LEGAL NOTICES

...continued from previous page

THE PRINCIPAL MANAGER OF THE POLAROID FOUNDATION, INC. IS MARCIA SCHIFF, TELEPHONE (617) 577-3597.

APPROVAL
MARCIA SCHIFF
EXECUTIVE DIRECTOR

(C)May12
#38318

CITY OF CAMBRIDGE

PUBLIC NOTICE

The Housing and Community Development Sub-committee of the Cambridge City Council will conduct a series of public hearings to discuss the **GROWTH POLICY DOCUMENT.** These hearings will be held in the Sullivan Chamber, Second Floor,City Hall,Cambridge, Massachusetts on the following dates:

Thursday, May 19, 1994	5:30 P.M.
Thursday, May 26, 1994	5:30 P.M.
Thursday, June 2, 1994	5:30 P.M.

The first hearing will consist of a presentation by the Community Development Department and testimony from public officials. The second and third hearings will be devoted to receiving public testimony.

By Order of the City Council,
ATTEST:- D. Margaret Drury
City Clerk

(C)May12
#38307

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT
Middlesex, ss Docket No. 85P1799C
GENERAL PETITION
NOTICE

To all persons interested in the estate of **Helen C. Atwood** a person under Conservatorship of Cambridge in the County of Middlesex, A petition has presented to said Court by James R. DeGiacomo of Boston in the county of Suffolk praying that this Honorable Court approve payment of $9,657.64 for his professional services and expenses for the year 1993, as more fully described in a petition filed with said Court on April 8, 1994.

If you desire to object to the allowance of said petition you or your attorney must file a written appearance in said Court at CAMBRIDGE on or before May 19, 1994.

WITNESS, SHEILA E. McGOVERN, Esquire, First Justice of said Court at Cambridge this eighth day of April 1994.

Donna M. Lambert
Register of Probate Court

(C)May12
#38311

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Adrian Cabral d/b/a Adrian's Jewelry Repair** has applied for an antique store license at 1617a Massachusetts Avenue.

The hearing for this application will be held on Tuesday evening, May 24, 1994, at six o'clock, 831 Massachusetts Avenue, 2nd floor, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)May12
#38287

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Pursuant to General Laws, Chapter 140, notice is hereby given that the License Commission has received an application from **Whitney's Cafe, Inc.** d/b/a **Whitney's, John Henaghan, manager,** holder of an all alcoholic beverages as a restaurant license at 37 John F. Kennedy Street has applied for its entertainment license be extended to include one (1) dart board and one (1) juke box in addition to two (2) video games (one video to be taken out) already licensed.

The hearing on this application will be held on Tuesday evening, May 24, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)May12
#38286

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss Probate Court No. 366591
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Edward Cohen** late of Cambridge, in said County, deceased

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 25th thru 28th accounts of Baybank (formerly Baybank Harvard Trust Company as Trustee (the fiduciary) under the will of said deceased for the benefit of Bessie C. Ginsburgh have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 3rd day of June, 1994, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA E. McGOVERN, Esquire, First Judge of said Court, this 27th day of April, 1994.

Donna M. Lambert
Register

(C)May12
#38305

NOTICE

THE ANNUAL MEETING OF THE SHAREHOLDERS OF NORTH CAMBRIDGE CO-OPERATIVE BANK WILL BE HELD AT ITS OFFICE, 2360 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS ON MAY 24, 1994 AT 5:00 P.M. **(1) TO RECEIVE THE ANNUAL REPORT OF THE PRESIDENT; (2) TO ELECT DIRECTORS AND A CLERK OF THE BANK FOR THE ENSUING YEAR; (3) AND TO CONSIDER AND ACT UPON ANY MATTERS INCIDENTAL TO EITHER OF THE FOREGOING OR AS MAY OTHERWISE PROPERLY COME BEFORE SAID MEETING.**

A copy of the Report of the Shareholders' Nominating Committee, as filed with the Clerk on May 3, 1994, is available for inspection by shareholders at North Cambridge Co-operative Bank, 2360 Massachusetts Avenue, Cambridge, Massachusetts, during regular business hours up to and including the date of the meeting above specified.

State Elder Affairs secretary meets local seniors

"Health care continues to be the number-one issue facing elders in Massachusetts," Secretary of Elder Affairs Franklin Ollivierre said during a May 3 meeting with local elders and advocates at the Community Center of the Massachusetts Alliance of Portuguese Speakers.

The visit was one of a series of community forums the secretary has been attending across the state. The local event was organized by Somerville-Cambridge Elder Services (SCES) and the Somerville and Cambridge Councils on Aging. Among the 50 elders and advocates attending were members of the board and staff of these organizations, as well as the Somerville Cambridge Aging Network and the Advisory Council of the Area Agency on Aging.

Ollivierre said the Executive Office of Elder Affairs supports the Clinton proposal for long-term care and prescription drug coverage "100 percent. It is the best hope we have of controlling costs and having universal coverage."

He also discussed the state budget bill currently before the Legislature, saying that the governor has proposed maintaining the home care system at its present level. "If we don't get this money, we will have to cut 700 clients a month statewide."

He described the Councils on Aging as the "social safety net" for elders in the commonwealth. "The Councils on Aging haven't had a [budget] increase since 1988. We want to make sure we build that part of the network."

"We hope we can make the legislators see that, but if not, it is incumbent on you," he said.

> ***"Older people have to speak... They must know what's at stake and let the legislators know."***
> Secretary of Elder Affairs
> Franklin Ollivierre

Ollivierre expressed his concern over House Bill H2177 that would make the home care program part of Medicaid. "Seniors are upset about this," he said. "Medicaid is a medical model and very bureaucratic. A lot of things we [at EOEA] do would not happen."

He feels that under this bill the collaboration that now takes place between EOEA and other departments, such as mental health and mental retardation, would be lost. Current collaborative efforts include an agreement with the Alzheimer's Association to provide training for police on how to handle people who wander; an intergenerational program for grandparents raising grandchildren; and a recent conference on spirituality and aging.

"Our philosophy is that anything that has to do with anyone 60 or over has to do with us," he said. "Local control is what we're after and along with that, quality assurance to make sure we get what we pay for."

"We want to make state government user-friendly," said Ollivierre.

Questions and comments from the audience ran the gamut of issues, ranging from rules on Medigap insurance to legislation regulating assisted living housing.

Janine Lotti, director of the Somerville Council on Aging, asked if elders need to choose whether to focus their advocacy efforts on getting funding for Home Care Corporations or Councils on Aging. Ollivierre replied, "Advocate for the whole budget. Don't make a choice."

Ken Holmes, SCES vice president and president of the Arlington chapter of the National Association of Retired Federal Employees, discussed the horror stories he hears of people who place a spouse in a nursing home and subsequently lose all their resources to the high cost of care.

Two residents of local nursing homes expressed their concern over bed-hold policies for nursing home residents who are hospitalized.

"What are you gong to do for nursing homes?" asked one woman. "Everyone in my nursing home is afraid to say they're sick." The secretary said he hoped this issue, which was resolved last year, would not surface again.

"Older people have to speak," Ollivierre concluded. "They must know what's at stake and let the legislators know."

The above reported was submitted by Somerville-Cambridge Elder Services.



Secretary of Elder Affairs Franklin Ollivierre chats with a nursing home resident during a recent visit with Cambridge and Somerville seniors.

LEGAL NOTICES

The Bank's Financial Disclosures, Home Mortgage Disclosure Information, CRA Policy and Plan, and latest CRA Performance Evaluation are available upon request at the Bank located at 2360 Massachusetts Avenue, Cambridge, MA or by calling (617) 876-5730.

Lucille A. Stackhouse
Clerk of the Corporation

(C)May12
#38312

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 94P1631E
Estate of **Mary Frances Perkins**
Died on March 6, 1994
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 Fiduciary Trust Company of Boston in the County of Suffolk be appointed executor without giving surety on its 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 June 6, 1994.

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 second day of May in the year of our Lord one thousand nine hundred and ninety four.

Donna M. Lambert
Register of Probate

(C)May12
#38309

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PHOTO BY BETHANY VERSOY

Laurie Schuyler tries to "ring the bell" during Buckingham Browne & Nichols' annual circus on Saturday.

Patriots owner to be honored at annual 'Good Scout' event

Robert Kraft, the new owner of the New England Patriots, and Cambridge Schools Superintendent Mary Lou McGrath have been named the 1994 recipients of the "Good Scout Award."

Edward O. Owens, vice president of the local Boy Scouts of America and chairman of the committee planning the annual award presentation, said the honorees "have made significant contributions to the educational and corporate fabric of our community."

The awards will be presented at a reception and luncheon to be held on Friday, May 29, at the Hyatt Regency Cambridge. More than 500 members of the Cambridge business, professional and educational community are expected to attend the event, which benefits the Cambridge scouting program and the operation of Camp Quinapoxet.

Natalie Jacobsen, the popular evening news anchor of WCVB-TV, Channel 5, will serve as master of ceremonies for the luncheon program. Assisting with the program will be Cub Scouts, Boy Scouts and Explorers from the Cambridge Council.

Assisting with the program and serving as co-chairman of the committee are Robert Jones, Walter Sullivan, James Rafferty, Russell Higley, John Campbell, Edward Holleran, Joseph O'Connor, William Callahan, Manuel Rogers, John Penney, James Keegan, Sheila Russell, George Wilson, Paul Langley, Frederick England, Paul Lohnes, John Hastings, Paul Parravano, William Poist, Conrad Fagone, Robert Marini, Ralph Malin, Virgil Aiello, Kenneth Simmons, and Eagle Scout Bumsoon Lee.

Tickets for the luncheon and award ceremony may be obtained for a member of the committee or by calling the Cambridge Council, BSA, at 547-2760.

COMMUNITY NOTES

Support for battered women

The Women's Center, 46 Pleasant St., Cambridge, offers support for battered women free of charge in an informal setting every Wednesday, except the third Wednesday of the month, at 7 pm.

Battered women can find new direction for their lives by sharing their concerns with others in the same situation and by exploring new ways of dealing with this problem. The facilitator has over 15 years experience giving support to battered women.

For more information, call 492-5630 anytime, or 354-8807 weekdays from 10 am to 9 pm.

Whist party to be held May 21

Youville Hospital Guild will hold its annual progressive whist party and spring festival at the Nursing School auditorium, Youville Hospital and Rehabilitation Center, 1575 Cambridge St., on Saturday, May 21, starting at 11 am for lunch and snacks, with whist beginning at 1 pm.

Altman named Veteran Advocate of the Year

The United States Small Business Administration named Dorothy Altman of Cambridge, a housing and development consultant, "Veteran Advocate of the Year." Altman received the award for her work with the Massachusetts Department of Veterans' Services.

For several years she has spearheaded the efforts of the nine state-funded veterans' outreach centers and other veterans' advocate organizations to provide transitional housing and shelters for Massachusetts veterans of the armed services.

With her assistance, veterans' organizations in Hyannis, New Bedford and Worcester now provide shelter and housing for homeless veterans and a transitional house in Gardner is in the early stage of development. The award was presented at "Massachusetts' Salute to Small Business" on May 5.

Family picnic to be held May 14

Cambridge Lavender Alliance Parents, Teachers and Allies (CLA-PTA) will hold a family picnic at Danehy Park's Sherman Street entrance on Saturday, May 14, beginning at noon. (The rain date is May 15.) For further information, call 354-8306.

Class of 1939 plans reunion

The Cambridge High and Latin School Class of 1939 is holding its 55th reunion on Sunday, Oct. 2, at the VFW Hall on Huron Avenue from noon to 5 pm. Tickets are $20 and include a full course chicken dinner and music. Invitations will be sent out in June.

There will be no tickets sold at the door; reservations are required. For further information, call 864-6038.

Candidates needed for Affirmative Action

The city manager is seeking candidates to serve on the city's Affirmative Action Advisory Committee. Activities include: advising the city manager and affirmative action director on affirmative action and equal employment opportunity; advising the affirmative action director and personnel department on recruiting, career development and retention; monitoring progress in the achievement of goals and adherence to timetables; and recommending improvements in the city's affirmative action efforts.

The committee meets once a month. Anyone interested should submit a letter of interest and a resume by June 1 to: Robert W. Healy, city manager, c/o City's Affirmative Action Advisory Committee, City Manager's Office, City Hall, 795 Mass. Ave., Cambridge, 02139.

For more information, call William Gomes at 349-4332.

Spring festival at St. Peter's Church

St. Peter's Church will hold its annual spring festival on Saturday, May 14, from 10 am to 3 pm on parish grounds at 100 Concord Ave. Admission is free.

The festival will include a flea market, rummage sale, furniture, home-cooked foods, books, plants, grand raffle, children's area with games and carousel, pony and fire engine rides, music and more.

The highlight of this year's festival is the grand prize raffle that features a trip for four to Disney World valued at $3,000, a complete stereo sound system valued at $1,000, a $500 cash prize, and over 50 additional cash and merchandise prizes. For more information, call 547-4235.

Women's Day at Episcopal church

The Episcopal Church Women of St. Bartholomew's Church, 239 Harvard St., will celebrate its annual Women's Day on Sunday, May 15, at the 10:30 am service. The guest speakers will be young women preparing for the 21st century, which is the theme for the program.

Creating new connections between MIT and Germany

Missing Cambridge, doctor launches German alumni club

BY AMY MILLER
Chronicle Staff

In the land of the Danube and the Rhine, the country of castles and the Deutsch Mark, Germans have long gone without.

Without, that is, a little piece of Cambridge afforded so many other nations around the world.

Although Germany has sent more than a few scientists to study at the esteemed Cambridge institution that is as stereotypically wedded to empiricism as the country itself, this European nation until a year ago did not have an MIT Club for its alumni.

About 40 other countries had their own organization of MIT alums, but Germany was sadly lacking. Sadly, at least, from the point of view of one Berlin resident who had been at MIT for more than one heady stint in the 1980s.

Reinhard Gessner, who studied at MIT in 1983-1984, then worked at institute's bio labs again in 1988-1989, returned to Europe in the 1990s with hopes of getting some kind of group going among German residents with MIT studies behind them.

As it happened, Gessner already had practice in finding a home among MIT alumni. While in Cambridge, the 38-year-old Gessner said he paved the way for a greater acceptance of post-docs in the alumni association membership.

SITTING IN A CAFE beside the 17th century Charlottenburg Castle on a recent spring day in Berlin, Gessner munched on waffles and blueberries during a three-hour brunch with several other Cambridge ex-pats and described the steps he took to get more recognition from the MIT Alumni Association and then to start the German group.

A medical doctor and self-proclaimed "geek," Gessner first came to MIT as a visiting scientist during his doctoral studies in Germany. At that time he lived on Magazine Street. He later returned to live on Kelly Road and work at MIT's biology department and do medical rotations at Mass. General during his last year in medical school. He felt badly, he said, that he couldn't be part of the alumni association just because he didn't get a degree from MIT.

"I did the same work so I didn't see why I should be an alumni," said Gessner. Although he did doctoral work at MIT, working under advisor Alex Rich, he got his degree from Germany, not Cambridge and thus was not originally eligible.

Over at the Cambridge office of the alumni association, administrative assistant Nancy Howells said that, actually, the association and clubs have always included post-docs who were interested. The school simply didn't have a way to keep track of these past students and researchers and thus many of them got lost in the shuffle.

GESSNER BELIEVES the greater access to post-docs will help MIT on the world market in the longer run. Germany has many fine institutions for science at the undergrad and even graduate levels, explained Gessner, now in his residency and doing biomedical research at Rudolf Virchow University Hospital. It is at the post-doc level that MIT begins drawing a larger number of German students, he said.

Opening the doors to post-docs will create a more international alumni association since a greater number of older students and researchers than undergrads come from outside the States, he suggested. This in turn, will help the school get its name not just around the country, but around the world.

Work to begin the German club got under way in the fall of 1992 when now-president Martin Schloh of Cologne, a former MIT doctoral student in chemistry, Gessner and two other former students Germany started talking. The original group of seven in the spring of 1993 included three Germans in Cologne, an American living in Frankfurt, and Germans living in Stuttgart, Hamburg and Berlin.

In one year the club has grown to 80 members, which is about a quarter of the 300 to 400 German-based alumni and a penetration rate Gessner believe matches that in the States.

EVENTS already have been held in Frankfurt, Berlin, Hamburg, Munich, and Cologne, Gessner said proudly. And although he is so busy being a scientist and doctor that friends do not believe he is involved in anything this social, Gessner himself planned two gatherings last year and will organize one for September. The big event of the year was Dec. 4, when MIT economist Lester Thurow spoke in Cologne, drawing more than 100 alumni.

> ***"MIT is quite interested in having this club since Germany was the only major country in the world that didn't have an MIT alumni club."***
> **Reinhard Gessner, founder of MIT Club in Germany**

"MIT is quite interested in having this club since Germany was the only major country in the world that didn't have an MIT alumni club," Gessner said.

The MIT Alumni Association in Cambridge reports there are 95 clubs altogether, with 39 of them in other countries.

The cost of joining is $100 marks (about $60) a year, and includes a subscription to the Eager Beaver, named after the institute's mascot. Among the events planned for the future is a conference on science and politics. The group is hoping Charles Vest, MIT's president, might even show up.

Gessner's description of the club was enticing enough that fellow Berlin resident Erich Runge, a part-time Harvard post-doc, decided he might work on a similar organization for Harvard people in Germany.

"What you said about MIT sounds so good I might just form one for Harvard," said Runge, 35, who will be back in Cambridge in May for a stint.

A PHYSICIST who spends three-quarters of the year at the Max Planck Society outpost in East Berlin and the other three months in Cambridge, Runge was active in Harvard's international club during three years living on Ellsworth Place in Cambridge. Now he's ready to take on Germany.

As it happens, in some countries the MIT and Harvard clubs are combined, according to the Alumni Association in Cambridge.

During their rendezvous in Berlin, Runge and Gessner were also accompanied by two Americans from Cambridge — this reporter and Ellsworth Place resident Lori Goldstein, a Brandeis University fund-raiser who is now midway through a three-month trip around the world. After stops in Hawaii, Australia, Thailand and Hong Kong, the Harvard grad is now set to visit former Eastern Bloc countries, Spain and perhaps Israel.

Meanwhile, the two Germans often miss Cambridge.

Coming from a relatively homogeneous society, Gessner found the openness and diversity of Cambridge particularly seductive.

"It's the internationality," he said. "It's very open-minded. I've never experienced any discrimination."

In fact, Gessner notes that many people — white Americans — warned him when he moved to Cambridgeport that this was a mixed neighborhood and he might have problems.

"Friends said don't ever go out late at night. You'll get kicked off the bike and mugged." Instead, he found the neighborhood was always safe. And when he went into the 7-11 "filled with big black guys," many of these people were former military men who heard his German accent and began talking to him in his native tongue. They had been in the military in Heidelberg and were excited to speak German.

He also missed the Cantab Lounge and the Plough and the Stars, but will get a chance to have a brew or two there when he comes back for a visit in June.

"Nowadays I'm often homesick for Cambridge," he said. "I'm always happy when I come back to Logan probably because I get very quickly integrated."

To contact Gessner and the MIT Club in Germany, members can send.e-mail to: Gessner@zedat.fu-Berlin.de. To call Gessner, dial 011-49-30-825-8525 in Berlin.

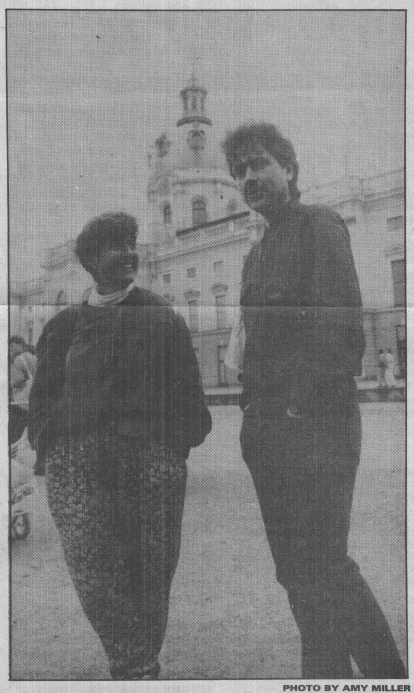

PHOTO BY AMY MILLER

Lori Goldstein of Ellsworth Place and Reinhard Gessner of Berlin share a moment outside the Charlottenburg Castle in Berlin during a recent reunion of former German merit scholarship students.

UNIVERSITY NOTEBOOK

Harvard planting new trees in the Yard

Harvard Yard will eventually have an impressive tree canopy again. During the past month 68 trees were added to the Yard's 450 trees and over the next seven to 10 years another 182 will follow, if the funding is sufficient.

This is Harvard's first systematic attempt to restore its prized canopy of mature trees since the early 20th century, according to the Harvard Gazette. The university has been forced to remove many trees because of disease, storm damage and old age.

During the early 1980s, the Yard lost four to five trees each year — most of them elms suffering form the fatal Dutch elm disease which gradually disrupts the flow of nutrients within the tree. Thanks, in part, to a treatment program, the number of dying trees dropped to one or two per year, but all the Yard elms are infected and will probably die over the next 25 years.

Harvard is now introducing a number of species that grow all over Cambridge but have not been previously planted in the yard, such as disease-resistant hackberry, yellowwood, red maple, tulip poplar and Kentucky coffee tree.

New weapons policy considered for MIT parties

Do MIT students carry guns or knives to parties? If they do, they won't do it for long. Concerned about stabbings reported 1991 and 1992, MIT Campus Police are considering forcing certain on-campus student parties and dances to use metal detectors to screen people as they enter.

The campus police proposal calls for mandatory use of metal detectors at campus parties and dances were the organizers or the campus police believe that over 250 people will attend, parties that are open to non-MIT students, parties at which alcohol will be served, or parties with a live band, according to the Tech. The organizers would also have to pay for a campus police officer to be present at these events. It is, however, possible that the program might become voluntary rather than mandatory.

— Birgitta Forsberg

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SCHOOL NOTEBOOK

Annual pot-luck dinner at CRLS Academy

The Academy House at the Cambridge Rindge and Latin School will be holding its annual pot-luck dinner on Tuesday, May 24, at 6 pm, at the amphitheater outside the Academy. All Academy families are invited. For more information call 349-6661.

CRLS team off to Science Olympiad

The CRLS Science Olympiad team is off to Tucson, Arizona for the National Championships this weekend. The Massachusetts champs from CRLS will take on other state champions in a competition which includes more than a dozen categories. Twenty team members will travel to the University of Arizona; the Olympiad events officially begin Saturday. The students and advisors even hope to have time to explore the Grand Canyon during the trip.

CRLS junior wins Discover card tribute award

CRLS junior Melissa Colon received a Silver Award in the Arts and Humanities category of the Discover Card Tribute Awards for Massachusetts. The program recognizes US high school juniors in three categories. Colon will receive a $1,250 scholarship.

Students must demonstrate accomplishments in four of five categories: leadership, obstacles overcome, unique endeavors, special talents and community service — and must maintain a minimum 2.75 grade point average. Nationally, over 10,500 students were nominated, with only three winners selected from each site.



Cambridge residents William Coon (left), his sister Nora (third from left) and Atrium School classmates Brett Simon and Mariah Rich examine a model heart model at the New England Medical Center's Floating Hospital for Children. To arrange a tour, call 956-0200.

