHN J. DUANE, TRS OF CHARTERHOUSE OF CAMBRIDGE TRUST
C/O SONESTA INTERNATIONAL HOTELS CORP
200 CLARENDON ST
BOSTON MA 02116

MAKE PAYMENTS TO: THE CITY OF CAMBRIDGE

MAIL TO: THE TAX COLLECTOR'S OFFICE, P.O. BOX 900434, CAMBRIDGE, MA 02139

OR PRESENT TO: JAMES P. MALONEY JR.
COLLECTOR OF TAXES

005918935 00015120215 032453532

COLLECTOR'S COPY - RETURN WITH YOUR PAYMENT

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

See Reverse side for important information.



RECEIVED
CITY CLERK
1992 DEC 17 PM 2:21
CAMBRIDGE, MA.

THE ATHENAEUM GROUP
Athenaeum House
215 First Street
Cambridge, Massachusetts 02142-1268
617-492-2155
Fax 617-492-3729

December 16, 1992

BY HAND

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

As Trustee or representative of the following properties, I hereby submit this protest in opposition to the proposed zoning change.

Name of Property Owner and Street Address	Assessor's Map No.	Lot No.	Land Area Sq. Footage
1. Athenaeum Realty Nominee Trust 215 First Street	0862/04	4-25	103,938
2. JONA Realty Trust 66 Binney Street	0145/03	15-28	63,830
3. NOR Realty Trust 329 Harvard Street	1171/01 through 1171-07 1172/01 through 1172/07 1173/01 through 1173/07 1174/01 through 1174/07 1175/01 through 1175/03	115-8-1 through 115-8-32	20,036



Name of Property Owner and Street Address	Assessor's Map No.	Lot No.	Land Area Sq. Footage
4. Old Binney Realty Trust One Kendall Square	1420/07 1421/02 1421/03 1421/05	41-37 39-172 41-36	63,634 111,162 35,965
5. Old Cambridge Realty Trust One Kendall Square	1420/05 1420/06 1421/01	41-34 41-35 41-38 41-39	632 92 88,327 8,172
6. Old Kendall Realty Trust One Kendall Square	1421/04	41-29	67,479
7. Old Portland Realty Trust One Kendall Square	1421/06	39-170 39-171	23,266 41,324
8. Robert A. Jones/K. George Najarian 60R Aberdeen Avenue	0004/02	252A-154	63,452
9. Robert A. Jones, K. George Najarian- Superior Laundry 625 Concord Avenue	0618/02	267F-293	47,800
10. 330 Realty Trust 330-334 Broadway	0211/03 0211/04	108-32 108-57	13,198 8,192

Sincerely,

Robert A. Jones
Trustee

RAJ:f
cc: Robert E. McLaughlin, Esquire

Canal Realty Trust

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 16 AM 11:23
CAMBRIDGE MA.

303 BINNEY STREET
CAMBRIDGE, MA 02142
617/492-6400

December 15, 1992

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

Dear Ms. Drury:

The undersigned, being the owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, hereby protests such zoning ordinance amendments, if adopted, will have a material adverse effect on the business activities of the undersigned.

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

Very truly yours,

CANAL REALTY TRUST OF DEC. 19, 1988

Albert W. Brown, Trustee

AWB:ms
cc: C. Adams

Note: Property Information: Brown, Albert W., Austin, C. Brown and Charles S. Adams, Trustees of
Canal Realty Trust
303 Binney Street
Cambridge, Ma. 02142-1038
EQV CODE 405
SQ FT 191,503
31 20
21 33/ 108

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 16 AM 9:56
CAMBRIDGE MA.

Alewife Land Corporation
62 Whittemore Avenue
Cambridge, MA 02140

(617) 876-1400

December 11, 1992

Certified, Return Receipt Requested

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

Dear Ms. Drury:

On behalf of Alewife Land Corporation, an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, we hereby protest such zoning ordinance amendments, which, if adopted, will have a materially adverse effect on the business activities of the undersigned.

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

Our property affected by the ordinance is listed on the attachment.

Very truly yours,

David L. Wightman

DLW/BLD
Attachment

Name of Property Owner	Street Address	Assessor's Map #	Lot #	Land Area Square Footage
Alewife Land Corporation	1 Alewife Center	269	129	336,519
Alewife Land Corporation	1 R Alewife Center	269	130	427,933
Alewife Land Corporation	134–136 Alewife Brook Pkwy	269	104,105	93,884
			Total	858,336

GRACE

RECEIVED BY
OFFICE OF CITY CLERK
1992 DEC 16 AM 9:56
CAMBRIDGE MA.