Two CRLS spring concerts scheduled

Cambridge Rindge and Latin School musical performers will hold the second of two concerts on Wednesday, May 25. The Orchestra, Jazz Ensemble, Gospel Choir and Percussion Ensemble will take to the stage at the High School's Fitzgerald Theatre at 7:30 pm. Admission is $3. The Band, combined Choirs, Vocal Ensemble and piano students gave a stellar performance on May 18.

Also, the Rindge and Latin Vocal Ensemble is collaborating with the Cambridge Community Chorus and Orchestra on Saturday, May 21, in a grand performance of the J.S. Bach Cantata "Ein Feste Burg ist unser Gott," Mozart's "Ave Verum Corpus" and "N'Kosi Sikelel'i Afrika (Bless, Oh Lord, Our Country, Africa)." The concert will take place at 8 pm at St. Bartholomew's Church, 239 Harvard St., in Central Square. Suggested donation is $5.

Superintendent McGrath speaks to Stride Rite workers

School Superintendent Mary Lou McGrath spoke to more than 500 Stride Rite employees, including Chairman Robert Siegel, at this week's quarterly associates' meeting. McGrath gave a presentation on the Stride Rite Mentoring Program, a cooperative effort between the company, the Cambridge Partnership for Public Education, the Cambridge School Volunteers, and the school department's Follow-Through Program.

Long known for its civic responsibility and innovative employee policies, Stride Rite enables participating employees two hours each week, on company time, to mentor students in the Kennedy and Maynard Schools. Thirteen of this year's 16 mentors have been a part of the program have "made a tremendous difference of the lives of the children" who take part, and mentioned that the paybacks are great for students and adults alike. McGrath called Stride Rite a national and regional leader for its effort, and said the company serves as" an inspiration to other companies."

Rotary recognizes CRLS senior scholars

Five seniors who are members of the National Honor Society at Cambridge Rindge and Latin High School each received a $1,000 scholarship from the Rotary Club of Cambridge at a special luncheon held at the Howard Johnson Hotel on Memorial Drive on Thursday, May 12.

The club hosted all 70 members of the National Honor Society and gave each of them a book set consisting of a new college dictionary and thesaurus.

Rudolph Russo, past president of the Cambridge Rotary, noted that the club annually recognizes the National Honor Society members because the society espouses values which parallel those of the Rotary Club — scholarship, leadership, community service, and character.

He emphasized how these values are reflected in the Rotarian Four Way Test for decision-making: 1. Is it true? (scholarship); 2. Is it fair to all? (leadership); 3. Will it build friendship and fellowship (character); and 4. Will it be helpful to all? (community service).

R. Stanley Brown, also a past president of the club, presented the five $1,000 awards to the five students, with the following comments:

Gordon Beeferman — "An extraordinary student, gifted intellectually and a most talented musician who has given most generously of his time for the enjoyment and inspiration of diverse audiences in the community. He has truly been a gift to his high school. He plans to attend the University of Michigan where he will pursue a double major in music and liberal arts."

Autumn Cooper — "A young woman of poise and gentleness... an accomplished student and athlete... an articulate and supportive friend... a most promising scholar. In the words of one of her teachers, Autumn exudes 'a passion for life, a sense of academic adventure, deep understanding and insight, and a profound sense of justice and social responsibility.' She has been accepted by Stanford University where she will study biological sciences and sociology."

Byron Logan — "Is there an ideal candidate for a scholarship? How about a National Honor Society student with an A average; a peer mediator, a four-sport athlete, captain of the varsity football team, a singer, a tutor, and a junior year Rotary Club student of the month. Byron is all of this and much more. Harvard University will be fortunate, indeed, when Byron joins the ranks of the freshman class in the fall."

Emily Hoffman — "Could be described as the conscience of the Derrywood Chapter of the National Honor Society. A competent scholar, she has taken the service cornerstone of the society and expressed it especially well in community outreach. In particular, Emily worked hard to raise money for the Central Square fire victims. Emily plans to attend Eckerd College and continue her study of marine biology."

Lisa Sun — "Has developed her talents and abilities with enthusiasm and dedication. Lisa is a straight A student. Currently president of the Asian Club, she has tutored math and science for two years through the Cambridge School Volunteers. She has worked as a research assistant in the Cambridge Rindge and Latin High School multi-cultural project called Onesimus. In September, she plans to attend Clark University to prepare for a career in teaching."

Theodora "Teddy" Arvanites served as chair of the recognition event. Members of the Cambridge school committee and officials of the school department attended.

UNIVERSITY NOTEBOOK

MIT studies harmless

MIT's nutrition studies in the 1950s, which used radioactive tracers in cereal given to children at state residential schools caused no significant health effects, a state task force on human research concluded last week.

The task force found, however, that individuals' human rights had been violated because neither the children nor their parents at Walter E. Fernald State School, or other state facilities, were informed that the studies involved radioactive particles. Although these schools were considered mental institutions, many children who were placed there didn't have mental problems.

In addition, the task force considered the benefits offered to the 74 youths who were members of the MIT Science Club unfairly enticing. These children were taken to ball games and functions at MIT in gratitude for their participation in the Fernald nutrition studies.

The MIT nutrition research used small amounts of radioactive iron and calcium to trace the absorption of calcium and iron in the body from eating oatmeal and farina cereals. The exposure to radiation for the children were between 30 percent and 99 percent below the much more stringent standards that are in effect today.

The task force investigated eight human research studies carried out at state institutions by state officials, MIT, Harvard University, Boston University, Massachusetts General Hospital and Beth Israel Hospital.

MIT investigates car recycling

An MIT team has found that car recycling works fine in the United States because the government has avoided enforcing rules on the car industry. Instead car dealers are driven by the fact that recycling is a highly profitable business.

Ninety percent of scrapped cars are routinely recycled in the United States and 75 percent of their weight recovered and economically reused. The MIT researchers stated that the public is not aware of this because of the well-publicized problems with car tires, which are not recycled because they are of too little value.

The MIT team cited Germany's recent experience with mandated packing programs as an example of unsuccessful government intervention, which led the institutions carrying out the law to restructure and other areas of recycling to slow down. The MIT team concluded that the government best can support recycling with policies facilitating market actions rather than directing them by laws.

— Birgitta Forsberg

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New Horizons - Marlborough

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New Horizons is a brand new home for active seniors that residents will be proud to show off and share with friends and relatives. Adjacent to Broad Meadow Brook near the Sudbury line, New Horizons, an affiliate of Cummings Properties, will host its grand opening in August. Join us and find out what elegant country life in an assisted living community can mean for you.

The $1800-$2400 monthly fee at New Horizons includes 2 or 3 bright, airy rooms with a large bathroom. The rate also includes three meals daily for all residents, plus housekeeping, utilities, reserved parking, many activities, and local transportation. There is a $30,000 fully refundable entrance deposit, but no endowment fee and no long-term contract. Call or write today for complete information!

YES!

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City/Town:_____ Zip:_____

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Or call Mary Hall at:

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MEETINGS

➤ **NATIONAL CANDLELIGHT VIGIL FOR CHILDREN in POVERTY** — May 20: On the steps on Cambridge City Hall, sunset (7:04 pm). Free. 491-2457.

➤ **HEALTH CARE WORKSHOP** — May 24: Presented by Langer Chiropractic Group, 7:30 pm, 146 Cambridge St., Cambridge. Free. 492-1754.

➤ **MASS ADOPTION RESOURCE EXCHANGE, INC.** — May 24: Free Adoption Information Meeting, 6:15-8 pm, The Harriet Tubman House, 566 Columbus Ave., Boston. 536-0362.

➤ **DAUGHTERS OF BILITIS** — May 20: Discussion on "Opposites Attract-Then What," Steph 625-9551; May 24: Meditation, Tina 332-5152; May 26: Coffee/Social Night, 7-9 pm, Old Cambridge Baptist Church, 1151 Mass Ave., Cambridge. Donations $1-3.

➤ **BREAD & CIRCUS WELLNESS SEMINARS AND COOKING CLASSES** — May 19: "30 Minute Meals," by Michael Bashaw; May 25: TBA; May 26: "Weight Loss with Whole Foods," by Miriam Sadofsky, 6:30-8:30 pm, in the store's classroom, 186 Alewife Brook Parkway, Cambridge. Free. 491-0040.

➤ **WOMEN'S CENTER** — May 19: Facilitated Open Discussion for Incest Survivors, 7:30-9:15 pm; Mondays: Lesbian Rap, 7:30-9 pm; Tuesdays: 30+ Lesbian Rap, 7-8:30 pm; Bisexual Women's Rap, 7:30-9:30 pm; many other discussion groups, The Women's Center, 46 Pleasant St., Cambridge. Free. Call for more information and additional programs. 354-8807.

➤ **SUPPORT GROUPS** — Mondays: 6-7:30 pm, support group for those who are concerned about the use of drugs or alcohol by a family member or a friend, Mt. Auburn Hospital, 55 Wheeler St., Cambridge. No charge for the first six sessions, $20 for every session after that. 499-5051.

➤ **TOASTMASTERS CLUB** — Tuesdays, second and fourth of the month: 6-8 pm, Cambridge Chamber of Commerce, 859 Mass. Ave., Cambridge. (800) 637-2302 or 523-4621.

➤ **SUPPORT/DISCUSSION GROUP FOR SURVIVORS OF SEXUAL ABUSE** — May 20: With Marcie A. Mitler, M. Ed., 7-9 pm, One Arnold Circle, Cambridge. $35 per session, $200 for the series. 497-5283.

➤ **WOMEN'S ALCOHOLISM PROGRAM AT CASPAR** — Tuesday nights: open to women affected by substance-abusing family members or significant others, 6 pm, 6 Camelia Ave., Cambridge. 661-1316.

➤ **FEMINIST CANCER SUPPORT GROUP** — Second and fourth Thursdays of each month: free drop-in support group for women who have or have had cancer, 7 pm, Women's Center, 46 Pleasant St., Cambridge. 354-9888.

➤ **WOMEN'S INCEST SURVIVORS** — Tuesdays: 7:30-9:30 pm, First Church in Cambridge, 11 Garden St., Harvard Square, Cambridge. Free. 547-2724.

➤ **CAMBRIDGEPORT PROBLEM CENTER** — Mondays: Group for Women with Dissociative Disorders, 8:30 pm; Tuesdays: Mixed Adult Group, 6 pm, Women's Group, 7:30 pm; Wednesdays: Mixed Adult Group, 5:30 pm, Short Term Group for Trauma Survivors, 7:30 pm; other groups forming, One West St. Sliding scale fees. 661-1010 and 661-1216 for the deaf.

➤ **SECULAR ORGANIZATION FOR SOBRIETY (SOS)** — Sundays 7-8 pm, First Unitarian-Universalist Church, 3 Church St., Harvard Square, Cambridge. Free. 945-2379.

➤ **PARENTS' SUPPORT GROUPS** — Weekly meetings on the joys and stresses of parenting to break the isolation of parents' hard work and build support, groups near Central Square and in Kendall Square, Cambridge. Call for times and meeting places. 267-8077.

➤ **NICOTINE ANONYMOUS** — Tuesdays: for those who want to quit smoking, 7:30 pm, Mount Auburn Hospital, 330 Mt. Auburn St., Cambridge, second floor dining room 2. 492-3500.

➤ **ROOSEVELT TOWERS TENANT COUNCIL** — Meets every second Wednesday of the month: 7-9 pm, Roosevelt Towers Community Room. 499-7170.

➤ **BREAD AND ROSES NETWORK** — Ongoing support groups. 864-9278.

➤ **ADULT CHILDREN OF ALCOHOLICS** — Mondays 6-7:30 pm & Thursdays 5:45-7:15 pm, Mount Auburn Hospital, Clark Building, 330 Mt. Auburn St., Cambridge. 499-5051.

MISC.

➤ **SALES, LEADS, & MOUNTAIN BIKING GROUP** — Sales professionals needed to share leads and rides in and out of Boston suburbs. Bi-weekly Wednesday evenings at 6 pm. Locations will vary. Call for info. 926-4495. Start up date is June 8. Meet at MDC Rink, Soldiers Field Road.

➤ **FREE SKIN CANCER SCREENING** — May 25: Appointment required, 5-8 pm, Mount Auburn Hospital, 330 Mt. Auburn St. Call 499-5094 to register.

➤ **SELF-DEFENSE SEMINAR** — May 19: "Women's Night Out" presents Model Mugging of Boston, 5-8 pm, CambridgeSide Galleria, Level 1, 100 CambridgeSide Place. Free. 621-8666.

➤ **NEIGHBORHOOD BENEFIT FOR LBJ SENIORS** — May 19: Homestyle franks and beans dinner and bingo night, 5:30-9 pm, LBJ Apartments, 150 Erie St. $7 dinner and bingo/dinner only $5/kids $3. 864-6865.

➤ **7TH ANNUAL "WALK FOR VISION"** — 4-8 miles along the Charles River, picnic lunch, and T-shirts for $50 or more in collected pledges, sponsored by Vision Foundation, Inc. of Watertown, 10 am-3 pm, meet at Atesani Park in Brighton. 926-4232 or 1-800-852-3029.

➤ **MEMORIAL CONCERT AT LESLEY COLLEGE** — May 21: To celebrate the lives and work of Steve Carter and Suzanne Canner Hume, two students in the Graduate School of Expressive Therapies with music, dance, art & wine and cheese reception, 7-9 pm, Welch Auditorium, in Wolfard Hall off of Mass. Ave. 524-2782.

➤ **4TH ANNUAL CENTRAL SQUARE WORLD'S FAIR** — May 21: Featuring music, dance, crafts, and cuisine from around the world, sponsored by the Cambridge Arts Council and the Central Square Business Association, 11 am-4 pm. Rain date May 28, 11 am-4 pm. 349-4380.

➤ **ACUPUNCTURE AND HEALTH CARE SUMMER CLINIC** — Through Aug. 8: Third-year interns working under the direct supervision of senior licensed acupuncturists, 30 Common St., Watertown. $20-$15 plus $7 materials fee. Mon.-Fri. 9-8 pm, Sat. 9-4 pm. 926-4271 for an appointment.

➤ **VOLUNTEERS NEEDED AT HORIZONS INITIATIVE** — May 24: Training session for Playspace Activity Leaders with children living in homeless family shelters in Greater Boston. For info and an application call Elissa or Pamela at 252-4362.

➤ **CAMBRIDGE HISTORICAL SOCIETY TOURS** — May 15: "Tour of the Historical Sites of the American Revolution," 2 pm, meet at the Hooper-Lee-Nichols House, 159 Brattle St., Cambridge. $10. 547-4252.

➤ **ADULT CO-ED SOFTBALL** — Looking for all level players to play weeknights around Boston area, Newton, Watertown, Arlington, Dedham. 789-4070.

➤ **FREE PUBLIC OBSERVATORY NIGHT** — Third Thursday of every month: Featuring a non-technical lecture, a short film or video and telescopic observing, weather permitting, 8 pm, the Harvard-Smithsonian Center for Astrophysics, 60 Garden St., Cambridge. Free. 495-7461.

➤ **KRIPALU YOGA** — Mon.: vigorous yoga, 6-7:15 pm; Tues.: intermediate yoga, 6-7:15 pm; Wed.: Chakra yoga, 6-7:15 pm; Fri.: meditation and relaxation, 4:30-5:30 pm, beginner yoga, 6-7:15 pm; Sat.: all levels, 9:30-10:30 am. $8 single class, $70 for 10 classes. 354-6061.

➤ **TEEN LINE** — Volunteers needed for a crisis intervention hot-line for adolescents in the Boston and Cambridge areas. If interested and 18+ years old call Sonya at 534-5089.

CITY OF CAMBRIDGE

PUBLIC NOTICE

The Housing and Community Development Sub-committee of the Cambridge City Council will conduct a series of public hearings to discuss the **GROWTH POLICY DOCUMENT**. These hearings will be held in the Sullivan Chamber, Second Floor, City Hall, Cambridge, Massachusetts on the following dates:

Thursday, May 19, 1994	5:30 P.M.
Thursday, May 26, 1994	5:30 P.M.
Thursday, June 2, 1994	5:30 P.M.

The first hearing will consist of a presentation by the Community Development Department and testimony from public officials. The second and third hearings will be devoted to receiving public testimony.

By Order of the City Council.

ATTEST: - D. Margaret Drury
City Clerk

ADVERTISEMENT

Romantic European Tour

Salzburg, The City of Music

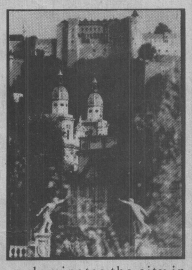
This is one in a series of articles about the cities and places to be visited on the 10-day tour - "Romantic Europe" -being offered by The Community Newspaper Company and Lufthansa German Airlines.

Driving through the countryside, as you approach the city of Mozart's birth, one enters the Alpine wonderland captured in the 1965 movie classic "The Sound of Music." The movie, filmed in and around this city, is only a preview of the spectacular scenery that awaits the wide-eyed visitor.

"One of the three most beautiful regions of earth" was how the famous nineteenth century traveler and scholar Alexander von Humbolt described Salzburg and its surroundings. Despite the passing of time, the harmony between the architectural beauty of the city and its natural charm has been well preserved. This can be seen in the proud silhouette of the unmistakable landmark of the Fortress Hohensalzburg. Impregnable for over 900 years, it is one of the largest castles in Europe dating from the Middle Ages.

The Benedictine abbey of St. Peter's which lies at the foot of the Monchsberg (monks mountain), served as the center of ancient Salzburg established around 700 A.D. Between the rocky face of the mountain and the River Salzach lies the well-preserved Altstadt (old city). Here, in the old quarter reserved for pedestrians, you can explore the squares and narrow lanes and visit the shops, churches and outdoor cafes.

Beginning in the early 1600's Archbishop Wolf Dietrich oversaw the razing of whole neighborhoods in order to further his plan to bring the stylings of the late Renaissance and early baroque periods to Salzburgerland. During the 17th and 18th centuries the architectural embellishment of Salzburg flourished. Magnificent public buildings, statues and fountains, as well as the Cathedral, for which St. Peter's in Rome served as an inspiration, were the results of the grand desires of a few ruling archbishops.



A trip to Salzburg wouldn't be complete without a visit to Getriedegasse and the house where Mozart was born in 1756. His actual birthplace is now the museum that contains many of his instruments and other memorabilia. Mozart's legacy dominates the city in more ways than one. You can even expect to see his picture adorning the chocolate marzipan candies that are a favorite here in Salzburg.

After a day of experiencing the medieval ambiance that only Salzburg has to offer, you might relax with a coffee and some torten (sinfully delicious cakes) at an elegant hilltop cafe. Then cast your eyes past the imposing castle and the city's domed and spired rooftops to the distant snowy peaks. It is here that you'll fall in love with one of Europe's most fabled skylines and be most content to sit and watch the world go by.

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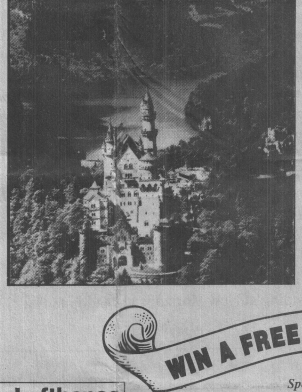

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No purchase necessary. One entry per family. Mailed entries must be received by noon Monday August 15, 1994. Send completed entry coupon to Lufthansa's Romantic Europe, P.O. Box 2282, Springfield, VA 22152-0282. Entries become the property of Community Newspaper Company, Lufthansa German Airlines and Romantic Tours. One winner will be drawn at random from all entries received by mail. Prize award contingent upon operation of the specified tour program departing Boston on October 5, 1994. Chances of winning are determined by the number of entries received. Must be 18 years of age to enter. Winners and guests free the above-mentioned, their affiliates, and travel sponsors from any and all liability whatsoever and may be asked to sign waivers so stating. The winner will be required to provide his social security number for tax purposes. The winner gives permission to publish his name, town, and likeness with regard to the outcome of this drawing. The winner will be notified by phone or mail and provided with complete prize details. Tips, gratuities and personal expenses not specifically included in the tour features, and taxes are not included. Prize may not be exchanged for cash. Employees and their immediate families not eligible. Newspapers available for review at no charge at our offices.

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C. C. 106

City of Cambridge

The Housing and Community Development Committee held a public meeting on July 20, 1994, beginning at 5:30 p.m. in the Sullivan Chamber for the purpose of discussing regional and state growth policy issues.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Councillor Kathleen L. Born and City Clerk D. Margaret Drury.

Councillor Duehay convened the hearing and explained the purpose. He stated that this meeting is the fourth of a series of Committee meetings on the growth policy issue. The first meeting was a presentation by the Community Development Department on the Growth Policy Document. The next two meetings consisted of public comment on the Growth Policy Document. Councillor Duehay then introduced as part of the record H4558, the "Growing Smart" bill and a report of the Subcommittee on Regulation date January 4, 1994.

Councillor Duehay described the speakers who would be addressing the Committee. He then introduced David Soule, Executive Director of the Metropolitan Area Planning Council. Mr. Soule noted that there is also a report from Senator Chase on the abolition of county government, which should be a part of the ongoing discussion about regimalism.

Mr. Soule distributed copies of Metropolitan Plan 2000 (filed with the Committee records)and a summary update (Attachment 1). He outlined the main concept: Sprawl is bad and government should concentrate development for greater efficiency and to reverse sprawl. He noted that MetroPlan 2000 identifies a three tiered development system area. The urban core is the area served by rapid transit, next is the metro sewer area, and then everything else. He noted MAPC's support for Cambridge's Growth Policy. Mr. Soule noted that Cambridge has nominated some Concentrated Development Aareas, which is part of the MAPC planning process to counteract sprawl and MAPC supports these efforts. MAPC is looking at the concept of linking planning to governmental services.

Councillor Duehay then introduced Katherine Preston, Executive Director of 1000 Friends of Massachusetts. Ms. Preston explained that 1000 Friends of Massachusetts is a coalition of business people, environmentalists, developers and others who are interested in being able to balance environmental concerns and

economic development because they must support each other with regard to land use planning. Similar organization exists in several states, e.g., 1000 Friends of California. These issues of land use planning, particularly in relation to transportation, are being discussed all over the country.

Ms. Preston noted the importance of involvement and action at the state level. Few state agencies look at the land use consequences of their decisions . Nine states have some sort of statewide land use planning law. She then described the process of developing the proposed "Growing Smart" bill, and distributed a description of the bill (Attachment 2).

Ms. Preston explained that this bill proposes to send money to cities and towns for local planning. At the regional level, existing planning agencies are reconstituted into regional planning commissions with a mandate to write regional policy plans. There are two plans presently - MetroPlan 2000 and one on the Cape. At the state level, H4588 proposes the creation of the Governor's Council on Planning and Development to assure that state will take the local and regional plans into account after they are written and approved.

She noted that an often-expressed criticism of the bill is that localities would lose home rule, but this is not in fact the case.

Ms. Preston said that an important part of the bill is a series of options for regional authorities regarding the development of regional impacts, from advising to regulatory and review authority. She noted that this has been a controversial part of the bill. The development community does not want another layer of regulation; cities and towns do not want to give up their home rule authority.

Ms. Preston said that the bill is still in the Local Affairs Committee, and she does not expect action before the election.

Councillor Duehay then introduced David Lee, Chair of the Boston Society of Architects Infrastructure Committee, and noted his particular interest in the circumferential urban ring. Mr. Lee accompanied his discussion with a slide presentation. Mr. Lee said that the urban ring is not anti-suburban; it is pro-urban; it is an economic development project. He said that just as people should have the choice of living on a farm, people should have the option of living in a safe, attractive, interesting city. He noted that a city is a fundamental economic unit. Since 1950 job growth has been concentrated downtown and then in exurbia, with an inner core that is deteriorating. If we ignore development of the inner core, we ignore the possibility of development that is competitive throughout the world. He noted the important institutions throughout the urban ring of which Cambridge, Boston, Everett, Chelsea, etc. are a part, including UMass Boston, Longwood Medical area and Logan Airport.

Mr. Lee observed that there are many development possibilities for an urban ring, from the very basic to more complicated and more integrated. There are many transportation possibilities and opportunities. Mr. Lee said that the relationship between transportation and community development has long been established. He noted the importance of the Orange Line development to community improvement in the Southwest corridor of Boston.

Councillor Duehay then introduced Antonio diMambro, architect, Communitas, to discuss visions for the urban ring. He described his background and interest in this issue, and also presented slides to accompany his discussion. Mr. diMambro expressed his support for Cambridge's Growth Policy.

He said that the urban ring will give Cambridge citizens increased access to economic opportunities in the rest of the region. He pointed out that the region can be diagrammed in terms of sections, established by the radial transit corridors. It is important to better establish a circumferential link.

Mr. diMambro noted the development opportunities for Boston, Brookline and Cambridge at the end of the Mass Pike, especially if a west train station is built. The idea is basically one of a west gateway to the area.

A second set of ideas relates to the area closer to the airport, at the Chelsea River, and would also affect Cambridge. There are opportunities to reknit the fabrics of the city from the social and economic point of view.

Councillor Duehay thanked the speakers for sharing their creativity and expertise. He said that regional planning and government is a core concern for him. Councillor Duehay asked the speakers to address the issue of implementation of these concepts of regionalism. He is concerned that the Growing Smart Bill may not move beyond planning to implementation.

Katherine Preston said that in the bill completion of a plan means having the zoning changes in place. That is the first step. She added that one of the biggest problem with large state agencies is getting them to recognize the land use effects of their actions.

Councillor Duehay noted the sentiment on the part of many Cambridge residents that there is too much development and too many jobs. Mr. deMambro said that there must be a balance; to totally freeze growths is to die.

David Lee said that regional planning is a way of spreading the wealth and improving quality of life. Councillor Duehay noted the need for taxation policy to assist in the necessary balancing. He said he believes there is a need for regional government with a regional funding source.

Councillor Born noted that a difficulty she has seen as a local legislator is the need to respond to projects on a piecemeal basis. She pointed out the irony of giving Biogen city assistance to hire people who live in Acton and drive in to park in the parking garage, while there are unemployed people in the housing project a block away who will never work there.

Ms. Preston said that you have to make the plans far in advance, and then you can require development that does hire people in the projects. Councillor Duehay said that he disagreed. He pointed out that for fifteen years the city had tried to develop the Kendall Square area so that people living in the housing projects could work there. Is the choice to wait another fifteen years?

Councillor Born said that roadway improvements may not be helpful. If roadways are not improved, people will find alternatives.

David Lee pointed out that people do not come to Harvard Square because they know they can park there; they come for the quality of the experience regardless of the parking difficulty.

David Soule said that perhaps people will be more receptive to regionalization if the concept of regional governance as opposed to regional government is emphasized.

Councillor Born said that she supports a parking freeze for the suburbs. David Lee said that air quality requirements will necessitate such actions.

Connie McMillin, Urban Ring Infrastructure Forum, said that there are realities now that can alleviate the transportation problems, such as realigning bus patterns, using jitneys, etc.

Katherine Preston noted a proposal of the City of Worcester to cooperate with suburbs in bonding capacity to clean up toxic waste sites.

David Sims, Cambridge , noted there are reasons for Biogen to want to come to Cambridge, which may not apply to either other types of industries.

Councillor Duehay noted the similarities to the NAFTA issues.

Ms. McMillin described the Circumferential Employers Group, which is committed to improving the transportation links because its employees need there links and they need their employees.

Councillor Duehay thanked those in attendance for their presence. He noted that Cambridge is really is just getting started on confronting regional issues and that there is a great deal to do. Cambridge has an ability to work with other communities, but it has to do more to make this happen.

The meeting was adjourned at 7:23 p.m.

For the Committee

Councillor Francis H. Duehay, Chair

Attachment 1

MetroPlan2000

UPDATE

March 1994

A REGIONAL DEVELOPMENT PLAN FOR METROPOLITAN BOSTON

What is MetroPlan 2000?

Metroplan 2000 is the regional development plan for the Boston metropolitan area. It was adopted in 1990 by the Metropolitan Area Planning Council, which is made up of voting representatives of 101 cities and towns in the Boston metropolitan area. The plan provides guidance for future growth and development in the Boston area. It promotes a sustainable development pattern which makes efficient use of public infrastructure and allows for growth while improving the quality of the region's air, water, and land resources.

Why was MetroPlan 2000 adopted?

The plan was adopted to address a host of problems faced by the region, as indicated by these trends:

ECONOMIC DEVELOPMENT: Since 1980, the region has lost one-third of its manufacturing jobs. The region must strengthen its remaining economic base and grow new industries to compete in the global economy.

LAND USE: Since 1950, the region has lost 261,089 acres of open space (forest, ag land, and wetlands), representing 36 percent of the total in just 40 years.

TRANSPORTATION: Traffic is growing at more than 2½% per year, and 80% of the region's expressways are congested during rush hours.

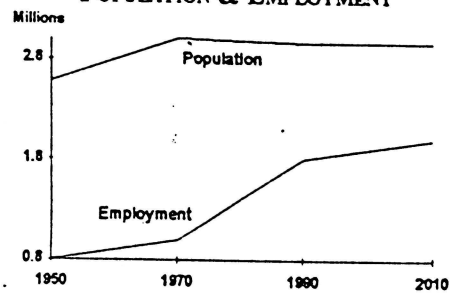
AIR QUALITY: The region is already in violation of the Clean Air Act, and expected increases in auto travel will *increase* pollution levels by the year 2010.

WATER QUALITY: Over two-thirds of the rivers fail the water quality standards; over twenty towns have lost public water supplies to groundwater contamination.

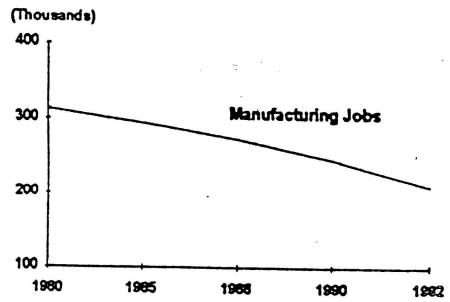
HOUSING: The region's ratio of housing cost to income is among the highest in the nation. Only 4 of the 101 communities meet the state goal of ten percent affordable housing.

REGIONAL TRENDS

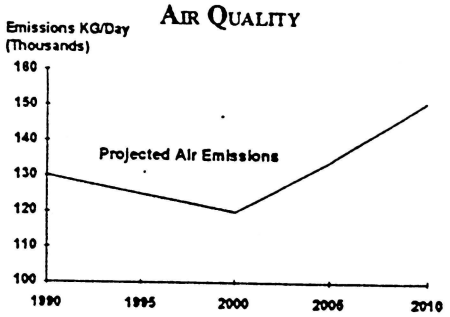
POPULATION & EMPLOYMENT



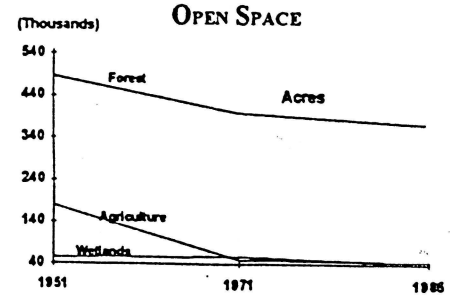
MANUFACTURING JOBS



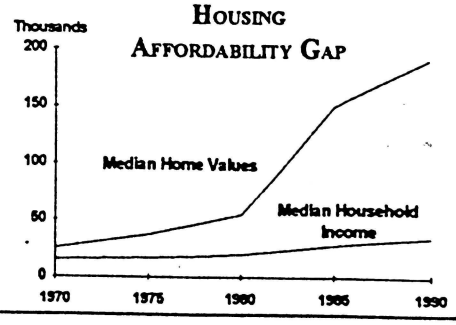
AIR QUALITY



OPEN SPACE



HOUSING AFFORDABILITY GAP



What are the Goals of MetroPlan 2000?

- ❑ Sustainable development; strengthen the region's economy
- ❑ Compact, mixed use development patterns and reduced sprawl
- ❑ Reduce automobile travel; reduce use of single occupancy vehicles
- ❑ Increase use of transit, biking, and high occupancy vehicles
- ❑ Improve air quality and compliance with the Clean Air Act requirements
- ❑ Provision of affordable housing to meet the region's needs
- ❑ Conservation of environmental resources such as wetlands, watersheds, and aquifers
- ❑ Improved water quality of rivers, lakes and coastal waters
- ❑ Preservation of open space and linkage of regional open space
- ❑ Efficient use of infrastructure; maintenance of existing infrastructure

For More Information Contact:

MAPC

METROPOLITAN AREA PLANNING COUNCIL
60 Temple Place • Boston, MA 02111
Phone (617) 451-2770 • Fax (617) 482-7185

What does MetroPlan 2000 recommend?

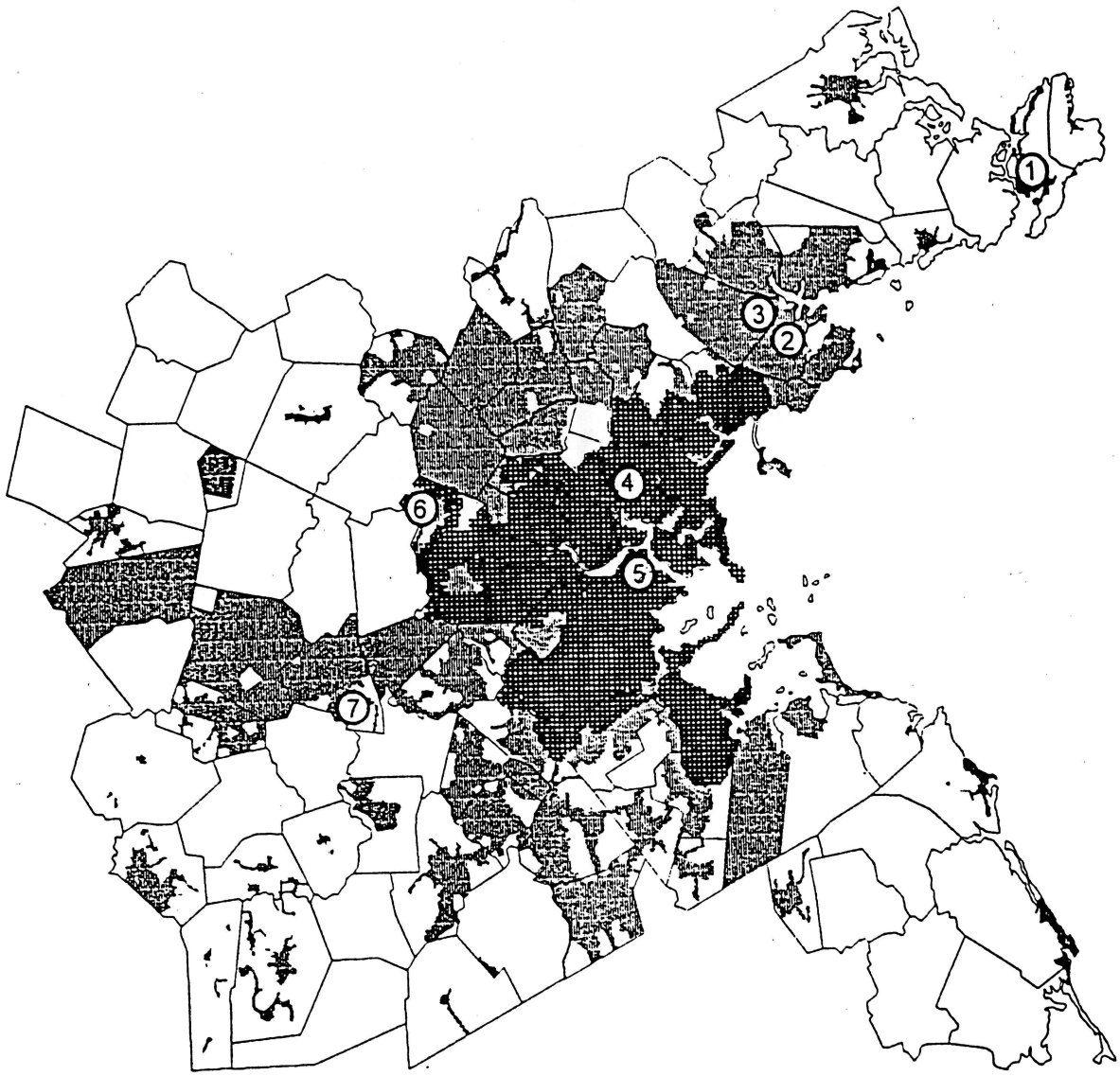
The plan encourages efficient development by **promoting compact development** patterns and **discouraging sprawl**. Compact development patterns include a **mix of uses**, including residential, commercial, and retail uses. Jobs are located in closer proximity to homes and near transit facilities. This reduces traffic by promoting alternatives to the automobile such as transit, vanpools, bicycling, and walking. Reduced auto trips will also decrease air pollution and help the region meet Clean Air Act requirements. By limiting sprawl, MetroPlan 2000 also encourages the protection of open space and sensitive natural resources such as wetlands, watersheds, and aquifers. The plan encourages economic development which makes the most cost-effective use of public infrastructure such as highways, transit, sewer, and water systems. This will reduce the need for costly public investment in expanding infrastructure systems.

To achieve these goals, MetroPlan 2000 recommends a **three-tiered regional development plan** which prioritizes areas with existing infrastructure for new development (see map). The three policy areas include the **Urban Area**, which has densities high enough to support rapid transit services; the **Multi-Service Area**, which has existing sewer services, and the **Suburban/ Rural Area**, which does not have sewer services. The plan recommends appropriate development densities in each of the three policy areas.

MetroPlan 2000 also provides for the designation of special development areas called **Concentrated Development Centers** (CDC's). These are areas which support compact, mixed use development with a balance of housing and jobs and are transit-accessible and pedestrian-friendly. To date, seven CDC's have been designated by MAPC, and 56 more have been nominated.

The plan includes detailed elements for five policy areas: housing, land resources, transportation, economic development, and water resources. It also includes a detailed set of action recommendations for each of these.

MAPC



N

MetroPlan Policy Areas

- URBAN AREA
- MULTI-SERVICE
- SUBURBAN/RURAL
- DESIGNATED CONCENTRATED DEVELOPMENT CENTERS

Designated CDC's

1. GLOUCESTER
2. SALEM
3. PEABODY
4. MALDEN
5. URBAN ECONOMIC CORE (PENDING)
6. WALTHAM
7. NATICK

How is MetroPlan 2000 being implemented?

MetroPlan 2000 is an advisory process involving MAPC, its member communities, and key state agencies. MAPC is implementing MetroPlan 2000 by promoting the plan in numerous public forums, including:

ENVIRONMENTAL REVIEWS: MAPC reviews projects under the state's environmental review process, the federal review process, and the Intergovernnental Review process. In conducting these reviews, MAPC comments on the consistency of the proposed project with the goals and criteria of MetroPlan 2000.

CAPITAL INVESTMENT PROGRAM: MetroPlan 2000 includes a process for reviewing proposed public infrastructure projects. The Capital Investment Program screens these projects for consistency with MetroPlan 2000 and recommends a higher priority for those projects which support the regional development plan. The CIP lists transportation and sewer projects.

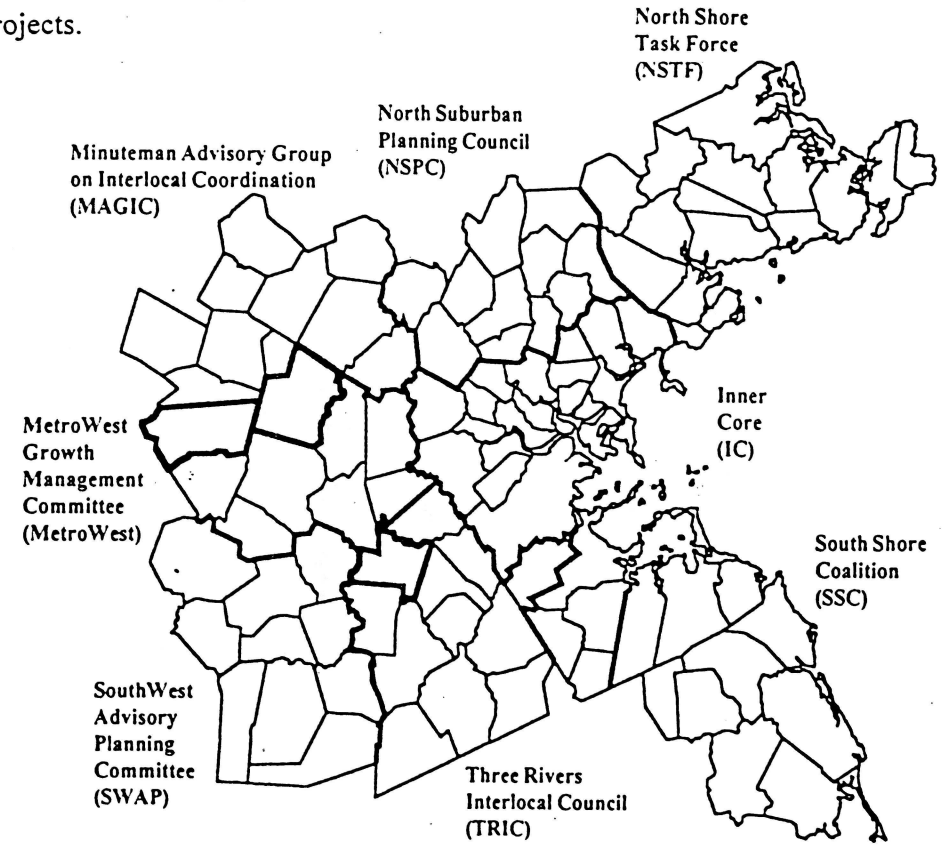
TRANSPORTATION IMPROVEMENT PROGRAM: MAPC works with its member cities and towns and state transportation agencies to prioritize transportation projects for public funding. MAPC reviews TIP projects and gives priority to supporting projects which are consistent with MetroPlan 2000.

REGIONAL TRANSPORTATION PLAN: As a member of the Metropolitan Planning Organization, MAPC participates in the formation of a Regional Transportation Plan. MAPC works to encourage policies and recommendations in the Regional Transportation Plan which are consistent with MetroPlan 2000.

LOCAL PLAN CONSISTENCY: MAPC reviews local master plans and open space plans and advises communities on their consistency with MetroPlan 2000.

The Metropolitan Area Planning Council

MAPC is the regional planning agency for 101 cities and towns in the Boston metropolitan area. The Council prepares plans and provides technical assistance to communities for transportation, land use, economic development, water resources, and housing. The Council also has a Data Center which provides demographic and economic data and projections of regional trends. MAPC works with its communities through 8 **subregional organizations**, shown at right. Each subregion has members appointed by chief elected officials and planning boards.



MAPC Subregions

Attachment 2

1000 FRIENDS OF MASSACHUSETTS

POST OFFICE BOX 236 • LINCOLN CENTER, MASSACHUSETTS 01773 • 617-259-8226

Executive Summary

MASSACHUSETTS PLANNING AND DEVELOPMENT ACT
"Growing Smart Bill"

1. Purpose

To promote economic development, revitalize cities and rural communities, coordinate public and private investment in development and foster a new regional home rule by establishing an improved, efficient and economical system of local, regional and state land-use planning that will facilitate both development and resource conservation efforts. The act is designed to empower local communities to guide state actions through the local comprehensive plans and regional commissions comprised of local elected officials.

2. Vision for the Commonwealth

Eleven statewide goals pertain to economic vitality and jobs; coordinated public and private investment; natural, historic and cultural resource preservation and enhancement; regional integration; infrastructure and capital facilities; housing; transportation; community character; public access; citizen participation and conflict resolution.

3. Local Plans

Local Comprehensive Plan Boards are encouraged to prepare local comprehensive plans, consistent with the state goals and the regional policy plans. Municipalities with approved plans receive priority for discretionary funding; may establish a unified program of impact fees; may provide for unified permits; may adopt more flexible zoning; enjoy increased influence in state actions affecting their community; and gain other advantages. Development within designated growth centers is encouraged via expedited permit review, development agreements, and revised appellate review of local decisions. Municipalities may nominate Districts of Critical Planning Concern for additional protection.

4. Regional Commissions

Elected officials from each municipality within a region will be members of the new regional commissions (RC's), which will have the same boundaries and include the powers of the present regional planning agencies. RC's shall prepare regional policy plans consistent with state goals; assist local planning efforts; review optional local comprehensive plans for consistency with state goals, abutting communities' plans and with the Regional Policy Plan; and review Developments of Regional Impact (DRI's). Permitting authority over Developments of Regional Impact is determined by each RC.

Printed on Recycled Paper

5.Developments of Regional Impact

Municipal officials within the RC determine the extent to which the RC will review or regulate development in the region which exceeds specific criteria of size or impact. After review of a DRI an appeal of local permits is vested exclusively in a Board of Land Appeals promoting more rapid, efficient review of decisions.

6. State Support

State actions, including state funded infrastructure investments, state facilities and other capital outlays, state allocation of federal funds, and state regulatory decisions, must be consistent with approved local plans and regional policy plans. State planning resources, including a geographical information systems database, will be made available to local planning efforts. Ongoing local planning activities will receive state funding assistance to implement and revise approved local plans.

7. Board of Land Appeals

An expert quasi-judicial Board of Land Appeals (BLA) shall be created with members appointed by the Governor. The BLA shall hear appeals on DRI decisions and certain local decisions. Appeals of decisions by the BLA shall be directed to the Appeals Court.

8. Council on Planning and Development

A council, chaired by the Governor and consisting of the secretaries of five Executive Offices and six public members, shall administer the state funding, oversee the review of regional policy plans, coordinate capital facilities planning by state agencies and authorities; and resolve conflicts between proposed public actions and approved local plans.

9. Funding and Administration

One percent of the capital outlay budget of the Commonwealth shall assist development of local comprehensive plans, supplement the existing per capita assessment from the municipalities and other funds currently received by regional planning agencies, and fund program administration.

January, 1994

City of Cambridge

The Housing and Community Development Committee held a public hearing on June 2, 1994, beginning at 5:40 p.m. in the Sullivan Chamber for the purpose of continuing to consider public comment on the Growth Policy Document.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Vice Mayor Sheila T. Russell, Councillor Michael A. Sullivan and City Clerk D. Margaret Drury.

Councillor Duehay convened the hearing and explained the purpose. He noted that this is the third meeting on this issue, and he briefly reviewed the two previous meetings. Councillor Duehay said that there will be a final meeting in June 30, 1994 on the topic of state and regional growth policy issues. He explained that he would like to receive comments addressed to the following questions

1. Whether there are areas of growth planning that are not covered - are there other areas that could benefit from development of growth policies, such as education, human services, health and finance;

2. What should be done with the policies? Some are stated quite generally, but some are related to specific actions. What do we do to move forward on these actions? and,

3. Assuming the City approves this document as a guide, what does that mean for the City? Are there other boards and commissions who can use these polices? How do we get more people and entities to incorporate this document into their decision making?