D.L. Wightman
Vice President, Administration
Construction Products Division

W.R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, MA 02140-1692

(617) 876-1400

December 11, 1992

Dear Ms. Drury:

On behalf of W. R. Grace & Co.-Conn., an owner of property affected by the proposed amendment to the Cambridge Zoning Ordinance known as the McManus Parking in F.A.R. Petition heard by the Planning Board on November 10, 1992, we hereby protest such zoning ordinance amendments, which, if adopted, will have a materially adverse effect on the business activities of the undersigned.

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

Our property affected by the ordinance is listed on the attachment.

Very truly yours,

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

Certified, Return Receipt Requested

Name of Property Owner	Street Address	Assessor's Map #	Lot #		Land Area Square Footage
W R Grace & Co.	115–119 Whittemore Avenue	187	75		10,105
W R Grace & Co.	91–99 Whittemore Avenue	187	76		12,233
W R Grace & Co.	53–59 Whittemore Avenue	188	140		12,533
W R Grace & Co.	65–85 Whittemore Avenue	188	141		32,992
W R Grace & Co.	36–64 Whittemore Avenue	269	131		345,419
				Total	413,282

Consent Comm. # 3

Sundry written protests on the Zoning Petition filed by Debra McManus.

In City Council,

December 21, 1992

Referred to the petition

DAVID BARRETT
SENIOR VICE PRESIDENT

December 9, 1992

CAMBRIDGE MA.
92 DEC 10 AM 9:25

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

Re: Proposed Amendment to Cambridge Zoning Ordinance filed by Debra McManus et al., Regarding the Definition of Gross Floor Area in Respect to Parking Garages, upon which the Planning Board held a Public Hearing on November 10, 1992

Dear Ms. Drury:

The undersigned, being the owners of property comprising a total of approximately 454,233 square feet of land area affected by the proposed amendment referenced above, hereby protest such zoning ordinance amendments which, if adopted, will have a material adverse effect on the business activities of the undersigned.

Sincerely,

David Barrett, as Trustee and on behalf of co-trustees, of all of the Trusts listed on the attached "Schedule A - Cambridge Center Trusts"

Attachment

DB186/hg

Comm. from David Barrett, Senior Vice President, Boston Properties, transmitting written protest of the Debra McManus, et al zoning petition.

In City Council,

Dec. 14, 1992

Referred to the petition

ATTACHMENT A - CAMBRIDGE CENTER TRUSTS

Name of Owner	Property Address	Assessors Map/Lot	Land Area SF
Barrett et al, Trustees of One Cambridge Center Trust	1 Cambridge Center	44/100	26,325 SF
Zuckerman et al, Trustees of Two Cambridge Center Trust	3 Cambridge Center	44/98	42,824
Zuckerman et al, Trustees of Three Cambridge Center Trust	2 Cambridge Center	44/99, 96	28,803
Zuckerman et al, Trustees of Two Cambridge Center Trust	4 Cambridge Center	44/65	31,757
Barrett et al, Trustees of Cambridge Center II Trust	232-244 Sixth Street	44/82	41,234
Barrett et al, Trustees of Cambridge Center I Trust	365-373 Main Street	44/79	43,849
Zuckerman et al, Trustees of Ten Cambridge Center Trust	10 Cambridge Center	43/70	49,110
Barrett et al, Trustees of Eleven Cambridge Center Trust	11 Cambridge Center	43/65	37,862
Zuckerman et al, Trustees of Cambridge Center North Trust	121 Broadway	30/37	91,845
Barrett et al, Trustees of Fourteen Cambridge Center Trust	14 Cambridge Center	30/35	60,624
		TOTAL AREA:	454,233 SF

RECEIVED BY
CITY CLERK
1992 NOV 17 PM 12:33
CAMBRIDGE MA.

CITY OF CAMBRIDGE

ASSESSING DEPARTMENT

INTEROFFICE CORRESPONDENCE

TO: D. Margaret Drury, City Clerk

FROM: Sally Powers, Director of Assessment

SUBJECT: Written protest - Debra McManus, et al, petition

DATE: November 16, 1992

In reply to your memo dated November 12, 1992, please be advised that we have, this day, forwarded to the Engineering Department the written protest to the above-referenced petition.

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

D. MARGARET DRURY
CITY CLERK

FAX (617) 349-4307

JOHN E. FLYNN
DEPUTY CITY CLERK

November 12, 1992

TO: SALLY POWERS
BOARD OF ASSESSORS

FROM: D. MARGARET DRURY
CITY CLERK

SUBJECT: WRITTEN PROTEST TO THE PETITION OF DEBRA MCMANUS, ET AL

Enclosed you will find two copies of the written protest received by this office regarding the rezoning petition of Debra McManus, et al.