Councillor Duehay then opened the meeting to comments from those in attendance.

Helena Rees, Public Affairs Director, Chamber of Commerce, said that she has spoken to many who attended the last committee meeting, and they were very positive about the dialogue that took place at the committee meeting.

John Altobello, 70 Reservoir Street, Cambridge Civic Forum, said that there is an important link between the Civic Forum and the city governmental process involving The Growth Policy. He suggested that the Civic Forum be recognized as a vehicle for informing the further development and use of the document. Mr. Altobello noted that the Civic Forum has broad-based concerns that go beyond the land use planning areas emphasized in the document.

Councillor Duehay said that this suggestion speaks to his concern for helping some of the general public to become more familiar with the policies.

Gwen Noyes, Massachusetts Avenue, Unihab and Cambridge Civic Forum, said that one of the reasons people are so positive about the Growth Policy Document is that it is a very positive step, a pro-active step. She said that she is concerned with how "teeth" can be put into the document.

Councillor Duehay said there are several ways that policies achieve that goal. The key ways are: **-law, -regulations, -budgets.**

Councillor Duehay added that there are a number of the boards and commissions to the City who have important things to say on the issue on Growth Policy and have not yet said them, if the discussion involves broader areas than land use planning, such as water and sewer and education.

Councillor Duehay noted that one of the Committee's recommendation's could be that in the areas of the policies that imply actions, the policies be developed into more specific implementation plans.

Councillor Duehay added that another challenge could be that the City Council accepts the document as part one, with some recommended changes, and requests that part two be done over the next couple of years. Then the challenge is how this recommendation is implemented, because the first part was done by a planning agency. The other areas do not have planning agencies to develop the policies.

Vice Mayor Russell said that in view of the City's fiscal situation in which Cambridge has reached its levy limit under Proposition 2 1/2, there will have to be consideration of what programs have to be eliminated in order to go forward with new plans. Tough choices must be made.

Councillor Duehay noted that these decisions must be done in a cooperative effort; the City Council cannot make them alone.

Gwen Noyes expressed appreciation for the cooperation of the Community Development Department with the Cambridge Civic Forum. Councillor Duehay said that the Forum's work is very critical to allowing greater involvement of citizens. The more people who are sensibly involved; the better the decisions will be, and the more satisfying they will be to the citizens of Cambridge.

Councillor Duehay then noted that additional written comments and suggestions are welcome. The hearing was adjourned at 6:05 p.m.

For the Committee,

Councillor Francis H. Duehay
Chair

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C. C. 106

City of Cambridge

The Housing and Community Development Committee held a public hearing on Thursday, May 26, 1994, beginning at 5:40 p.m. in the Sullivan Chamber for the purpose of public comment and discussion on the Growth Policy Document.

Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Councillor Kathleen L. Born, Vice Mayor Sheila T. Russell and City Clerk D. Margaret Drury.

Councillor Duehay convened the hearing and explained the purpose. He noted that the Committee is holding a series of meetings to consider the Growth Policy Document, and he briefly reviewed the first meeting which took place on May 19, 1994. Councillor Duehay said that in general he has found this to be a very useful document, and he reviewed some questions that he had posed relative to how the document can be even more useful. He requested comment on the following questions:

1. Is the document comprehensive enough?

2. How do those policies that can be made more specific get to be more specific?

3. How can this document be made useful beyond the groups that have already participated?

Councillor Duehay said that he hopes that these hearings will result in a recommendation to the City Council and suggestions on how to have this document be maintained as a "living, breathing" policy.

Councillor Duehay then invited comments from those in attendance.

Sara Gallop, Office of Government Relations, MIT, spoke on behalf of MIT and Harvard. She said that MIT and Harvard had been involved in the Growth Policy process and were fully supportive of it. Harvard and MIT support many of the specific policies.

They have some suggestions for changes to the institutional policies. She submitted a written proposal of these changes (Attachment A) and summarized them

orally. In general, they suggest more emphasis on the economic, education and cultural contributions made to Cambridge by the institutions.

Sara Gallop said that, with the changes suggested, the policies relating to institutions are comprehensive enough. The question of implementation is complicated. Many of the policies are being implemented and are contained in the Town Gown Committee report.

Councillor Duehay asked how can we know if a particular policy has been implemented.

Sara Gallup suggested revising the document from time to time to check on progress.

Happy Green, Government Relations, Harvard University, said that both Harvard and MIT would welcome the Town Gown Committee being continued.

Councillor Duehay said that because this is a land use policy and planning document, many contributions of the institutions, which are in other areas, such as social services, are not included in the Document.

Jeff Baron, Cambridge architect, said that he was very involved in the process and supported the Chamber of Commerce's remarks which were written by Helena on behalf of Chamber member. He said that it was useful to share perspectives with members of the community; there were fewer barriers than many would have expected.

Councillor Duehay agreed that misunderstandings often arise in this community because different groups do not have or take the opportunity to talk to each other.

Paul Casey, Director of Real Estate, Commonwealth Gas Company, said that the process was very useful in allowing people to get to know each other. The Growth Policy Document is a fine product; it could use a bit of fine tuning. For example, "evolving industrial zone" is probably a misdemeanor. "Opportunity zones" might be a better choice because industry per se is no longer evolving in Cambridge. With regard to Councillor Duehay's comment about missing areas, such as social services and health care, Mr. Casey asked whether the City is really looking for a strategic plan. Those areas could be a whole separate volume entailing a great deal

of additional work. Mr. Casey also questioned whether the document should be more specific. Changes are inevitable, and he wouldn't want to see the document so specific that it would not be useful in twenty years. He submitted written remarks. (Attachment B)

Jeff Baron suggested that Jim Maloney's presentation on how a tax base provides human services could be useful. Councillor Duehay said that perhaps there could be a finance portion to Growth Policy.

Helena Rees, Cambridge of Commerce, noted that many Chamber members have told her that there was a tremendous perception of common ground that came from these workshops. Ms. Rees noted that the Chamber supports maintaining the Growth Policy Document as a flexible instrument, not as a part of the Zoning Ordinance.

Ms. Rees noted that Cambridge has some really extraordinary services, and needs a strong tax base to continue these services. The Chamber supports economic growth to maintain these services. Ms. Rees submitted recommendations on behalf of the Chamber of Commerce. (Attachment C)

Councillor Duehay said that it was his understanding that some of the motivation for proposing that the Growth Policy Document be made part of the Zoning Ordinance was frustration that the City Council had not really considered the document after it was sent to the Council. Some policies can be put into specific zoning changes; some are not conducive to such an approach.

Hugh Russell, Planning Board member, said that the neighborhood has had a very hard time coming to grips with the hospital expansion, partly because there needed to be more public process and more written policies governing such expansion. More of the City boards need to have their policies articulated and clarified, for example, the Conservation Commission.

Councillor Duehay noted that there is the question of who pulls all of these policies together.

Susan Schlesinger, Acting Assistant City Manager for Community Development, said that if more departments shared an interest in developing policies in this manner, Community Development could be a participant, as a resource, particularly in the area of process.

Happy Green said that the consept of the Growth Policy Document as guiding

principles is very useful, but the idea of it becoming part of the Zoning Ordinance is very frightening.

Councillor Duehay said that one of the areas which gets lots of attention is transportation. There is discussion in the Document about the value of jitney services, but the big question for him is how to make this happen. How can he take this document and get a list of planned actions for implementation?

Paul Casey said perhaps the City should do a strategic plan, with short-term and long-term action plans to meet specific goals. It is, however, important to recognize that the market will dictate many outcomes.

Councillor Duehay noted that the Planning Board required the Galleria jitney; the private sector did not do this on its own.

Gwen Noyes, Massachusetts Avenue, said that you cannot always count on the market for the necessary foresight. She described her work with the Cambridge Civic Forum, and noted that interconnectively is an important concept of sustainability. She added that she has worked in other communities in which part of the zoning ordinance requirements is that there be an environmental impact statement which requires that the project be discussed in terms of its impact on some basic environmental principles laid out as part of the ordinance.

Mary Flynn, Assistant Director for Community Development, said that in attempting implementation, there must be interdepartmental cooperation and consideration of what is the best City department to implement a particular project.

Councillor Duehay asked whether the Civic Forum had dealt with the Growth Policy Document. Gwen Noyes said that the Forum held a discussion at the Cambridge Library. The Forum supports the Growth Policy Document. She agrees that the critical questions are finding a way to put teeth in the Growth Policy Document and being sure that it is updated regularly.

Alicia Goldman-Angel, Sustainable Cambridge Coalition, said that the experience that this document is representing is a very good experience. It is an important first step towards a comprehensive plan. There are a lot of very good intentions in the statements, but it is a very timid way of dealing with policy. More boldness is required, along with an interdepartmental way of dealing with the questions.

Councillor Duehay noted that there must be a discussion of some other major issues that affect Cambridge, such as immigration.

Gerry Hathorne, Polaroid, stated that, along with Eric Benson of Polaroid, he was part of the Growth Policy process. They found it very valuable. He has also been part of the Growth Policy Subcommittee of the Chamber of Commerce. He noted that the policies are very general and should be used for guidance and as a planning tool. Mr. Hathorne added that the real challenge would be to go to another level. For example, in the area of housing, there is an underlying question of how many residents the City wants. Parallel to that are questions about employment, and how much growth Cambridge is willing to have to support it.

Jeff Baron said that the Chamber is working on a public relations piece for other communities, and in it, they may make use of this document. He also suggested circulating the Growth Policy Document to the schools. It was suggested that the Document be sent to Bill Tobin in the social studies department at Cambridge Rindge and Latin School.

Hugh Russell noted that some of the policies are very specific; others are very general and are concerned with how policies and areas relate to each other. He suggested that perhaps Mary Flynn could create a list that separates the policies into these categories.

Robert LaTremouille, 348 Franklin Street, noted that Cambridge has the fourth or fifth densest population in the state. He said that the policies seem to assist development. He doesn't think we should throw away the zoning ordinance, which is already excessively generous. He pointed to the example of 875 Mass Ave., and said that the Planning Board's record is not good. It is too biased in favor of development in its interpretation of zoning.

Councillor Born said that the comments have now identified several areas which have been covered. The Growth Policy Document at present is primarily a physical planning document, which is fine because growth policies relating to physical planning are essential. She noted that it is still necessary to decide whether it will be a specific action plan or general principles relating to physical planning. Councillor Born suggested that the Planning Board have a biannual process with the Board of Zoning Appeal, City Council, some other boards and commissions and the Civic Forum to evaluate project decisions that have been made and how they fit into the growth policies.

She gave the example of the two year follow up to the Rio de Janeiro Conference. Councillor Born emphasized she would not suggest that they keep changing the document to fit decisions - there is a danger of it becoming wishy-washy.

Councillor Born said they need to think about whether the use of the Growth Policy Document will be re-active or pro-active. Her recommendation for the two year review is a re-active use. They could look at each policy and list the range of possible pro-active changes.

Vice Mayor Russell agreed that Councillor Born's suggestion for the two year review would be very useful.

Councillor Duehay noted that all cities and towns make their own decisions. Different actors and elements make their own decisions, so there can never be one comprehensive plan. He observed that Cambridge has many planning boards in this City, but they do not often come together. Councillor Duehay also said that the expressions of enjoyment by the participants of the Growth Policy workshops were really quite remarkable.

Gwen Noyes said that this is an opportunity to use, or at least put out, the bolder planning principles. Alicia Goldman-Angel said that in European and Canadian cities very creative and bold planning is going on. Councillor Duehay suggested that this kind of information be made available.

Happy Green said that she agrees with Gerry Hathorn that the City has not dealt with certain basic issues, and until there is some better collective answer with regard to these basic issues, the efforts will be tinkering around the edges. The document raises those basic issues, and that is where the discussion is needed.

Paul Casey said that perhaps the group should think of themselves more as educators than as planners. He does not believe there are specific answers to those basic issues, no matter how long the issues are discussed.

Councillor Born noted the tough choices involved.

Councillor Duehay said that it requires cooperation, no one group can do it alone.

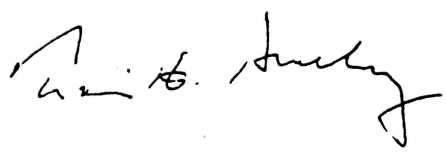
Gwen Noyes observed that cities with the toughest regulations have the best environments, such as Newton and Brookline.

Bill Zamparelli, Cambridge, spoke in support of the process, which brought out the areas in which there was agreement and the areas where there was disagreement. He said that he sees it as laying out the groundwork for further use. He is opposed to using it as a regulating tool. It should be a guideline for the Planning Board. He

added that as someone who lives and works in the community, he sees the need for a strong local economy.

Councillor Duehay thanked those present for their attendance. The meeting was adjourned at 7:15 p.m.

For the Committee



Councillor Francis H. Duehay, Chair

A

OFFICE OF THE PRESIDENT

CAMBRIDGE, MASSACHUSETTS 02139

May 26, 1994

The Honorable Francis H. Duehay
Chair, Housing and Community Development Committee
Cambridge City Council
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Frank:

We are pleased that you are holding public hearings on the Cambridge Growth Policy document. The process which has led to the current draft of the document has been educational and rewarding. Both Harvard and MIT participated in the community workshops, the public meetings and planning sessions, and can report that our experience in these forums was consistently positive.

When the current growth policy draft was first issued, Harvard and MIT submitted a joint letter to Mary Flynn expressing our continuing support of the process as well as our general reaction to the document. We suggested that the "Institutions" section of the draft seemed somewhat unbalanced in its portrayal of Harvard's and MIT's interaction with the Cambridge community. We believe that it did not adequately describe the economic, educational and cultural contributions that the institutions make to Cambridge. Therefore, we included an alternative "Institutions" section that we believe is more indicative of the relationships and partnerships that the educational institutions support within Cambridge.

At this time, we would like to once again submit the alternative language for your Committee's consideration. As always, we look forward to working with you as the process continues. In addition, we would like to be helpful in planning the implementation of the growth policy when it is final.

Thank you for your interest in the growth policy process. Please let us know if we can answer any questions or provide any additional information.

Sincerely,

Sarah Gallop
MIT

Happy Green
Harvard University

cc: Mary T. Flynn, Deputy Director
Community Development Department

Growth Policy
Alternative Language

10. Institutions

Institutions, such as Harvard University and the Massachusetts Institute of Technology and others, play an important role in the development and character of the City of Cambridge. In the late twentieth century, the influence of the universities and many smaller institutions is one of the identifiable forces which will define the future of the City.

Assumptions

- The major institutions will continue to be among the largest employers in the City and provide a stable economic base with employment and business activities that benefit the City as a whole. They will also continue to play a pivotal role in stimulating new private enterprises in the City.

- The major institutions will continue to provide an array of economic, cultural, health and educational benefits to the citizens of Cambridge and will reinforce the cultural diversity of the City.

- By continuing in the direction of their housing initiatives in the past, institutions have the potential to contribute significantly to the housing supply and to ameliorate the problems associated with housing affordability in the City.

- Notwithstanding their generally positive presence in the City, both socially and economically, the major institutions must be mindful of the potentially negative impacts, both financial and social, of their expansion.

Cambridge would certainly be a different place were if not home to Harvard, MIT, and the many small institutions also found here. The relationship between the City and its institutions is generally positive as witnessed in the many partnerships between the City and its institutions to achieve a variety of public goods, ranging from education to economic development. At times, when those relationships are strained, it is usually because the growth of an institution is seen to conflict with other goals in its immediate area. For the most part, when those situations arise, the institutions, their neighbors and the City engage in dialogue and communications aimed at achieving tangible benefits for the community and mutually satisfactory solutions to the outstanding problem. Over the past several years, renewed commitments have been made on the part of the institutions to maintain these dialogues and to sustain open communication with their neighbors and the larger community.

The expansion of the research role of the universities in recent decades has contributed yet another economic benefit to the City in the form of substantial new private enterprises locating in the City. This new activity is found in

recent developments sponsored by both private developers and institutions and has contributed substantially to the improved tax base of Cambridge. While the expansion of research and other activities has resulted in some properties being removed from the tax rolls, that reduction has been more than offset -- both directly and indirectly, -- by attracting related new industries to the City. Examples include Harvard University's construction of University Place and the DeWolfe Street housing in Harvard Square and MIT's redevelopment of the abandoned Simplex site into University Park for research and development, housing and commercial activities.

The substantial amount of land owned by institutions and the varied nature of the City's institutions give rise to special planning concerns. The policies and actions of institutions can come in conflict with city policies and actions. Thus there is a strong need to maintain dialogue between the City, its residents and the institutions. Central to that dialogue is the need for mutual understanding of the relationship of the major educational institutions to nearby business districts and residential neighborhoods. As the growth policy initiatives are implemented it will be important to balance all the interests of the City and to protect and nurture the City's institutional economic base, its residents who are the lifeblood of the City and the neighborhoods and business districts which serve and define daily life in the City.

B

COMEnergy

COM/Energy Services Company
One Main Street
Post Office Box 9150
Cambridge, Massachusetts 02142-9150
Telephone (617) 225-4000

Resubmitted for consideration to the
City Council Housing & Community
Development Committee Public Hearing
May 26, 1994

Paul Casey

September 29, 1992

Ms. Mary T. Flynn
Deputy Director
Community Development Department
City of Cambridge
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Dear Mary:

I am unable to attend the September 29th Growth Policy meeting due to prior commitments but wish to submit the attached comments with respect to the draft land use policy.

Should you have any questions with regard to these comments, please do not hesitate to call.

Sincerely,

Paul B. Casey
Director of Real Estate

CESV
240/92/bmc
Enclosure

Introduction

In exploring the City's options for a future land use policy, any adopted policy should recognize the importance some areas of the City play in the economic health of the City (e.g., Alewife, Forest City, Kendall Square). As such, a land use policy should be capable of adapting to an ever-changing economy, thus not preclude economic growth opportunities. It might be best to establish flexible land use areas capable of meeting the challenge of a changing marketplace.

I. Land Use Pattern and Neighborhood Protection

Policy #1 We agree that it makes good planning sense to preserve the quality and character of neighborhoods having an identifiable and consistent built character. A sense of place should be established that takes into consideration the character of a particular area, is compatible with its surroundings, and makes the necessary transition between uses. Street and block design schemes can help to control the scale of development in residential neighborhoods by imposing dimension limits in residential areas.

Policy #2 As was noted at the last meeting, the terminology "evolving industrial areas" is misleading. It could be interpreted to mean industrial use areas are emerging when, in fact, if anything, they are vanishing. It may be more appropriate to classify such areas as opportunity zones.

Generally we agree with Policy #2, but wish to express our concern that:

1) any land use/zoning policy adopted should not be so rigid that it is not capable of meeting the challenge of a changing marketplace;

2) policy #2, as written, can be taken to imply that the land use/zoning currently in place for the "excepted areas" is improper. We believe the current land use/zoning in place for many of these "excepted areas" is appropriate and more than adequate to address any concern that may be raised (e.g., PUDs call for orderly growth and development with community participation); and

3) if change is subtley being advocated in Policy #2 for the "excepted areas," it should be recognized that much of the public and private investment made to date and planned has been in reliance upon earlier changes to the land use/zoning policies. This reliance has resulted in the successful evolution of several areas of the City, thus

allowing the City and its residents to benefit and prosper.

Policy #3 We agree that diversity of land use is a healthy attribute for the City to not only retain and strengthen but to promote as well. Land use regulations must be flexible in order to promote such diversity, especially as the economy changes. However, the mix of uses, or the exclusion of uses, in different zones located throughout the City should be determined by sound planning practices.

Policy #4 As noted in our response to Policy #1, we agree that transitions between uses are necessary to clearly define the edges of residential neighborhoods. While we agree that one aspect of a land use policy should be to reinforce and protect the core area residential neighborhoods, it should be done without rendering existing businesses as non-conforming uses. The preservation and viability of current business is essential to the protection and maintenance of the City's tax base and existing jobs. Furthermore, we strongly suggest that there is no need to alter a policy of appropriate development in well-serviced locations (e.g., Alewife, Forest City, and Kendall Square, etc.).

II. Institutional Land Use

Policies #5, 6 & 7 Defer to Institutions to Answer.

III. Nonresidential and Opportunity Zones (redefined in Policy #2)

Policy #8 The prime determinant of the scale of development should be whether or not an area (i.e., Opportunity Zone) is one where additional development can be sustained. The availability of transit services is just one of the considerations to be assessed in determining whether or not infrastructure improvements to the area can absorb development. With regard to introducing the use of housing to areas where dependence on the automobile is greatest, we strongly believe that housing should be developed only in areas where it is appropriate for it to flourish (i.e., pursuant to the sound planning practices), and not introduced for the sake of providing housing some place, but based on a traffic mitigation justification.

Policy #9 The establishment of a land use policy takes into consideration public policy considerations, effectively incorporating such concerns into a final land use policy - includes encouraging the development of Opportunity

Zones. As for specific urban design plans, we do not believe they belong as a guiding force in a land use policy. Urban design issues should be dealt with under that section of the Growth Policy where it should state that design guidelines should be adopted pursuant to clear rules and regulations governing their adoption, modification and termination.

Reference to the "introduction" of new uses to Opportunity Zones (#3) should be taken as just that and nothing more. A property owner should be allowed to consider an alternate uses to a site and not be mandatorily made to include new uses. The market and good planning practices should be the prime determinant as to what gets built. Furthermore, with regard to phasing out uses incompatible with the City's existing and future desired development pattern (#4), who is charged with the responsibility as to what is incompatible? and, what the desired development pattern is to be.

Policy #10 Opportunity Zones should be developed pursuant to a land use policy that makes good planning sense, promotes a healthy tax base, and is capable of adapting to changing market conditions. As such, the mix of uses, or the exclusion of uses, in Opportunity Zones should be determined by sound planning practices. Also, see Policy #3.

With regard to providing housing opportunities for those who work in the City to live in the City, we refer you to a study entitled **"The Impact of Cambridge Office Development on Cambridge Housing Policies,"** a study prepared for the Department of Community Development, City of Cambridge, by Jerold S. Kayden and Robert Pollard, April 1988. This study revealed that only 4% of Cambridge office building employees move to Cambridge because of their jobs, which doesn't place a significant burden upon the existing housing stock in terms of availability or price/rent.

Policy #11 Our position is that a land use policy for development that makes good planning sense, promotes a healthy tax base, and is capable of adapting to changing market conditions should be encouraged in the Opportunity Zones. Also refer to Policy #3.

IV. Special Use & Environment

Policy #12 The inclusion of the words "those necessary or desirable uses" into the draft policy raises concerns as to their meaning. It is our hope that it is not the intent of this policy to determine what uses (i.e., business) are

politically correct for Cambridge. We agree that uses that tend to appeal to the Cambridge community, as a whole, are very beneficial amenities, but there are other uses that, while they might only serve a segment of the community (e.g., in terms of goods or services provided), are still beneficial to the greater community. On a grandeur scale these uses benefit the City in terms of the jobs created and tax (real estate and sales) generated. As such, these other focuses should not always be viewed as being a less desirable use.

In the future, it will be business (possibly with some government assistance) adjusting to prevailing "market forces" that will be the prime determinant influencing what amenities will be necessary to attract and retain commercial enterprise to certain use districts.

V. Pace of Development and Limits to Total Development

Policy #13 We agree that the pace of development should encourage the maintenance of a healthy tax base, be allowed to adjust to changing economic conditions, and be as least disruptive as possible to the daily activities of the City's neighborhoods and residents. However, the concept tying the pace of development to consistency with the City's urban design is inappropriate under a land use policy. It should be noted that new development can be made to link very well to the existing design patterns without having to adhere to existing urban design schemes, and yet be a very pleasant experience. It is our belief that urban design considerations do not belong in a land use policy. Urban design considerations, if incorporated into a land use policy, could have the impact of master planning an area without taking into consideration the development concept of a property owner. In addition, it could be implied that urban design should be static over time when it should foster creativity. As such we feel that concepts of urban design should be dealt with under the Urban Design section rather than under the Land Use section.

It should be noted that, given technological advances with regard to alleviating problems confronting us today, any actions taken today to limit total development could, some day, prove to be equally damaging from an economic point of view. Finally, one should also keep in mind that the economy will act as a natural checks-and-balances regulator for the pace of development in the future.

Cambridge Chamber of Commerce

859 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617/876-4100 FAX 617/354-9874

May 26, 1994

To the Honorable Members of the Cambridge City Council:

On behalf of the Cambridge Chamber of Commerce I am writing to express our continued interest in participating in the ongoing dialogue surrounding the Growth Policy Document: Toward a Sustainable Future.

The Cambridge Chamber of Commerce greatly appreciates the efforts of the Planning Board and the Community Development Department during the workshops on growth policy, and the subsequent hearing process. These workshops provided a positive and open atmosphere for the nearly 20 members of the Chamber of Commerce who participated in interacting with Cambridge residents to discuss various public policy issues. These meetings served as a catalyst for constructive work which resulted in the realization that business, civic and residential interests share many similarities, and common ground.

While the Chamber is not in accord with the entire Growth Policy Document, nonetheless, we see the document as a useful vehicle for addressing many land use and development issues in the future. The document continues to improve through the many drafts made available since the original release of the Community Development Department's article in the Fall 1992 issue of "News Reel."

We understand that an underlying principle of sustainability is the interconnectedness of both public policy and public interests. A healthy and viable economic environment is beneficial to both the business and residential community by contributing to job development and a healthy tax base. The Chamber stands ready to continue its participation in the development of the Growth Policy Document, and the concept of sustainability.

Sincerely yours,

Helena G. Rees
Director of Public Affairs

Cambridge Chamber of Commerce

859 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617/876-4100 FAX 617/354-9874

City Council Hearing: May 26, 1994

Submitted by Helena G. Rees, Public Affairs Director

Growth Policy Document: Toward A Sustainable Future

The Cambridge Chamber of Commerce believes the Growth Policy Document is an excellent tool for providing guidance toward future development and sustainability in the City of Cambridge. As well, we believe that judicious planning practices and market forces are to be the primary determinant with regard to final growth planning.

Furthermore, the Chamber of Commerce understands that it is important to appeal to Cambridge's broad diversity. However, it is as equally important to examine the overall tax structure, job development and economic growth that result from acceptable growth projects and practices.

We believe the document intentionally needs to be kept flexible; to be viewed as an evolving document. As the needs of the City of Cambridge change, so does the perspective and needs of the document. So again, we stress the need for using it as a guidance tool. We believe the intent of the document is to act as a vehicle for guiding planners, not as a codified document, or part of the Zoning Ordinance.

Economic development and job growth are necessary for maintaining a strong tax base. Cambridge is a city which enjoys a high level of public policy and social service programs, such as health care clinics, affordable housing, youth and senior centers, maintenance of capital improvements on public schools, and keeping public libraries open. The city is close to the levy limit, and the business community is currently funding 65 percent of that levy.

The Chamber of Commerce strongly supports maintaining the high level of services available to Cambridge residents. However, it will become increasingly more difficult to fund these services unless we have a strong tax base that will provide such resources. Furthermore, without a strong and vibrant economy, it will be difficult to maintain sustainability; an important component of the Growth Policy Document. It is the Chamber's understanding that economic viability is a cornerstone of sustainability. We stand ready to actively promote policies that will maintain and improve the economic

well being of the community. The Chamber stands ready to continue its participation in the development of the Growth Policy Document and the concept of sustainability.

With that said, the Chamber suggests the need to be conduct a formal process for making changes to the document. We believe there should be a yearly meeting of the Planning Board, dedicated to reviewing the Document, followed by public forums that will also examine its content, and recommend changes.

The Chamber of Commerce recognizes the importance and contribution that the educational institutions make to Cambridge. We fully support the testimony provided by representatives of Harvard and MIT concerning the Document's section on institutions.

On a final note, last year nearly 20 members of the Cambridge Chamber of Commerce participated in the Growth Policy workshops that were graciously offered jointly by the Community Development Department and the Cambridge Planning Board. We found these workshops to be highly valuable and informative, and eagerly look forward to working with the City of Cambridge's residents, civic groups and neighborhoods, as the initiative proceeds to its final stages of development.

Urban Design / Environment / Open Space

The Urban Design Policies should allow for necessary flexibility and creativity for future construction in Cambridge. The policies should clearly indicate which entity will conduct design reviews for individual projects. The public design review process should allow for direct abutters to participate.

The Urban Design Policies should not trigger or promote future down zonings, as they would contradict previously stated policies pertaining to economic development and tax base expansion. Policy #62, more specifically, would serve to promote generic down zoning attempts. This policy must be made more flexible to accommodate differing parcels based upon their status and use (i.e. retail vs. manufacturing). Parcels that have not been currently developed should be viewed differently than existing locations.

The creation of more open space is a shared goal of the business and residential communities. In order to promote more open space, consideration must be given to potentially increased expenses associated with the creation and maintenance of such open space. Tradeoffs of floor area ratios and/or height restrictions should be considered in order to remedy these costs. The historic density requirement of Cambridge, combined with more open space creation, could severely hinder the stability and potential of the tax base.

The availability of transit (Policy #8) should be one factor in determining the potential sustainability of development in a given area. The introduction of housing in areas where automobile use is greatest conflicts with the principle that congestion and air quality are a shared problem of residential and commercial sectors. Traffic mitigation for housing development should also be considered. In addition, housing should be developed in areas where it is appropriate pursuant to sound planning practices.

Urban design plans should not be the guiding force in land use regulations (Policy #9). Design guidelines are appropriate pursuant to clear rules and regulations relative to their adoption, modification, and termination. They should be addressed in this portion of the Growth Policy dealing with Land Use (refer to Policy #13, as well). A given property owner should be given the flexibility to consider alternative sites and not be mandated to include new uses. Static urban design regulations could choke the creativity of a given developer. Good planning practices and market forces should be the primary determinants in the reaching of final decisions. Section four of this policy is unclear in its language concerning incompatibility. Who (or what part of municipal government) will judge compatibility or legislate land uses through zoning code?

Policies #10 and #11 further describe the desirability of mixed use development which should, as previously mentioned, be determined by sound planning practices. It is unclear whether or not employees seek housing opportunities in the city (See "The Impact of Cambridge Office Development on Cambridge Housing Policies," a study prepared by Community Community Development in 1988).

Policy #12 raises the question of defining "desirable uses."
While it is helpful to promote growth that tends to appeal to the Cambridge culture, it is, once again, important to examine the overall tax and job creation benefits attached to a given project.

Land Use

The adopted land use policies must acknowledge the future role certain areas (Alewife, Forest City, Kendall Square, etc.) play in promoting the fiduciary health and well being of Cambridge, in the creation of employment, and in tax base expansion. The policies should be flexible enough so as to adapt to evolving economic conditions, and thus, not preclude growth opportunities. Therefore, the Chamber recognizes and supports the broad tax base concept laid out in Policy #13. Linking land use policy to urban design, however, is entirely inappropriate. Strict actions taken to limit total development could prove detrimental to the tax base and the quality of municipal service delivery in the future. In addition, market forces alone have significant and relevant impacts on land uses at given points in time.

The neighborhood protections described in Policy #1 make good planning sense, particularly in areas that have an identifiable and built-in character. Further definition of such areas should be explored with close attention being paid to character, compatibility with surroundings, and transitionary buffers.

Policy #2 questions the 1993 definition of evolving industrial property. In reality, opportunities for commercial growth and use in Cambridge have diminished markedly since the recession. It is clear that these policies must adapt to given marketplace conditions. The "excepted areas" referred to in Policy #2 currently have appropriate zoning regulations that provide opportunities for community participation (i.e. PUD's). Policy #2 should not be perceived as instability in recent changes in zoning policies due to successful growth of several city areas. This growth has helped Cambridge prosper through the means of job creation and tax base expansion.

The concept of diversity in land use planning is a necessary policy to promote in the future. Policy #3, however, should be flexible enough to encourage diversity during drastically evolving economic times. Mixed uses in different areas should be examined and set forth by sound planning practices.

The transitionary buffers discussed in Policy #4 are necessary in clearly defining boundaries of a given residential neighborhood. The policy should act to protect core residential neighborhoods without rendering existing commercial uses as conforming.

Housing

The rehabilitation of existing housing stock is an essential key to improving the housing conditions in Cambridge. Specifically, housing as a means to increase access to housing for varying income levels. The best method of initiating such reconstruction would be to provide incentives for landlords to improve their property and move toward a fair and equitable investment. This program should include all landlords and provide direct incentives for rehabilitation. These incentives could encourage landowners to reactivate units which now lay dormant and unoccupied due to financial constraints.

The concept of home ownership addressed in Policy #32, "encourage non-profit and tenant ownership of the existing housing stock," is a commendable one. Homeownership always functions as a stabilizing force in neighborhoods. Policy makers should seriously consider reforms that could accommodate the objective of policy #32. Home ownership should be given a great deal more attention as a policy to promote access to affordable housing.

to provide alternatives to the commuting public.

In conclusion, the Chamber fully supports the nascent circumferential transit concept. We believe this additional public transportation system will be necessary in keeping Cambridge competitive. The Chamber is currently working with the Massachusetts State Legislature on this project.

Transportation

As stated in the Summary of Comments, any Cambridge action regarding the regulation or planning if transportation policy should enable and sustain creative commerce and necessary levels of economic growth. The problem of air quality is clearly at the very least, regional. The City of Cambridge should enact policies which will ensure a level economic playing field for Cambridge and its business community. It is imperative that the city not be relegated to a competitive disadvantage. Such a level playing field would ensure that jobs and needed tax revenue not relocate to other communities.

It should be noted that the 1990 Clean Air Act specifically prohibits the relocation of air emission sources from community to another. For example, if development sprawls into the suburbs due to disproportionate noncompetitive regulations, the air quality problem will simply be relocated. Cambridge cannot address this problem in a vacuum. It would make sense to encourage development in areas where public transit options already exist, such as Alewife, Kendall, Central and Harvard Squares. This policy would be consistent with the recommendations of MAPC in the MetroPlan 2000.

Policy #14 speaks of the need to assist Cambridge employers in developing transportation programs to promote non-single occupancy vehicle forms of transit. This policy should be considered on an individual company basis with a careful need to consider the operational needs of a given firm. For example, a multi-plant operational configuration is quite different than a firm which is housed in one location. These plans should advance the goal of emission reduction without adversely affecting employment and tax base growth. These transportation demand management programs should be developed on a regional basis, as the problem of single occupant commuting is a regional one. Public transit commuting alternatives must exist prior to any mandatory transportation programs.

Policy #17 speaks to specific MBTA improvements that will provide greater non-auto access to Cambridge. We should focus on the quality and accessibility of already existing public transit options and future expansions to provide alternatives prior to removing traditional options. At a minimum, some link between North Station to Kendall Square should be seriously considered for those who already use Massachusetts' commuter rail. Express buses should be available at all Red Line MBTA Stations. Furthermore, overall investment in public transit options should be encouraged in order

The Chamber of Commerce supports the policy directed at encouraging the tourism and hospitality industries. Cambridge as a destination is clearly a concept which requires more attention from policy decision makers and community leaders. Tourist dollars spent in the city, clearly benefit employment opportunities, and enhance economic growth.

Economic Development and Employment

The Growth Policy Document addresses in broad terms the underlying development objectives and goals that the business community understands, and is in accord with. The policies should articulate a more comprehensive discussion of specific mechanisms and prescriptions that will help to foster continued growth of the private sector while supporting public policy goals.

Specifically, the Chamber of Commerce asks consideration of the following concepts:

1) Apprenticeship and training programs in lieu of taxes
2) Long and stable planning horizons
3) Tax incentives and a defined role in setting tax rates
4) Loan guarantees
5) Property exchanges
6) Flexible and innovative manufacturing development
7) Intra city transportation initiatives

Data from the Community Development Department suggests an anticipated rate of development to the year 2010 of 350,000 square feet per year, adding a total of 10,000 jobs. This growth would presumably occur largely in Alewife, University Park, East Cambridge, Kendall Square, Northpoint and other areas.

The City of Cambridge and its policy makers should consider to what extent they are willing to undertake a long term understanding with property owners to achieve policy objectives. We believe that the leadership in Cambridge should continue to define a partnership, rather than fueling short term regulation.

Cambridge is clearly an ideal location for economic incubation through a cooperation of the public, private and institutional sectors. Such cooperation would promote job creation, stimulate new and creative industrial development and economic justice. Such an ideal would especially cultivate smaller start-up companies, as the national economy continues to move toward smaller industires. In addition, Cambridge should aggressively create programs designed to both attract and retain larger business concerns.

City of Cambridge

The Committee on Housing and Community Development held a public hearing beginning at 5:30 p.m on May 19, 1994 in the Sullivan Chamber for the purpose of considering the Growth Policy Document drafted by the Planning Board and the Community Development Department. Present at the hearing were Councillor Francis H. Duehay, Chair of the Committee, Councillor Kathleen L. Born, Vice Mayor Sheila T. Russell, Councillor Michael A. Sullivan and City Clerk D. Margaret Drury.

Councillor Duehay convened the hearing and explained the purpose. Councillor Duehay made brief introductory remarks. He said that he was very pleased to have this issue in his committee, particularly since he sponsored the order that ultimately resulted in the growth policy workshops and the Growth Policy Document. He added that he was increasingly pleased with this document. It is a chronicle of the many changes that have occurred in Cambridge over the last twenty years. Council Duehay added that after hearing comments, he expects that the Committee will be able to make some recommendations to the City Council.

Councillor Duehay said that his questions can be reduced to three areas:

1. Is the document comprehensive enough; for example, health education and human services are not dealt with. There are growth areas and implications in these areas, even though they are not within the planning realm of the Planning Board;

2. How are policies to be implemented? and,

3. Can the Growth Policy Document be of use to other city departments and boards, to neighborhood groups and to businesses? Should the Committee ask particular persons representing these section to read this document and react to it?

Councillor Duehay then introduced Susan Schlesinger, Acting Assistant City Manager for Community Development.

Ms. Schlesinger explained that the document is a set of 70 policies. (See Attachment A). She noted that it is primarily concerned with land use policies; she said that it is not a master plan; it is a set of planning concepts. At this point the Community Development Department sees the future in terms of implementation rather than focussing on rewriting the document.

She added that the Planning Board has been using the document over the last year, and has found it useful. The Planning Board is looking for City Council reaction to these policies. Ms. Schlesinger added that the Planning Board is currently having discussion about the possibility of referencing the document in the Zoning Ordinance.

Ms. Schlesinger introduced Ms. Mary Flynn, Assistant Director of Community Development to discuss the process of development of the Growth Policy Document. Ms. Flynn noted that at the time Councillor Duehay submitted his initial order, the City was coming out of a time of very rapid development. While some neighborhood studies had been done, there was not one overall planning document.

Ms. Flynn said that the Planning Board did a great deal of thinking about what a Growth Policy Document should include. It reviewed the history of land use planning and development in Cambridge and reviewed the assumptions it was currently utilizing in its decision making.

Then the Community Development Department held a series of five three- hour workshops beginning in the spring of 1992. Forty (40) individuals, members of the different communities of the city, such as business, neighborhoods, and institutions, participated. The goal was not consensus, but rather broad discussion of all recipients.

Ms. Flynn said that the Planning Board has been using the Growth Policy Document in making decisions and the Planning Board and the Community Development Department have used the document as the basis for ongoing discussions with various neighborhood and business groups.

Ms. Flynn noted that part of the document is devoted to the history of the development with Cambridge over the last 20 years. She reviewed some of the history in a presentation accompanied by slides. Through the Planning Board and Community Development Department's review of the historical issues and discussion, a vision began to take place. They adopted the notion of a sustainable future as the vision for Cambridge. Ms. Flynn stated that there are four elements of this vision that were identified:

1. The Built Environment. It is important to preserve the old, to preserve and renovate. In terms of the commercial district,the theme is the same, preservation where possible;

2. The Natural Environment. This aspect of the vision recognizes the importance of preserving and protecting natural resources, and even expanding them where possible,

e.g. the Lechmere Canal. Ms. Flynn noted that an important aspect of this is air quality;

3. The Social Character of the City. This aspect of the vision recognizes the important and value of the diversity that exists in Cambridge's population; and,

4. The Fiscal Climate. This element of the vision recognizes the importance of preserving a healthy economy.

Ms. Flynn noted that these elements are all interconnected.

Ms. Flynn then introduced Mr. Lester Barber, Assistant to the Planning Board, Community Development Department to discuss how the Growth Policy Document can reasonably be applied to situations calling for land use choices. He noted that the document cannot be applied in all situations; there are some categories in which they are more effective and some less. He distributed a writing entitled "Toward a Sustainable Future - Applying the Principles" (Attachment B).

Mr. Barber said that the policies can be most effective in the development of area-wide plans, for example an area such as Cambridgeport. He compared Cambridgeport with Alewife to make the point that use of the policies does not imply that the results will be the same. Applying the same policies to different circumstances can lead to different results. Mr. Barber used the issue of housing as an illustration. In Cambridgeport, the choice among competing interest was to favor housing.

In Alewife, there are some similar circumstances - it is a large, formerly industrial area. However, there is no dense residential neighborhood closely abutting. Thus other policies may take precedence, such as job development and unpleasant uses like tow lots that have been zoned out of other areas of the City.

Mr. Barber noted that the competing uses of open space and housing provide another illustration of the use these polices. It is unlikely that anyone would suggest converting the Cambridge Common to housing or existing low income housing to open space. However, there are other situations where the clear articulation of both values can assist in making the choice, for example the Blouen site which was converted to affordable housing and the Corporal Burns Shelter, where the choice was to preserve every bit of open space.

Mr. Barber said that the policies can also be of assistance in small areas of rezoning questions.

Mr. Barber observed that at the level of administrative activity and decision making, the policies are less effective and less helpful. He used the issue of special permits in Harvard Square for 2 Brattle Square to illustrate this point. While many in the community disagreed with the outcome, the special permit criteria were clear. Mr. Barber noted that it is very difficult to administer a Zoning Ordinance with very specific provisions and embedded policies where large parts of the community disagree with the provisions and policies in the existing ordinances. He said that the policies are even less applicable when variances are being considered, for example, in the case of 620 Memorial Drive. The building was nonconforming because of its location on the lot. The applicants sought to add another floor, which was allowable under the applicable floor area ratio requirements. The technical requirements for a variance were met. However, if the question is for a variance that is not justified legally, then the policy considerations could play a significant part.

Mr. Barber noted that where the policies would be least applicable is in the situation where a special permit is sought and all of the legal criteria are met. However, even then, if there are very strong public policy considerations embedded in the Growth Policy Documents, these policies could be useful in achieving the desired public policy.

Finally, Les Barber noted that the policy document is not a list of measures and objectives; it is meant to have a longer life span. It is not a set of standards that can be used to apply to and determine every case and situation.

Councillor Duehay noted the presence of Alfred Cohn, Hugh Russell and Hugo Salemme of the Planning Board and invited their comments.

Mr. Cohn, Planning Board Member, stated that the Growth Policy Workshops were enjoyable for the participants and useful in that they enabled the participants to gain a much better understanding of the positions of others. He noted that the Planning Board sees this as a evolving document. As time goes on the issues may change. He noted that Les Barber's use of the Cambridgeport rezoning is interesting because Cambridgeport involved a new event, the conversion from an area to different uses, the conversion from industrial to housing use. In making such a change which can substantially impact on property owners' expectations, it is important to have well-articulated policies supporting the decision. Mr. Cohen also noted that zoning ordinances affect behavior by telling people what they cannot do. This a very different theoretical basis.

Mr. Russell, Planning Board, stated that the Planning Board came to understand its charge as a request to articulate its expertise. He believes it was a wise choice to not just write its vision, but to reach out to the community for its participation in formulating

the vision. These meetings with the City Council represent another event of reaching out.

Mr. Salemme, Planning Board Member, said that the Growth Policy process has been a real learning experience. He at first was anticipating a document half this size and much more specific. As he continues to read and refer to the document,he has come to support the principle of not getting more exact. It is important to accept that time brings changes to all certainties and exactnesses. Mr. Salemme expressed his disappointment as to the housing aspects of the document. He would like to see more serious encouragement of the concept of living near your work.

Councillor Duehay noted that this concept could be a statement of policy in the document although it is not at this time.

Ms. Elizabeth Kline, 15 Kirkland Road, said that she is speaking both as a member of the Cambridge Civic Forum and a policy researcher at Tufts. She began by commending the Community Development Department for the Growth Policy process. Ms. Kline noted that it is important to Cambridge to adopt some kind of development plan that responds to the diverse needs of its human and natural environment. By shifting towards the concept of sustainable development, and away from a more traditional land use orientation, the Growth Policy Document make important progress in this direction.

Ms. Kline said there are opportunities to go beyond what the Growth Policy Document accomplishes. Her first suggestion is to expand the scope of the plan to cover all areas important to the well-being of the community, such as energy, health care, education and water/sewer.

In addition, she suggests greatly expanding the community engagement in future discussions. One City agency cannot reach deeply enough into the roots. She suggests creating an official liaison with the Cambridge Civic Forum.

Councillor Born said that the Growth Policy Document seems to sit on the fence between being pro-active and re-active. In the past, the major fault of Cambridge's planning efforts has been its tendency to be re-active rather than pro-active. She noted the contrast with European planning, which is very pro-active. There is no urban sprawl in Europe. Councillor Born also said that "sustainable" can be a very bendable concept; it is important to put some real muscle and meaning into it. This is a good start to a pro-active role, which will be much needed in the next couple of decades.

Councillor Duehay posed the question of how this document is to be used. He noted that its use to the Planning Board is obvious in decision making and in drafting proposed zoning changes. He asked whether some of the policies would be useful in developing an action plan.

Ms. Flynn said that the Growth Policy Document has been useful in working with neighborhood study groups in developing the neighborhood plans, which are action plans.

Councillor Duehay asked whether the neighborhood plans will actually refer to the Growth Policy Document. Ms. Flynn said that she expects that it will be tied in in the written plan, so that someone who reads the plan but has not participated in the process will understand the way these policies have been used in developing the plan. She said, in response to a question from Councillor Duehay, that neighborhood study participants have been enthusiastic about the Growth Policy Document. Councillor Duehay noted that this process helps to create an informed constituency who can continue to support the policies. He emphasized the importance of having large numbers of informed citizens who support those policies.

Councillor Duehay asked about the reactions of other groups to whom this document has been presented. Ms. Flynn said that she made a presentation to the North Cambridge Stabilization Committee. There were many questions and there was overall support. There was a suggestion that the neighborhood study be revised in light of the Growth Policy Document.

Councillor Born asked about the relationship between the neighborhood studies and the Growth Policy Document. Ms. Flynn said that the format is evolving. Initially, the studies were very lengthy. There have been proposals to make them shorter and more focused. Four have been completed. Four are in process.