Would you kindly certify this petition and forward same to the Engineering Dept. as soon as possible.

Your kind attention in this matter will be greatly appreciated.

COMEnergy

COM/Energy Services Company
One Main Street
Post Office Box 9150
Cambridge, Massachusetts 02142-9150
Telephone (617) 225-4000

November 10, 1992

RECEIVED
CAMBRIDGE MA.
92 NOV 12 AM 11:02

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

Dear Ms. Drury:

The Cambridge landowners listed below oppose the changes to the Cambridge Zoning Ordinance, as proposed by Debra McManus, et al., which calls for amending Articles 2.000, 5.25, 6.35 and 6.35.1 dealing with the calculation of Floor Area, Gross and Parking Garages.

As such, we do hereby respectfully file a written protest, pursuant to Chapter 40A, Section 5 of the Massachusetts General Laws. Massachusetts General Laws Chapter 40A, Section 5 states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six (6) councillors. However, the statute further provides that if a written protest is filed prior to final approval of a change to the ordinance stating the reasons for the protest, signed by the owners of twenty percent (20%) or more of the land proposed to be included in such a change, or of the area of the land immediately adjacent, extending three hundred feet (300') therefrom, then a three-fourths vote (seven (7) councillors) would be necessary for the ordinance to be enacted. As landowners of real estate, which will be affected by the proposed changes, we now so file such a protest.

We oppose the proposed amendment to the Cambridge Zoning Ordinance because it does not serve the best interests of the City of Cambridge or the people who live and work here. We believe that the current regulation is sufficient and that the proposed regulation will only decrease the value of our property. Please refer to Schedule A attached for a detailed listing of our landholdings adversely impacted by the proposed zoning petition.

Please place this written protest into the official records of the City.

Sincerely,

COM/Energy Services Company

Michael P. Sullivan
Vice President

Cambridge Electric Light Company
Commonwealth Gas Company
COM/Energy Research Park REalty
Darvel Realty Trust

CESV
268/92/bmc
Enclosure

SCHEDULE A

COMMONWEALTH ENERGY SYSTEM

Cambridge Land Holdings Impacted
by the
Proposed Zoning Petition

Address	Owner	Square Ft.
364 Third St.	COM/Energy Research Park	397,530
One Main St.	Darvel Realty Trust	68,520
101 Main Street	Darvel Realty Trust	84,784
12 Charles St.	Cambridge Electric Light Co .	3,500
273 First St.	Cambridge Electric Light Co.	168,000
364R Third St.	Cambridge Electric Light Co.	84,784
27 Potter Park	Cambridge Electric Light Co.	4,200
209 Otis St.	Cambridge Electric Light Co.	13,899
179-185 Broadway	Cambridge Electric Light Co	11,853
187-189 Broadway	Cambridge Electric Light Co.	4,840
315 Vassar St.	Cambridge Electric Light Co.	9,100
1 Waverly St.	Cambridge Electric Light Co.	1,029
126 Amory St.	Cambridge Electric Light Co.	9,131
188-190 Hampshire	Cambridge Electric Light Co.	3,620
259 Prospect St.	Cambridge Electric Light Co.	32,575
330 River St.	Cambridge Electric Light Co.	38,919
379 Putnam Ave	Cambridge Electric Light Co .	91,543

219 Putnam Ave	Cambridge Electric Light Co.	14,717
24 Blackstone St.	Cambridge Electric Light Co.	109,944
45 Blackstone St.	Cambridge Electric Light Co.	29,271
8 Mellen St.	Cambridge Electric Light Co.	2,930
7 Edmunds St.	Cambridge Electric Light Co.	3,377
4 King St.	Cambridge Electric Light Co.	3,788
52 Walden St.	Cambridge Electric Light Co.	2,191
23 Healey	Cambridge Electric Light Co.	5,223
54R-56 Aberdeen	Cambridge Electric Light Co.	2,249
50 Wheeler St.	Cambridge Electric Light Co.	36,173
43 Smith Pl.	Cambridge Electric Light Co.	7,500
503 Concord Ave	Cambridge Electric Light Co.	26,500
112 Sherman St.	Cambridge Electric Light Co.	10,000
199R Concord Turn.	Cambridge Electric Light Co.	3,200
1 Warren F. Roberts	Cambridge Electric Light Co.	7,232
14 Cameron Ave	Commonwealth Gas Co.	2,107
31 Potter St.	Commonwealth Gas Co.	142,460
43 Brookford St.	Commonwealth Gas Co.	7,796
330 Third St.	Commonwealth Gas Co.	13,855

0-3 B

2/15/93 - Placed on file due to expiration of time limit