Councillor Duehay said that there could be greater specificity in the connections to the work programs of other departments. For example, one policy recommends looking into inner-city jitney services. This is a very nice statement of policy, but how does it get into the action plan or mode. What department writes a policy for a grant.

Ms. Schlesinger said that many of the policies would require actions by other departments. It is important to think through how to formalize the necessary interdepartmental ties for implementation. Ms. Schlesinger gave the example of the pilot street scape enhancement program, which the Community Development Department, the Department of Traffic & Parking and the Environmental Program are working on together,

and which ends up affecting the policies of all.

Councillor Duehay asked if it would be possible to have something written about potential uses of the Growth Policy Document in these situations.

Councillor Duehay thanked those in attendance for their presence and thereupon the hearing was adjourned at 7:35 p.m.

For the Committee,

Councillor Francis H. Duehay
Chair

s

Land Use

POLICY 1

Existing residential neighborhoods, or any portions of a neighborhood having an identifiable and consistent built character, should be maintained at their prevailing pattern of development and building density and scale.

POLICY 2

Except in evolving industrial areas, the city's existing land use structure and the area of residential and commercial neighborhoods should remain essentially as they have developed historically.

POLICY 3

The wide diversity of development patterns, uses, scales, and densities present within the city's many residential and commercial districts should be retained and strengthened. That diversity should be between and among the various districts, not necessarily within each individual one.

POLICY 4

Adequate transitions and buffers between differing scales of development and differing uses should be provided; general provisions for screening, landscaping and setbacks should be imposed while in especially complex circumstances special transition provisions should be developed.

POLICY 5

The major institutions, principally Lesley College, Harvard University, Massachusetts Institute of Technology and the hospitals, should be limited to those areas that historically have been occupied by such uses and to abutting areas that are reasonably suited to institutional expansion, as indicated by any institutional overlay district formally adopted by the City.

POLICY 6

For such institutions reasonable densities should be permitted in their core campuses to forestall unnecessary expansion into both commercial districts and low-density residential neighborhoods.

POLICY 7

Notwithstanding the limitations implied in the above policy statements, (1) the establishment of a new center of tax-exempt, institutional activity may be appropriate in one or more of the city's evolving industrial areas and/or (2) the development of a modest and discreet institutional presence may be appropriate in any nonresidential district when a combination of two or more of the following benefits accrue to the city:

1. Such action will permanently forestall excessive development at the core campus of an existing institution, in particularly sensitive locations; or
2. Existing institutional activity in a core campus area will be reduced or eliminated, particularly at locations where conflict with existing residential communities has been evident or is possible in the future; and
3. The potential for future commercial, tax paying development is not significantly reduced; or
4. The presence of a stable, well managed institutional activity could encourage, stimulate, and attract increased investment in non institutional commercial tax producing development.

POLICY 8

The availability of transit services should be a major determinant of the scale of development and the mix of uses encouraged and permitted in the predominantly nonresidential districts of the city: the highest density commercial uses are best located where transit service is most extensive (rapid transit and trolley); much reduced commercial densities and an increased proportion of housing use are appropriate where dependence on the automobile is greatest; mixed uses, including retail activities in industrial and office districts, should be considered to reduce the need to use the automobile during working hours. Similarly, the scale, frequency, mode and character of goods delivery should play an important role in determining the appropriate density of nonresidential uses anywhere in the city.

POLICY 9

The evolution of the city's industrial areas should be encouraged, under the guidance of specific urban design plans, and through other public policy and regulations such that:

1. Those areas can adapt to new commercial and industrial patterns of development;
2. The residential neighborhood edges abutting such areas are strengthened through selective residential reuse within the development areas or through careful transition in density, scale and lot development pattern;
3. New uses and varied scales and densities can be introduced into such areas;
4. Uses incompatible with the city's existing and future desired development pattern are phased out.

POLICY 10

In some evolving industrial areas multiple uses should be encouraged, including an important component of residential use in suitable locations not subject to conflict with desired industrial uses, to advance other development policy objectives of the city:

1. To provide opportunities for those who work in the city to live here;
2. To limit the use of the automobile to get to Cambridge and to travel within Cambridge;
3. To encourage more active use of all parts of the city for longer periods throughout the day; and
4. To limit the secondary impacts of new development on the existing,

established neighborhoods. These impacts may be both economic, as in the increased demand placed on the limited stock of existing housing, and environmental, as in the increase in traffic on neighborhood streets.

POLICY 11

A wide range of development patterns should be encouraged in these evolving industrial areas at scales and densities and in forms which would be difficult to accommodate in the city's fully developed districts and neighborhoods.

POLICY 12

Those necessary or desirable uses and activities which require specially tailored environments should be provided for and those uses, activities and development patterns which create distinctive environments that serve as amenities for the whole community should be protected or maintained. For example: low-rent industrial space for start-up enterprises; locations for industrial use and development which could be compromised by proximity to other, incompatible, uses, including residential uses; small commercial enclaves which directly serve their immediate surrounding residential neighborhood; locations appropriate for gas stations, car repair facilities, tow yards, etc.; structures or clusters of structures eligible for local historic district designation; or for designation as a local conservation district; environments, as frequently found in the Residence "A" districts, where a unique combination of distinctive architecture and landscaped open space prevails; areas designated or eligible as national register historic districts.

POLICY 13

A pace of development or redevelopment should be encouraged that permits the maintenance of a healthy tax base, allows for adjustment and adaptation to changing economic conditions, and is consistent with the City's urban design and other physical development objectives yet does not unreasonably disrupt the daily activities of the city's neighborhoods and residents or overburden the city's water and sewer infrastructure.

Transportation

POLICY 14

Increase the City's investment in Transportation Demand Management to promote non single-occupancy vehicle forms of transportation and assist Cambridge employers, both individually and collectively, in developing such programs for their employees and operations.

POLICY 15

Enact land use regulations that encourage transit and other forms of nonautomobile mobility by mixing land uses, creating a pleasant and safe pedestrian and bicycle environment, and restricting high density development to areas near transit stations.

POLICY 16

Encourage regional employment patterns that take advantage of areas well served by transit to and from Cambridge.

POLICY 17

Seek implementation of MBTA transit improvements that will provide more direct and, where demand is justified, express service to Cambridge from those portions of the region now inadequately served by transit to Cambridge.

POLICY 18

Improve MBTA public transportation service within the city including updating routes, schedules, signs, and bus stop placement.

POLICY 19

Investigate the feasibility of developing and implementing, within the financial resources of the City, a paratransit system, utilizing taxi cabs where appropriate, in order to supplement the current MBTA system in Cambridge.

POLICY 20

Encourage the state transportation and environmental agencies to develop a regional goods movement plan; in the meantime, use the City's limited authority as much as possible to route truck traffic around rather than through residential neighborhoods.

POLICY 21

Discourage vehicle travel through residential areas both by providing roadway improvements around the neighborhoods' perimeters and by operational changes to roadways which will impede travel on local streets.

POLICY 22

Undertake reasonable measures to improve the functioning of the city's street network, without increasing through-capacity, to reduce congestion and noise and facilitate bus and other non-automobile circulation. However, minor arterials with a residential character should be protected whenever possible.

POLICY 23

Encourage all reasonable forms of nonautomobile travel including, for example, making improvements to the city's infrastructure which would promote bicycling and walking.

POLICY 24

Support regional transportation and land use policies that will improve air quality by reducing dependence on single-occupancy vehicles, both through reduction in employment-based travel and in other trips taken for nonwork purposes.

POLICY 25

Promote the use of truly clean alternative vehicle technologies for necessary vehicle travel particularly in regards to fleets.

Housing

POLICY 26

Maintain and preserve existing residential neighborhoods at their current density, scale, and character. Consider exceptions to this policy when residents have strong reservation about existing character, are supportive of change, and have evaluated potential changes in neighborhood character through a planning process.

POLICY 27

Where possible, construct new affordable housing that fits neighborhood character. In existing residential neighborhoods housing should be built at a scale, density, and character consistent with existing development patterns. Permit reconstruction of affordable housing (defined as more than 50% of units rented or owned by households at 80% or less than median income) that serves a wide range of incomes and groups at previous nonconforming density where reconstruction is less expensive than rehabilitation. Emphasize construction of affordable housing designed for families with children.

POLICY 28

Affordable housing in rehabilitated or newly constructed buildings should serve a wide range of households, particularly low-and moderate-income families, racial minorities, and single persons with special needs.

POLICY 29

Encourage rehabilitation of the existing housing stock. Concentrate City funds and staff efforts on rehabilitation that will provide units for low-and moderate-income residents.

POLICY 30

Concentrate rehabilitation efforts in the city's predominantly low-and moderate-income neighborhoods.

POLICY 31

Promote affordable homeownership opportunities where financially feasible.

POLICY 32

Encourage non profit and tenant ownership of the existing housing stock.

POLICY 33

Encourage where appropriate, recognizing housing's possible impact on desirable industrial uses, the construction of new affordable housing through requirements, incentives, and zoning regulations, including inclusionary zoning provisions, in portions of the city traditionally developed for nonresidential, principally industrial, uses. Create effective, well designed transitional zones between residential and industrial uses.

Economic Development

POLICY 34

Cambridge's evolving industrial areas are a valuable resource whose mix of uses must be carefully planned over the next twenty years.

POLICY 35

Appropriate development in the city's evolving industrial areas should be encouraged to maintain the city's overall economic health , to expand the tax base, and expand job opportunities for Cambridge residents.

POLICY 36

The observable trend towards the development of clusters of related uses in the city's evolving industrial areas should be strengthened through the city's land use policies.

POLICY 37

In evolving industrial areas for which economic development, urban design, or other plans have been developed, private phased development consistent with those plans should be permitted to develop to completion, even if completion may take more than a decade.

POLICY 38

Within clearly established limits, land use regulations in the evolving industrial areas should recognize the need for flexibility of use - as for instance between office, research, and light manufacturing activities - and provide for a wide range of density options throughout the city including those which foster research and development and start-up operations.

POLICY 39

Development patterns in all nonresidential areas must be planned to minimize negative impact on abutting residential neighborhoods.

POLICY 40

The City should actively assist its residents in developing the skills necessary for them to take full advantage of the city's changing economic makeup and to provide the personnel resources which would make Cambridge a desirable place to locate and expand.

POLICY 41

The benefits of a strong employment base should be extended to portions of the resident population that have not benefitted in the past; the City should support appropriate training programs that advance this objective.

POLICY 42

While recognizing some of the disadvantages of any urban location for many kinds of manufacturing activities, the City should make every effort to retain and recruit a wide range of enterprises suitable

for a Cambridge location, presently, or in the future as manufacturing processes evolve and change. Where possible the disadvantages should be minimized and the real advantages strengthened for manufacturing activities that can widen the city's job base and solidify its economic vitality.

POLICY 43

The City should establish the regulatory environment and provide the support necessary to encourage the establishment of manufacturing activities for which the city may be a suitable location in the future.

POLICY 44

The City should actively cultivate a regulatory and policy environment that assists in the retention of existing industries, supports the creation of new businesses and the innovative thinking that precedes it, retains an inventory of low-cost space necessary for fledgling enterprises, and fosters an innovative environment where entrepreneurship thrives.

POLICY 45

Specialized economic activities for which Cambridge is a congenial host, such as the tourism and hospitality industries, should be supported.

POLICY 46

The diversity, quality, and vigor of the city's physical, ethnic, cultural, and educational environment should be nurtured and strengthened as a fundamental source of the city's economic viability. More specifically, minority businesses and economic entrepreneurship should be encouraged.

POLICY 47

Existing retail districts should be strengthened; new retail activity should be directed toward the city's existing retail squares and corridors.

POLICY 48

Retail districts should be recognized for their unique assets, opportunities, and functions, and those aspects should be encouraged, in part to assure that they can compete with regional shopping centers and maintain their economic viability.

Institutions

POLICY 49

The City and its major institutions should engage in a formally established on-going dialogue to share concerns; identify problems, conflicts, and opportunities; and to fashion solutions and areas of cooperation to their mutual satisfaction. As part of this dialogue, each institution should create a plan describing its existing status as well as outlining its future needs and goals, and the means for achieving those goals.

POLICY 50

The City should recognize the need for the major institutions to adapt and respond to changing circumstances to maintain their leadership positions in education, health care, and research while recognizing, responding to and coordinating with City policy goals.

POLICY 51

Where tax-exempt academic uses are expanded into retail corridors and squares, mixed-use development including taxable retail or other commercial development should be incorporated wherever possible, especially at street level, recognizing each retail area for its unique assets, opportunities and functions, and strengthening these aspects when expanding into such areas.

POLICY 52

The city's major educational institutions should be encouraged to provide housing for their respective faculties, students, and staff through additions to the city's inventory of housing units. Effective use of existing land holdings should be a tool in meeting this objective, where it does not result in excessive density in the core campus. In addition, where new housing is to be located within or abutting an existing neighborhood, it should match the scale, density, and character of the neighborhood. The institutions should be encouraged to retain this housing for client populations over an extended period of time. They should consider housing other city residents within these housing developments as a means of integrating the institutional community with city residents.

POLICY 53

Except in circumstances where further institutional growth is appropriate or beneficial to the city as a whole (see Policy 7) the city's institutions should be discouraged from creating new fiscal burdens on the City treasury through the conversion of property from tax producing uses to nontaxable uses, and should mitigate any harmful effects of such conversions through financial compensation.

POLICY 54

The institutions' capacity for commercial investment should be directed in part to assist in the transformation of evolving industrial areas and commercial districts, as defined by City policy and elaborated upon through formally established, on-going planning discussions.

POLICY 55

Where major institutions invest in commercial properties, their willingness to manage those properties partly in response to broader community objectives of diversity and community need, as articulated through the continuing formal dialogue with the City and its

residents, should be encouraged, consistent with the institutions' fiduciary responsibilities.

POLICY 56

Recognizing the localized nature of their physical presence, the city's smaller institutions should be regulated on an individual basis as provided in the zoning ordinance's institutional regulations and as they are impacted by zoning, urban design, and other City policies.

Urban Design

POLICY 57

Design review for new development should be established throughout the city for all areas where future development will be of a scale or quantity that will potentially change or establish the character of the district.

POLICY 58

Even in areas where the character of a district is firmly established and new development is likely to be very modest, design review should be required where small scale changes are likely to disrupt the desired district character.

POLICY 59

The regulations for all zoning districts in Cambridge should reflect the city's fundamental urban design and environmental objectives: height, setback, use, site development, and density standards imposed should be consistent with or advance those urban design objectives.

POLICY 60

Urban design and environmental standards should be developed for all areas of the city which are or may be in the future subject to redevelopment or significant new development.

POLICY 61

Urban design standards should reflect the historic context within which change will occur while permitting design that is responsive to contemporary circumstances.

POLICY 62

As transitions between differing uses are extremely important in a densely developed city, urban design standards should be developed to ensure that these transitions are made properly, respecting the maximum extent possible the needs of each contrasting use.

Open Space

POLICY 63

Open space and recreational facilities serving a wide range of functions and clientele, including the elderly and special needs populations, should be encouraged, either through expansion of the existing inventory, through multiple use of existing facilities, or through creative programming of those facilities.

POLICY 64

Conservation lands and other environmentally sensitive areas are a vital part of the city's open space system and should be maintained and protected appropriately. Public access to and use of these areas must be carefully planned and balanced with preservation of these resources.

POLICY 65

Expansion of Cambridge residents' opportunities to use regional recreational facilities (those owned by the Metropolitan District Commission and the Commonwealth) located in the city should be encouraged, particularly where the adjacent residential community is underserved by local recreational facilities, and when the legitimate regional use of that facility would not be unduly restricted. In addition, there should be increased coordination of recreation programming and planning between the local and regional levels.

POLICY 66

New open space facilities, including larger ones for organized activities, should be considered for those private developments where the size of the development, the amount of land area and/or the ownership patterns provide the flexibility to accommodate such a facility without loss of economic value for other uses.

POLICY 67

Acquisition of publicly owned or administered open space should be made in those dense residential areas clearly deficient in all forms of open space, but only where significant fiscal resources are provided through federal or state acquisition programs or a substantial portion of the cost is born privately; facilities of modest size and flexible in use characteristics, located close to the homes of the persons for whom they are intended should be encouraged.

POLICY 68

Only under extraordinary circumstances should existing open space facilities be eliminated from the city's inventory for other uses; small, passively or merely visually used facilities, should not be undervalued in this regard merely for lack of intensive or active recreational use.

POLICY 69

The city should encourage the permanent retention and protection of useful, effective, attractive private open space whether publicly accessible or not. Community use of private recreational and open space facilities in the city should be encouraged at reasonable levels where the private function of those facilities would not be impaired and

where the recreational activity provided by the private facility is not well served in available public facilities.

POLICY 70

Repair, maintenance and timely upgrading of existing facilities should be the city's highest fiscal priority with regard to open space and recreational facilities. The City should explore, and adopt as appropriate, mechanisms whereby the private sector can reasonably provide, assist in and/or contribute to the maintenance of publicly useable open space and recreational facilities.

D

Toward a Sustainable Future - APPLYING THE PRINCIPLES

A policy plan is only as effective as its influence on the important decisions that shape the character of the environment of the City in the future. The following commentary outlines some of the ways by which the policies and policy themes presented in ***Toward a Sustainable Future*** can be employed to best effect to guide future development and physical change in the City to fulfill the vision presented in the document. In general the mechanisms discussed are presented in descending order of effectiveness.

I. Development of Land Use and Urban Design Plans

a. The document provides the policy context within which the details of an urban design plan or land use plan are developed.

b. The document provides the policy context within which the details of a rezoning proposal designed to implement an urban design or land use plan are determined.

The policy document ***Toward a Sustainable Future*** operates most effectively at this level. In developing an urban design plan, all the themes presented in the policy document are taken into consideration. Those themes and the specific policies are applied to the particular physical circumstances under review, their relevance sorted out, priorities among them are assigned, and choices made, as necessary, among the possible policy directions that might be taken. All this is done in light of the economic, political and social context prevailing at the time. In the plan, specific objectives might be established, distribution of uses suggested, and implementation strategies outlined.

The urban design plan is then implemented, in part, by adoption of revisions to the Zoning Ordinance. Those revisions detail specific processes necessary for development approval, the scale of development to be allowed in the planned area, at what height and density buildings would be permitted, and what uses are to be allowed. If a particular type of development is to be allowed only after review by the City, a special permit may be mandated, and the criteria upon which that special permit is to be granted are outlined. The policy themes that shaped the urban design plan will also shape the implementing zoning. Once the policy formulations are incorporated into the basic structure of the zoning, that zoning should operational with little need to revisit the policies that shaped it.

In the past decade, one of the causes of friction between the residential community and the development community has been the fact that old policy objectives, to which the community as a whole no longer subscribes, have been imbedded in the details of those portions of the zoning ordinance developed decades ago. Unless the new vision for Cambridge is reflected in the zoning ordinance through systematic revisions, mixed signals will continue to generate controversy and conflict.

II. Evaluation of Specific Public or Private Actions

a. The document provides a policy context within which to establish municipal priorities when evaluating public and private actions.

b. The document provides a policy context within which to evaluate the appropriateness of public capital investments and other public actions.

c. The document provides a checklist of community and public interests or concerns that can legitimately claim to be considered when land use and other possible public initiatives are before the City and the community.

Initiatives that are more specific and less comprehensive than those discussed in Paragraph I above, which might be undertaken by the City or by private persons, can be reviewed and better evaluated by reference to a policy document. Among such initiatives might be: (1) creation of a new open space facility or reuse of an open space facility for a non open space use, (2) roadway improvements or investment in alternate commuter mobility programs, (3) construction of publicly assisted housing development, (4) adoption of techniques to foster economic development, as in the application of the 121A authority to private development. Where such an improvement or action may be the implementation of a previously developed comprehensive assessment and functional plan, the policies could effectively shape the details of that plan in a manner similar to the development of an urban design plan as outlined in Paragraph I above.

For any public issue it is always important to keep in mind that several policy objectives may come into play or be at issue when a particular action is proposed. If all policy interests of the City and community are not equally and adequately articulated, any one worthy public interest - for

instance, affordable housing or well paying jobs or city revenue or reduced traffic - may advance without adequate assessment of the net gain or loss to the community as a whole or without a full appreciation of the tradeoffs that are being made, perhaps unconsciously.

III. Review of Small Scale Zoning Ordinance Changes

The document provides a policy context within which the appropriateness of small scale citizen or property owner initiated rezoning petitions or focused revisions to portions of the zoning ordinance can be evaluated.

In these circumstances the applicable policy issues raised may be more limited in number and less diverse in scope than would generally be the case for the large area rezonings discussed in Paragraph I above. Nevertheless, individual policies, or groups of policies, might provide valuable guidance in arriving at an assessment of the merits of the proposal as it affects the public interest.

IV. Special Permit Applications

The document provides a policy context within which to determine the nature of possible conditions to be imposed on development permitted only by special permit.

Ideally, the zoning ordinance's details, including which activities are permitted only by special permit and under what conditions, have been developed after consideration of the policies enumerated in ***Toward a Sustainable Future***. The evaluation and balancing of the applicable policies are best undertaken prior to adoption of the ordinance provisions; those provisions then directly implement the policies that were determined to have relevance. The uses and developments that are inconsistent with the policy plan should not be allowed; where a use or development is allowed by special permit, it should be understood that, when the conditions prescribed for its issuance are met, the authorized development or use is by definition consistent with the policy plan. The conditions to be required before issuance of the special permit should be as precise as possible and by implication should define an outcome which is consistent with ***Toward a Sustainable Future***.

Where a special permit process was developed before adoption of ***Toward a Sustainable Future***, an evaluation of the policy

document could well provide some guidance in imposing conditions on the issuance of a special permit for types of development or scales of activity that truly involve matters of planning principle. In some circumstances it might be possible to have a significant conflict between the clear intent of the Zoning Ordinance as written and an evolving policy consensus that differs from the one upon which the special permit process was originally developed; at the extreme it might be difficult to establish conditions that are consistent with both the clear intent of the Ordinance as written and with the new, evolving, policy perspective.

However, for most special permits, the considerations legitimately brought to bear on an application request are not likely to involve concerns of such weighty importance. Rather, issues specific to the site or to the operation of the activity or facility, having no policy dimension whatsoever, will most directly determine the outcome.

V. Variance Applications

The policy document provides a policy context within which to determine the appropriateness of any conditions to be attached to a variance, subject the limits to such conditions inherent in the standards required for issuing variances.

The role of the policy plan in determining the appropriateness of a variance request is even more limited than in the case of conditioning the issuance of a special permit. By definition, under most circumstances a legal variance is something that the applicant is entitled to because of the extraordinary and unique conditions applying to the subject property. The role of policy evaluation in such circumstances is likely to be rather circumscribed; a variance might indeed be appropriate for activities which are inconsistent with established policy principles.

In those cases where the variance request is understood not to conform strictly to the limited, legal standards upon which variances are ideally granted, evaluation of policy themes and directions might play a more significant role, akin to the considerations outlined for special permits and rezonings discussed in Paragraphs III and IV above.

VI. Denial of Special Permits

In limited circumstances, the document might appropriately provide a policy context for determining whether a special permit should be

issued.

It is certainly possible to imagine that the bundle of characteristics of a development seeking a special permit is so contrary to current, adopted policies that the permit should not be granted at all, no matter what conditions might be imposed. However, as discussed in paragraph IV above, the ideal is that such offending development options should not be permitted under any circumstances to begin with, evaluation of policy considerations having worked to exclude them up front.

In adopting a set of policies to guide public debates, it is important to understand the limits of the application of those policies. If misunderstood or misapplied the policies may appear irrelevant and perhaps dismissed in those very circumstances were their application would be most helpful. Therefore, in addition to the discussions above, it might be useful to make clear what the policy document and its constituent policies clearly are not.

First, policies are not objectives; they do not define a measurable product or outcome. The policies may, however, suggest areas of public interest for which measurable objectives can be developed; and the development of such objectives is a logical step towards implementation of the document's proposed policy themes.

Second, policies are not meant to be specific standards or criteria to which every site specific regulatory action must comply. As the discussions above indicate, an evaluation of the policies may be useful in certain regulatory proceedings. But in general, it is unreasonable to expect that generalized statements of policy direction can act as criteria that must be met before a routine, small-scaled, site specific action is taken or approval granted.

Third, the policies do not constitute an elaborate formula that mechanically determines the outcome of an issue or the choice that should be made or the approval that should be given or denied. Where they have some relevance, the policies must be evaluated and priorities assigned and weight given to the importance of each one in each new circumstance. Judgements must be made in every case.

Finally, while the document and its constituent policies form a consistent and coherent policy whole, their application is not immutable in the face of changing circumstances over time or from one locale to another within the city. A different weight of importance or priority rating might be given to any particular policy in one location, compared with another, or under one set

PETITION OF Joseph Joseph

re: Growth Policy Document

Petition filed with the City Clerk Jan. 12, 1994

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

1 day Jan.
28 day Feb.
30 day March
65 day - March 30th, 1994 = all hearings

In City Council Jan. 24, 1994

Referred to the Planning Board for report Jan. 24, 1994

Planning Board Hearing March 15, 1994 at 7:30 p.m.

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be June 27, 1994.)

2 day March
30 day April
31 day May
27 day June
90 day = June 27, 1994

City Council hearing published Jab on March 15, 1994

and March 22, 1994

Hearing before the Ordinance Committee March 29, 1994 at 6:00 p.m.

Reported to the City Council April 11, 1994 - Referred to the Housing & Community Development Committee.

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on _____

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE June 27, 1994

LEGAL NOTICES

...continued from previous page

THE PRINCIPAL MANAGER OF THE POLAROID FOUNDATION, INC. IS MARCIA SCHIFF, TELEPHONE (617) 577-3597.

APPROVAL
MARCIA SCHIFF
EXECUTIVE DIRECTOR

(C)May12
#38318

CITY OF CAMBRIDGE

PUBLIC NOTICE

The Housing and Community Development Sub-committee of the Cambridge City Council will conduct a series of public hearings to discuss the **GROWTH POLICY DOCUMENT.** These hearings will be held in the Sullivan Chamber, Second Floor,City Hall,Cambridge, Massachusetts on the following dates:

Thursday, May 19, 1994	5:30 P.M.
Thursday, May 26, 1994	5:30 P.M.
Thursday, June 2, 1994	5:30 P.M.

The first hearing will consist of a presentation by the Community Development Department and testimony from public officials. The second and third hearings will be devoted to receiving public testimony.

By Order of the City Council,
ATTEST:- D. Margaret Drury
City Clerk

(C)May12
#38307

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT
Middlesex, ss Docket No. 85P1799C
GENERAL PETITION
NOTICE

To all persons interested in the estate of **Helen C. Atwood** a person under Conservatorship of Cambridge in the County of Middlesex, A petition has presented to said Court by James R. DeGiacomo of Boston in the county of Suffolk praying that this Honorable Court approve payment of $9,657.64 for his professional services and expenses for the year 1993, as more fully described in a petition filed with said Court on April 8, 1994.

If you desire to object to the allowance of said petition you or your attorney must file a written appearance in said Court at CAMBRIDGE on or before May 19, 1994.

WITNESS, SHEILA E. McGOVERN, Esquire, First Justice of said Court at Cambridge this eighth day of April 1994.

Donna M. Lambert
Register of Probate Court

(C)May12
#38311

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Adrian Cabral d/b/a Adrian's Jewelry Repair** has applied for an antique store license at 1617a Massachusetts Avenue.

The hearing for this application will be held on Tuesday evening, May 24, 1994, at six o'clock, 831 Massachusetts Avenue, 2nd floor, Cambridge, Mass., 02139.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)May12
#38287

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Pursuant to General Laws, Chapter 140, notice is hereby given that the License Commission has received an application from **Whitney's Cafe, Inc.** d/b/a **Whitney's, John Henaghan, manager,** holder of an all alcoholic beverages as a restaurant license at 37 John F. Kennedy Street has applied for its entertainment license be extended to include one (1) dart board and one (1) juke box in addition to two (2) video games (one video to be taken out) already licensed.

The hearing on this application will be held on Tuesday evening, May 24, 1994, at six o'clock, in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

Alex Rodriguez
Kevin Fitzgerald
Henry Breen
License Commission

(C)May12
#38286

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss Probate Court No. 366591
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Edward Cohen** late of Cambridge, in said County, deceased

You are hereby notified pursuant to Mass. R.Civ.P. Rule 72 that the 25th thru 28th accounts of Baybank (formerly Baybank Harvard Trust Company as Trustee (the fiduciary) under the will of said deceased for the benefit of Bessie C. Ginsburgh have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the 3rd day of June, 1994, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R.Civ.P. Rule 5.

WITNESS, SHEILA E. McGOVERN, Esquire, First Judge of said Court, this 27th day of April, 1994.

Donna M. Lambert
Register

(C)May12
#38305

NOTICE

THE ANNUAL MEETING OF THE SHAREHOLDERS OF NORTH CAMBRIDGE CO-OPERATIVE BANK WILL BE HELD AT ITS OFFICE, 2360 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS ON MAY 24, 1994 AT 5:00 P.M. **(1) TO RECEIVE THE ANNUAL REPORT OF THE PRESIDENT; (2) TO ELECT DIRECTORS AND A CLERK OF THE BANK FOR THE ENSUING YEAR; (3) AND TO CONSIDER AND ACT UPON ANY MATTERS INCIDENTAL TO EITHER OF THE FOREGOING OR AS MAY OTHERWISE PROPERLY COME BEFORE SAID MEETING.**

A copy of the Report of the Shareholders' Nominating Committee, as filed with the Clerk on May 3, 1994, is available for inspection by shareholders at North Cambridge Co-operative Bank, 2360 Massachusetts Avenue, Cambridge, Massachusetts, during regular business hours up to and including the date of the meeting above specified.

State Elder Affairs secretary meets local seniors

"Health care continues to be the number-one issue facing elders in Massachusetts," Secretary of Elder Affairs Franklin Ollivierre said during a May 3 meeting with local elders and advocates at the Community Center of the Massachusetts Alliance of Portuguese Speakers.

The visit was one of a series of community forums the secretary has been attending across the state. The local event was organized by Somerville-Cambridge Elder Services (SCES) and the Somerville and Cambridge Councils on Aging. Among the 50 elders and advocates attending were members of the board and staff of these organizations, as well as the Somerville Cambridge Aging Network and the Advisory Council of the Area Agency on Aging.

Ollivierre said the Executive Office of Elder Affairs supports the Clinton proposal for long-term care and prescription drug coverage "100 percent. It is the best hope we have of controlling costs and having universal coverage."

He also discussed the state budget bill currently before the Legislature, saying that the governor has proposed maintaining the home care system at its present level. "If we don't get this money, we will have to cut 700 clients a month statewide."

He described the Councils on Aging as the "social safety net" for elders in the commonwealth. "The Councils on Aging haven't had a [budget] increase since 1988. We want to make sure we build that part of the network."

"We hope we can make the legislators see that, but if not, it is incumbent on you," he said.

> ***"Older people have to speak... They must know what's at stake and let the legislators know."***
> Secretary of Elder Affairs
> Franklin Ollivierre

Ollivierre expressed his concern over House Bill H2177 that would make the home care program part of Medicaid. "Seniors are upset about this," he said. "Medicaid is a medical model and very bureaucratic. A lot of things we [at EOEA] do would not happen."

He feels that under this bill the collaboration that now takes place between EOEA and other departments, such as mental health and mental retardation, would be lost. Current collaborative efforts include an agreement with the Alzheimer's Association to provide training for police on how to handle people who wander; an intergenerational program for grandparents raising grandchildren; and a recent conference on spirituality and aging.

"Our philosophy is that anything that has to do with anyone 60 or over has to do with us," he said. "Local control is what we're after and along with that, quality assurance to make sure we get what we pay for."

"We want to make state government user-friendly," said Ollivierre.

Questions and comments from the audience ran the gamut of issues, ranging from rules on Medigap insurance to legislation regulating assisted living housing.

Janine Lotti, director of the Somerville Council on Aging, asked if elders need to choose whether to focus their advocacy efforts on getting funding for Home Care Corporations or Councils on Aging. Ollivierre replied, "Advocate for the whole budget. Don't make a choice."

Ken Holmes, SCES vice president and president of the Arlington chapter of the National Association of Retired Federal Employees, discussed the horror stories he hears of people who place a spouse in a nursing home and subsequently lose all their resources to the high cost of care.

Two residents of local nursing homes expressed their concern over bed-hold policies for nursing home residents who are hospitalized.

"What are you gong to do for nursing homes?" asked one woman. "Everyone in my nursing home is afraid to say they're sick." The secretary said he hoped this issue, which was resolved last year, would not surface again.

"Older people have to speak," Ollivierre concluded. "They must know what's at stake and let the legislators know."

The above reported was submitted by Somerville-Cambridge Elder Services.



Secretary of Elder Affairs Franklin Ollivierre chats with a nursing home resident during a recent visit with Cambridge and Somerville seniors.

LEGAL NOTICES

The Bank's Financial Disclosures, Home Mortgage Disclosure Information, CRA Policy and Plan, and latest CRA Performance Evaluation are available upon request at the Bank located at 2360 Massachusetts Avenue, Cambridge, MA or by calling (617) 876-5730.

Lucille A. Stackhouse
Clerk of the Corporation

(C)May12
#38312

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division Docket No. 94P1631E
Estate of **Mary Frances Perkins**
Died on March 6, 1994
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 Fiduciary Trust Company of Boston in the County of Suffolk be appointed executor without giving surety on its 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 June 6, 1994.

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 second day of May in the year of our Lord one thousand nine hundred and ninety four.

Donna M. Lambert
Register of Probate

(C)May12
#38309

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PHOTO BY BETHANY VERSOY

Laurie Schuyler tries to "ring the bell" during Buckingham Browne & Nichols' annual circus on Saturday.

Patriots owner to be honored at annual 'Good Scout' event

Robert Kraft, the new owner of the New England Patriots, and Cambridge Schools Superintendent Mary Lou McGrath have been named the 1994 recipients of the "Good Scout Award."

Edward O. Owens, vice president of the local Boy Scouts of America and chairman of the committee planning the annual award presentation, said the honorees "have made significant contributions to the educational and corporate fabric of our community."

The awards will be presented at a reception and luncheon to be held on Friday, May 29, at the Hyatt Regency Cambridge. More than 500 members of the Cambridge business, professional and educational community are expected to attend the event, which benefits the Cambridge scouting program and the operation of Camp Quinapoxet.

Natalie Jacobsen, the popular evening news anchor of WCVB-TV, Channel 5, will serve as master of ceremonies for the luncheon program. Assisting with the program will be Cub Scouts, Boy Scouts and Explorers from the Cambridge Council.

Assisting with the program and serving as co-chairman of the committee are Robert Jones, Walter Sullivan, James Rafferty, Russell Higley, John Campbell, Edward Holleran, Joseph O'Connor, William Callahan, Manuel Rogers, John Penney, James Keegan, Sheila Russell, George Wilson, Paul Langley, Frederick England, Paul Lohnes, John Hastings, Paul Parravano, William Poist, Conrad Fagone, Robert Marini, Ralph Malin, Virgil Aiello, Kenneth Simmons, and Eagle Scout Bumsoon Lee.

Tickets for the luncheon and award ceremony may be obtained for a member of the committee or by calling the Cambridge Council, BSA, at 547-2760.

COMMUNITY NOTES

Support for battered women

The Women's Center, 46 Pleasant St., Cambridge, offers support for battered women free of charge in an informal setting every Wednesday, except the third Wednesday of the month, at 7 pm.

Battered women can find new direction for their lives by sharing their concerns with others in the same situation and by exploring new ways of dealing with this problem. The facilitator has over 15 years experience giving support to battered women.

For more information, call 492-5630 anytime, or 354-8807 weekdays from 10 am to 9 pm.

Whist party to be held May 21

Youville Hospital Guild will hold its annual progressive whist party and spring festival at the Nursing School auditorium, Youville Hospital and Rehabilitation Center, 1575 Cambridge St., on Saturday, May 21, starting at 11 am for lunch and snacks, with whist beginning at 1 pm.

Altman named Veteran Advocate of the Year

The United States Small Business Administration named Dorothy Altman of Cambridge, a housing and development consultant, "Veteran Advocate of the Year." Altman received the award for her work with the Massachusetts Department of Veterans' Services.

For several years she has spearheaded the efforts of the nine state-funded veterans' outreach centers and other veterans' advocate organizations to provide transitional housing and shelters for Massachusetts veterans of the armed services.

With her assistance, veterans' organizations in Hyannis, New Bedford and Worcester now provide shelter and housing for homeless veterans and a transitional house in Gardner is in the early stage of development. The award was presented at "Massachusetts' Salute to Small Business" on May 5.

Family picnic to be held May 14

Cambridge Lavender Alliance Parents, Teachers and Allies (CLA-PTA) will hold a family picnic at Danehy Park's Sherman Street entrance on Saturday, May 14, beginning at noon. (The rain date is May 15.) For further information, call 354-8306.

Class of 1939 plans reunion

The Cambridge High and Latin School Class of 1939 is holding its 55th reunion on Sunday, Oct. 2, at the VFW Hall on Huron Avenue from noon to 5 pm. Tickets are $20 and include a full course chicken dinner and music. Invitations will be sent out in June.

There will be no tickets sold at the door; reservations are required. For further information, call 864-6038.

Candidates needed for Affirmative Action

The city manager is seeking candidates to serve on the city's Affirmative Action Advisory Committee. Activities include: advising the city manager and affirmative action director on affirmative action and equal employment opportunity; advising the affirmative action director and personnel department on recruiting, career development and retention; monitoring progress in the achievement of goals and adherence to timetables; and recommending improvements in the city's affirmative action efforts.

The committee meets once a month. Anyone interested should submit a letter of interest and a resume by June 1 to: Robert W. Healy, city manager, c/o City's Affirmative Action Advisory Committee, City Manager's Office, City Hall, 795 Mass. Ave., Cambridge, 02139.

For more information, call William Gomes at 349-4332.

Spring festival at St. Peter's Church

St. Peter's Church will hold its annual spring festival on Saturday, May 14, from 10 am to 3 pm on parish grounds at 100 Concord Ave. Admission is free.

The festival will include a flea market, rummage sale, furniture, home-cooked foods, books, plants, grand raffle, children's area with games and carousel, pony and fire engine rides, music and more.

The highlight of this year's festival is the grand prize raffle that features a trip for four to Disney World valued at $3,000, a complete stereo sound system valued at $1,000, a $500 cash prize, and over 50 additional cash and merchandise prizes. For more information, call 547-4235.

Women's Day at Episcopal church

The Episcopal Church Women of St. Bartholomew's Church, 239 Harvard St., will celebrate its annual Women's Day on Sunday, May 15, at the 10:30 am service. The guest speakers will be young women preparing for the 21st century, which is the theme for the program.

Creating new connections between MIT and Germany

Missing Cambridge, doctor launches German alumni club

BY AMY MILLER
Chronicle Staff

In the land of the Danube and the Rhine, the country of castles and the Deutsch Mark, Germans have long gone without.

Without, that is, a little piece of Cambridge afforded so many other nations around the world.

Although Germany has sent more than a few scientists to study at the esteemed Cambridge institution that is as stereotypically wedded to empiricism as the country itself, this European nation until a year ago did not have an MIT Club for its alumni.

About 40 other countries had their own organization of MIT alums, but Germany was sadly lacking. Sadly, at least, from the point of view of one Berlin resident who had been at MIT for more than one heady stint in the 1980s.

Reinhard Gessner, who studied at MIT in 1983-1984, then worked at institute's bio labs again in 1988-1989, returned to Europe in the 1990s with hopes of getting some kind of group going among German residents with MIT studies behind them.

As it happened, Gessner already had practice in finding a home among MIT alumni. While in Cambridge, the 38-year-old Gessner said he paved the way for a greater acceptance of post-docs in the alumni association membership.

SITTING IN A CAFE beside the 17th century Charlottenburg Castle on a recent spring day in Berlin, Gessner munched on waffles and blueberries during a three-hour brunch with several other Cambridge ex-pats and described the steps he took to get more recognition from the MIT Alumni Association and then to start the German group.

A medical doctor and self-proclaimed "geek," Gessner first came to MIT as a visiting scientist during his doctoral studies in Germany. At that time he lived on Magazine Street. He later returned to live on Kelly Road and work at MIT's biology department and do medical rotations at Mass. General during his last year in medical school. He felt badly, he said, that he couldn't be part of the alumni association just because he didn't get a degree from MIT.

"I did the same work so I didn't see why I should be an alumni," said Gessner. Although he did doctoral work at MIT, working under advisor Alex Rich, he got his degree from Germany, not Cambridge and thus was not originally eligible.

Over at the Cambridge office of the alumni association, administrative assistant Nancy Howells said that, actually, the association and clubs have always included post-docs who were interested. The school simply didn't have a way to keep track of these past students and researchers and thus many of them got lost in the shuffle.

GESSNER BELIEVES the greater access to post-docs will help MIT on the world market in the longer run. Germany has many fine institutions for science at the undergrad and even graduate levels, explained Gessner, now in his residency and doing biomedical research at Rudolf Virchow University Hospital. It is at the post-doc level that MIT begins drawing a larger number of German students, he said.

Opening the doors to post-docs will create a more international alumni association since a greater number of older students and researchers than undergrads come from outside the States, he suggested. This in turn, will help the school get its name not just around the country, but around the world.

Work to begin the German club got under way in the fall of 1992 when now-president Martin Schloh of Cologne, a former MIT doctoral student in chemistry, Gessner and two other former students Germany started talking. The original group of seven in the spring of 1993 included three Germans in Cologne, an American living in Frankfurt, and Germans living in Stuttgart, Hamburg and Berlin.

In one year the club has grown to 80 members, which is about a quarter of the 300 to 400 German-based alumni and a penetration rate Gessner believe matches that in the States.

EVENTS already have been held in Frankfurt, Berlin, Hamburg, Munich, and Cologne, Gessner said proudly. And although he is so busy being a scientist and doctor that friends do not believe he is involved in anything this social, Gessner himself planned two gatherings last year and will organize one for September. The big event of the year was Dec. 4, when MIT economist Lester Thurow spoke in Cologne, drawing more than 100 alumni.

> ***"MIT is quite interested in having this club since Germany was the only major country in the world that didn't have an MIT alumni club."***
> **Reinhard Gessner, founder of MIT Club in Germany**

"MIT is quite interested in having this club since Germany was the only major country in the world that didn't have an MIT alumni club," Gessner said.

The MIT Alumni Association in Cambridge reports there are 95 clubs altogether, with 39 of them in other countries.

The cost of joining is $100 marks (about $60) a year, and includes a subscription to the Eager Beaver, named after the institute's mascot. Among the events planned for the future is a conference on science and politics. The group is hoping Charles Vest, MIT's president, might even show up.

Gessner's description of the club was enticing enough that fellow Berlin resident Erich Runge, a part-time Harvard post-doc, decided he might work on a similar organization for Harvard people in Germany.

"What you said about MIT sounds so good I might just form one for Harvard," said Runge, 35, who will be back in Cambridge in May for a stint.

A PHYSICIST who spends three-quarters of the year at the Max Planck Society outpost in East Berlin and the other three months in Cambridge, Runge was active in Harvard's international club during three years living on Ellsworth Place in Cambridge. Now he's ready to take on Germany.

As it happens, in some countries the MIT and Harvard clubs are combined, according to the Alumni Association in Cambridge.

During their rendezvous in Berlin, Runge and Gessner were also accompanied by two Americans from Cambridge — this reporter and Ellsworth Place resident Lori Goldstein, a Brandeis University fund-raiser who is now midway through a three-month trip around the world. After stops in Hawaii, Australia, Thailand and Hong Kong, the Harvard grad is now set to visit former Eastern Bloc countries, Spain and perhaps Israel.

Meanwhile, the two Germans often miss Cambridge.

Coming from a relatively homogeneous society, Gessner found the openness and diversity of Cambridge particularly seductive.

"It's the internationality," he said. "It's very open-minded. I've never experienced any discrimination."

In fact, Gessner notes that many people — white Americans — warned him when he moved to Cambridgeport that this was a mixed neighborhood and he might have problems.

"Friends said don't ever go out late at night. You'll get kicked off the bike and mugged." Instead, he found the neighborhood was always safe. And when he went into the 7-11 "filled with big black guys," many of these people were former military men who heard his German accent and began talking to him in his native tongue. They had been in the military in Heidelberg and were excited to speak German.

He also missed the Cantab Lounge and the Plough and the Stars, but will get a chance to have a brew or two there when he comes back for a visit in June.

"Nowadays I'm often homesick for Cambridge," he said. "I'm always happy when I come back to Logan probably because I get very quickly integrated."

To contact Gessner and the MIT Club in Germany, members can send.e-mail to: Gessner@zedat.fu-Berlin.de. To call Gessner, dial 011-49-30-825-8525 in Berlin.

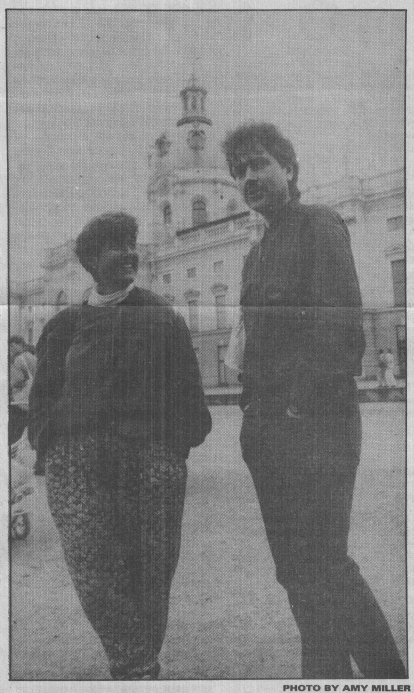

PHOTO BY AMY MILLER

Lori Goldstein of Ellsworth Place and Reinhard Gessner of Berlin share a moment outside the Charlottenburg Castle in Berlin during a recent reunion of former German merit scholarship students.

UNIVERSITY NOTEBOOK

Harvard planting new trees in the Yard

Harvard Yard will eventually have an impressive tree canopy again. During the past month 68 trees were added to the Yard's 450 trees and over the next seven to 10 years another 182 will follow, if the funding is sufficient.

This is Harvard's first systematic attempt to restore its prized canopy of mature trees since the early 20th century, according to the Harvard Gazette. The university has been forced to remove many trees because of disease, storm damage and old age.

During the early 1980s, the Yard lost four to five trees each year — most of them elms suffering form the fatal Dutch elm disease which gradually disrupts the flow of nutrients within the tree. Thanks, in part, to a treatment program, the number of dying trees dropped to one or two per year, but all the Yard elms are infected and will probably die over the next 25 years.

Harvard is now introducing a number of species that grow all over Cambridge but have not been previously planted in the yard, such as disease-resistant hackberry, yellowwood, red maple, tulip poplar and Kentucky coffee tree.

New weapons policy considered for MIT parties

Do MIT students carry guns or knives to parties? If they do, they won't do it for long. Concerned about stabbings reported 1991 and 1992, MIT Campus Police are considering forcing certain on-campus student parties and dances to use metal detectors to screen people as they enter.

The campus police proposal calls for mandatory use of metal detectors at campus parties and dances were the organizers or the campus police believe that over 250 people will attend, parties that are open to non-MIT students, parties at which alcohol will be served, or parties with a live band, according to the Tech. The organizers would also have to pay for a campus police officer to be present at these events. It is, however, possible that the program might become voluntary rather than mandatory.

— Birgitta Forsberg

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LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS

LAND COURT
DEPARTMENT OF THE TRIAL COURT
Case No. 203292

To
Patricia M. Kalinoski, Trustee of 1860 Realty Trust 33 Leighton Street Medford, MA 02155
and to all persons entitled to the benefit of the Soldiers' and Sailors' Civil Relief Act of 1940 as amended:
Century Bank and Trust Company 102 Fellsway West Somerville, MA 02145
claiming to be the holder of a mortgage covering real property in Cambridge, MA, known and numbered as 1860-1868 Massachusetts Avenue
given by Peter W. Wasserman and Sharon F. Cerny, Trustees of 1860 Realty Trust u/d/t dated January 29, 1986, Document No. 699932, said mortgage being dated June 8, 1988 and registered as Document No. 775691 in the Land Registration Office of Middlesex South District Registry of Deeds, Cert No 175-835
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 18th day of April 1994, 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 1st day of March, 1994.
Charles W. Trombly, Jr.
Recorder

(T) 3/22

LEGAL NOTICE

Notice of Mortgagee's Sale of Real Estate

By virtue and in execution of the Power of sale contained in a certain mortgage given by **Richard A. Kzirian and Michael T. Kzirian, Trustees of Zirian Trust,** to Malden Trust Company, dated November 2, 1989, and recorded at the Middlesex South District Registry of Deeds in Book 20182, Page 345, of which mortgage the undersigned is the present holder by assignment from the Federal Deposit Insurance Corporation, liquidating agent for Malden Trust Company, 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 am on the 13th day of April, 1994, on the mortgaged premises described below, being known as 1 Belmont Street, Cambridge, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:
Three certain parcels of land with the buildings thereon situated in Cambridge, Middlesex County, bounded and described as follows:
PARCEL 1: That parcel shown as Lot "A" on Plan of "Subdivision of Land in Cambridge belonging to John Hogan et al" Donald J. Reardon, Surveyor, dated September 16, 1948, recorded with Middlesex South District Deeds in Book 7353, Page 529, bounded:
Southwesterly by Belmont Street, as shown on said plan, twenty-five and 3/10 (25.3) feet;
Southerly by the junction of Belmont Street and Holworthy Street, twenty-one (21) feet, more or less;
Easterly by Holworthy Street, thirty-two and 66/100 (32.66) feet;
Northeasterly by land of Ella E. Brown, thirty-nine (39) feet; and
Westerly by Lot "B" as shown on said plan, and Parcel 2 hereinafter described, forty-five and 6/10 (45.6) feet.
Containing according to said plan 1723 square feet.
PARCEL 2: That parcel shown as Lot "K"3 on "Plan of Land in Cambridge, Mass. belonging to John Hogan et al" dated December 2, 1954, Donald J. Reardon, Reg. Engineer recorded with said Deeds, Book 8387, Page 379 bounded:
Easterly by first parcel above described, six (6) feet;
Northerly by Lot "G"1 and Lot "D"2 as shown on said plan, seventy-five and 65/100 (75.65) feet;
Westerly by Lots "D"2" and "K"1 as shown on said plan, forty-four and 7/10 (44.7) feet;
Southerly by Belmont Street, twenty and 15/100 (20.15) feet;
Easterly again by Lot "B" as shown on said plan, thirty-two and 40/100 (32.40) feet;
Southerly again by said Lot "B" eighteen and 4/10 (18.4) feet;
Easterly again by said Lot "B" six and 5/10 (6.5) feet;
Southerly again by said Lot "B" thirty-six (36) feet.
Containing according to said plan 1343 square feet.
PARCEL 3: That parcel now numbered 3, 5 and 7 on Belmont Street, Lot "B" on a plan entitled "Sub-Division of Land in Cambridge belonging to John Hogan et al" September 16, 1948, Donald J. Reardon, Surveyor, recorded with Middlesex South District Registry of Deeds, Plan No. 1511 of 1948, Book 7353, Page 529:
Beginning at the southwesterly corner of Lot "A" as shown on said plan, thence running northwesterly on Belmont Street forty-eight (48) feet to Lot "C", as shown on said plan, thence turning and running on said Lot "C" northeasterly through the center of the partition wall thirty-two and 4/10 (32.4) feet; thence turning and running southeasterly, eighteen and 4/10 (18.4) feet; thence turning and running northeasterly, six and 5/10 (6.5) feet; thence turning and running southeasterly, thirty-six (36) feet; and thence turning and running southwesterly on said Lot "A" through the center of the partition wall thirty-nine and 6/10 (39.6) feet to said Belmont Street.
Containing 1851 square feet of land according to said plan.
The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.
Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any.
TERMS OF SALE: Ten Thousand Dollars ($10,000.00) will be required to be paid in cash or by certified check at the time and place of sale as earnest money. The balance is to be paid in cash or by certified check within thirty (30) days of the date of the sale.
Other terms, if any, to be announced at sale.

The Cadle Company
present holder of said mortgage,
by its attorney,
Warren J. Hurwitz
Goodman, Greenzang & Hurwitz
220 Boylston Street, Suite 104,
Chestnut Hill, MA 02167
Tel. 617-332-9911

March 22, 29 & April 5

City of Cambridge

PUBLIC NOTICE RELATIVE TO ZONING
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, March 29, 1994 at 6:00PM in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Joseph Joseph, et al to amend the Zoning Ordinance of the City of Cambridge by adding a new Section 10.43.1 to read as follows:
Growth Policies as Defining the Public Interest. In seeking to protect the public interest as required by Section 10.43 above, that public interest shall be defined and described, at least in part, by the **CAMBRIDGE GROWTH POLICY DOCUMENT** (Feb. 23, 1993), which shall be considered as incorporated within the Cambridge Zoning Ordinance by reference hereto. Accordingly, special permits shall not be awarded except insofar as the Planning Board finds in writing that (a) the granting of a special permit in no way promotes or supports conflicts with, or contradictions of, any of the Document's 70 policies; or (b) in such cases where the special permit or its subject project does conflict with, or contradict, one or more such policies, then conditions and mitigation imposed pursuant to Section 10.44 have been contrived and adopted to ensure that the public interest suffers minimum possible detriment as required by Section 10.43.
and by adding a new Section 10.31.1 to read as follows:
Consistency with Growth Policies Required for Major Variances. Where the application of the petitioner requests a variance of use, or a variance of dimension or parking in excess of 10% of the requirements of this Ordinance, then the Board of Zoning Appeal shall render an unfavorable decision thereto unless prior to said decision it has received written report from the Planning Board satisfying the requirements of Section 10.43.1.
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.
All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chair

(T) 3/15, 22

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

PREMISES: Unit No. 2, Inman Village Condominium
246 Hampshire Street
Cambridge, MA 02139

By virtue and in execution of the POWER OF SALE contained in a certain MORTGAGE given by **John Ornelas, Jr and Ramona Ornelas** to Commonwealth Mortgage Company, Inc. dated December 20, 1988 and recorded with the Middlesex County Southern District Registry of Deeds in Book 19548 Page 110 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 12:00pm, on April 18, 1994 upon the mortgaged premises:

Unit No. 2, Inman Village Condominium
246 Hampshire Street
Cambridge, MA 02139

as described below, all and singular the premises described in said mortgage, TO WIT: Condominium Unit No. 2 ("Unit") in the Condominium known as the INMAN VILLAGE CONDOMINIUM (the "Condominium") situated at and with a post office address of 246 Hampshire Street, Cambridge, Middlesex County, Massachusetts created by a Master Deed dated May 25, 1979 and recorded with Middlesex South Registry of Deeds in Book 13700, Page 572 as amended by instruments of record, ("Master Deed") in accordance with and subject to the provisions of Massachusetts General Laws Chapter183A as amended ("Chapter183A"). The Unit is more particularly described in the Master Deed, and 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 of the Condominium (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 exclusive easements to parking spaces and storage spaces, if any.
The Unit and such undivided 6.667 percentage interest in the common areas and facilities are conveyed with the benefit of and subject to the rights, easements, 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 Chapter183A, (the "Condominium Trust"), the By-Laws contained therein and any rules and regulations promulgated pursuant thereto, insofar as the same are now in force and applicable.
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 including but not limited to liens secured pursuant to the terms of M.G.L. Ch. 183A, Section 6 as amended, 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 $5,000.00 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 30 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: 202254
PRESENT HOLDER OF SAID MORTGAGE:
Federal National Mortgage Association
3900 Wisconsin Avenue N.W.
Washington, DC 20016
AUCTIONEER: G. Boris Associates

(T) 3/22, 29, 4/5

DONAHUE

FROM PAGE 12

vested interest in Social Security, but that doesn't mean they will watch it.

"Sensational is not a dirty word for us. Vietnam was sensational. Abortion is sensational.

"I think that John and Lorena Bobbitt is a great story. Who are we kidding here? Come down off the mountain; this is a hell of a story. We have those who say they are so pure and glad not to be involved. Let those so-called traditional journalists trip on their robes like the high priests they deign to be."

Early days in Ohio

Being big in Boston means a lot to Donahue. He said his inspiration to join the fourth estate was Bob Kennedy, a WBZ radio personality of the 1960s.

Living in central Ohio, Donahue would wait for clear nights to pick up the Kennedy show. The precursor of modern talk radio fascinated him.

"I wanted to work for WBZ," he said. "I was just totally fascinated by what Bob Kennedy was doing"

Donahue managed to secure a midday talk show at a low-watt Ohio station. A good gig but one he felt could be better.

By coaxing phone company officials during the course of lunches, he was able to work out the system he wanted. A three-way phone line that linked the host and a guest from anywhere in the world with callers. With the setup, guests no longer had to be in the studio to field questions from callers.

"The show went through the roof," Donahue said.

Encouraged by the results, he took the same interactive format to television. Locally, it was an immediate hit. Nationally, it slowly gained notoriety. Over time, affiliates bought the show and it moved to Chicago, then onto the big time in New York.

For a long, long time, Donahue's show was the only one of its kind. But recently, similar talk shows are breeding like Tribbles. Phil begat Geraldo, and Geraldo begat Oprah. Then came Montel, Vicki, Rikki, Jenny Jones, Jerry Springer, Jane Pratt, Jane Wallace, Jane Whitney, Les Brown, Marsha Wallace, Joan Rivers, Marjorie Claprood and a host of other hosts.

"It was so much easier when we had it all to ourselves," Donahue said, sighing.

The competition, especially in sweeps ratings periods, has kept Donahue and his producers on their toes.

"It is not realistic not to expect us to tap dance harder and try harder during sweeps," he said. "There are people in our business who will coast until that period and then feature naked ladies. I'm trying to hold onto the tenet that you have to be good every day." ❑

Please Recycle This Newspaper

ROMNEY

FROM PAGE 11

of Housing and Urban Development. Romney's mother, Lenore, ran unsuccessfully for the U.S. Senate in 1970.

Romney is a Mormon, a leader in his church. He doesn't drink or smoke, and he doesn't have a gut to hide. As his campaign manager, former Wellesley state Rep. Bob Marsh, suggested last week, Romney won't have to point to Kennedy's bulbous nose to make the contrast stick. Bay State voters are well aware of both the best and worst of Kennedy.

Romney tried to establish another difference, insisting that he didn't inherit his wealth. Again, he doesn't have to point out that Kennedy did.

"I inherited a good education, a good and strong family — but I have worked. My wealth is the result of that work," he said.

In fact, since coming to Massachusetts from his native Michigan to attend Harvard Law and Harvard Business School, Romney has distinguished himself in business. In the late '70s, he went to work at Bain & Co., the internationally-known consulting firm. In 1984, he founded Bain Capital, a venture capital firm, where he's made most of his millions.

In the late-'80s, Bain & Co. was crippled when a group of senior partners cashed out big and left the company with massive debt. The partners left behind, who were doing most of the work, became infuriated and threatened to walk out. William Bain Jr., who had devised the ill-fated buy-out scheme, brought Romney in to save the day. This he did, against what many saw as extremely long odds.

Ann Romney, Mitt's childhood sweetheart and mother of his five sons, remembered the whole ordeal. "It occupied Mitt's time 24 hours a day for three months. But he stayed with it, and he brought two very hostile groups of people together," she said.

Ann said her husband brings something fresh and hopeful to his business relationships, something she is sure played a role in patching up Bain & Co. "Mitt has a sense of ethics," she said. "People trust him."

Romney is somewhat more modest about his role in saving Bain & Co., noting that he was given complete control of the voting stock. "I was basically a benevolent dictator. You can get a lot done that way," he said.

The business of government

Again, as a credential in a Senate race, Romney's shrewd understanding of business — and its politics — works best when compared with Kennedy's lack of private sector experience. The Romney campaign, while laying off Kennedy's image as a boozy philanderer, will lean heavily on the notion that 32 years inside the Beltway is time enough to get stale and out of touch.

As his quick diagram on a legal pad showed, Romney's answer to America's deepest social problems — namely poverty and crime — plays to his own track record as a job creator. Again, Romney went to his legal pad, jotting down a quick list of Bay State businesses he and his capital have helped start, a list topped by Staples, Inc., the stationery retailer.

Romney insisted that he and his fellow Republicans are not attacking the welfare system in order to get a tax break for the rich. "I don't really have to worry about how much I pay in taxes," he said. The fact remains that big government is choking America's ability to compete. Not surprisingly, Romney praises the consultant-like approach Vice President Gore has taken to trimming the federal bureaucracy. "That sort of thing should be ongoing," he said.

It seems important to Romney that he doesn't appear insulated by his wealth. He explained that he and his wife have given one day a week to community service since coming to Boston. They live in Belmont, but, he said, they have friends who live in Mattapan. Romney related stories about another friend who drives a pizza truck and lives in a second-floor apartment in Somerville.

He described himself as "fiscally conservative and socially innovative." It's unclear, in any context, what he means by "socially innovative," but like Bill Weld, whose success serves as an obvious case study for Romney, he agrees with the Supreme Court's ruling on abortion.

Death penalty advocate

Romney may be a "new" Republican, but his views are hardly progressive. He thinks there is room for everybody at the economic table, but he sees no value in slopping the underclasses without getting some value in return. "I don't mean to be callous, but there are people all over the world who would love a job flipping hamburgers in America," he said.

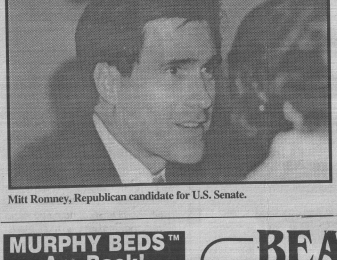
As for those who turn away from the light, Romney is a get-tough-on-crime advocate, and he believes in the death penalty

When confronted with a less rosy view of the free market — one in which industrialists appear more interested in their own short-term profits than in the long-term health of their companies, their employees or their country — Romney was undaunted. Competition, he said, eventually kills industries' weeds. Asked about excessive profit-taking by rich capitalists, Romney said, "It is not unethical to be extremely well-rewarded, as long as you do not try to be rewarded by depleting an asset for everyone else."

Asked about a free market that includes plenty of unethical industrialists, he said, "We live in the real world, but I have never found that you have to play by the lowest standards in order to be successful."

There is nothing low in the standards Romney used in picking his campaign team. In addition to Marsh, the campaign includes political consultant Charlie Manning, who has worked for Weld and Malone, finance director Priscilla Ruzzo, another Malone veteran, and press secretary Ann Murphy, a former Weld publicist. Romney's 86-year-old father is also on hand.

Recently, Romney said, he was asked why he decided to run against Kennedy, instead of waiting for Sen. John Kerry, two years hence. His response: Washington treats giant-slayers with more respect than young men who knock off junior senators. ❑



Mitt Romney, Republican candidate for U.S. Senate.

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City of Camb - 101514

CITY OF CAMBRIDGE

INVITATION TO BID

The City of Cambridge, Massachusetts, the Awarding Authority, invites sealed bids for the project: **Tree Planting FY94.**
Nature and scope of work: **Plant approximately 175 trees of assorted species, 2"-3" caliper at assorted locations throughout the City.**
Bidding procedures shall be in accordance with M.G.L. c. 30, §39M, as most recently amended, and all other applicable laws.
The estimated project value is: **$50,000.00.**
Plans and specifications will be available from 8:30am to 5:00pm. Monday through Friday, at the Purchasing Department, City Hall, 795 Massachusetts Avenue, Room 303, Cambridge, MA 02139 from Date: **March 15, 1994** upon receipt of a non-refundable deposit of **$50.00** for each set in the form of a check made payable to the City of Cambridge. For the mailing of the plans and specifications, the bidder must prepay a mailing fee of **$10.00** per set.
Sealed bids will be received at the Purchasing Department, City Hall, 795 Massachusetts Avenue, Room 303, Cambridge, MA 02139, until **March 31, 1994 at 2:00pm,** at which time all bids will be publicly opened and read aloud.
All bids shall be accompanied by a bid deposit in an amount not less than five percent (5%) of the value of the bid, in the form of a certified, cashier's or treasurer's check, issued by a responsible bank or trust company, made payable to the City of Cambridge, or a bid bond.
The successful bidder will be required to furnish a Performance Bond and a Labor and Material (Payment) Bond, each in the amount of one hundred percent (100%) of the contract sum. Bonds shall be obtained from a surety licensed to do business in the Commonwealth of Massachusetts, and the form shall be satisfactory to the City of Cambridge.
The City of Cambridge reserves the right to reject any or all bids if it is in the public interest to do so.
No less than the minimum wage rates as set forth in the schedule contained in the specifications must be paid on this project.
Attention is called to the following programs and ordinances of the City of Cambridge:

1. Supplemental Equal Employment Opportunity Anti-Discrimination and Affirmative Action Program;
2. Minority Business Enterprise Program;
3. Cambridge Employment Plan: minority/women/resident hiring ordinance.

Copies of the above are bound in the bid documents and are fully integral portions of the conditions of the contract with which each contractor and sub-contractor **must** comply.
A **required** pre-bid conference will be held as follows:
Date: **March 23, 1994**
Time: **9:00am**
Place: **147 Hampshire Street, Cambridge**

Diane Wynshaw-Boris
Purchasing Agent

(T) 3/15

CITY OF CAMBRIDGE

AMENDED NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, **March 29, 1994 (new date)** at 7:30pm at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on a request for a Planning Board (#106) Multifamily Special Permit (Section 4.26), at 85 Otis Streets, formerly the Otis Hospital, by Samuel Pearlman, Trustee. It is proposed to renovate the hospital building into 24 dwelling units. In addition there are a number of variances and special permits requested from the Planning Board, normally issued by the Board of Zoning Appeal but allowed to be granted by the Planning Board as permitted in Section 10.45 of the Zoning Ordinance: (1) more dwelling units than allowed on the site, (2) an increase in the floor area ratio, (3) reduction in various minimum yard requirements, (4) relief from the height limit of 35 foot limit to an average of 43 feet, (5) reduction of the open space requirement to zero, (6) alteration of a nonconforming building, (7) waiver of certain dimensional requirements for parking layout, and (8) permission to park at the site of a preferably preserved significant building (wood frame townhouses at 344 Cambridge Street which are proposed to be demolished). It is proposed to provide fewer than one parking space for each residential unit.

This hearing was postponed from February 15, 1994.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 349-4600.

(T) 3/8

City of Cambridge

PUBLIC NOTICE RELATIVE TO ZONING
Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, March 29, 1994 at 6:00PM in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by Joseph Joseph, et al to amend the Zoning Ordinance of the City of Cambridge by adding a new Section 10.43.1 to read as follows:

Growth Policies as Defining the Public Interest. In seeking to protect the public interest as required by Section 10.43 above, that public interest shall be defined and described, at least in part, by the **CAMBRIDGE GROWTH POLICY DOCUMENT** (Feb. 23, 1993), which shall be considered as incorporated within the Cambridge Zoning Ordinance by reference hereto. Accordingly, special permits shall not be awarded except insofar as the Planning Board finds in writing that (a) the granting of a special permit in no way promotes or supports conflicts with, or contradictions of, any of the Document's 70 policies; or (b) in such cases where the special permit or its subject project does conflict with, or contradict, one or more such policies, then conditions and mitigation imposed pursuant to Section 10.44 have been contrived and adopted to ensure that the public interest suffers minimum possible detriment as required by Section 10.43.
and by adding a new Section 10.31.1 to read as follows:
Consistency with Growth Policies Required for Major Variances. Where the application of the petitioner requests a variance of use, or a variance of dimension or parking in excess of 10% of the requirements of this Ordinance, then the Board of Zoning Appeal shall render an unfavorable decision thereto unless prior to said decision it has received written report from the Planning Board satisfying the requirements of Section 10.43.1.
Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts.
All persons interested in this matter may appear at this time and be heard.

For the Committee,
Councillor William H. Walsh
Chair

(T) 3/15, 22

HEROES

FROM PAGE 1

cians and the political activists of women's health issues.

Building alliances

"A lot of times, [health care] providers are not linked to the advocates in the community," explained Nancy Ryan, who chairs Cambridge's Commission on the Status of Women. "Part of our goal was to build an alliance."

Representatives of about two dozen women's advocacy groups were able to meet at the breakfast with physicians specializing in areas such as midwifery, breast cancer, domestic violence and AIDS.

Ryan said that activists, who try to shape public health policy and secure funding for women's issues, need to get coordinated with doctors, who use the funds to provide the best medical services possible. This kind of cooperation is necessary to ensure the best care for everyone, she said.

Estelle Paris, a former longtime TCH nurse who currently chairs the hospital's Health Policy Board, said that women are just now coming into their own in medicine, both as caregivers and care receivers.

"It's because women have gotten together and advocated for themselves" that advances have been made in issues like prevention of breast and cervical cancer, said Paris. "It is only recently — in the past five to 10 years — that anybody other than women have been paying attention to their needs."

And those needs are not small. One of the largest problems women face is domestic violence: A woman is beaten every 12 seconds, according to TCH nurse Linda McAnirn, and one in four women will be beaten at some point in her lifetime.

While calling these statistics "staggering," McAnirn told audience members that numbers should not serve as an artificial barrier between women who are abused and those who are not.

"It's not a 'them' and an 'us,' " she said. "Those 'them' are us."

McAnirn, who works on TCH's Domestic Violence Task Force, challenged the group "to actually open their minds and open their eyes to the existence of domestic violence;" she urged people to be aware of the outward symptoms of battering and asked them to help abused women "realize that they do deserve better than this."

"There are the people, there are the resources" to deal with battered women, she said. "The chain is breaking at the point where [battered women] are not being recognized."

Women and AIDS

Another medical area in which women seem to be silent victims is the fight against AIDS, despite the fact that women are now the fastest-growing demographic of HIV-positive patients.

"Women have been all too forgotten during the earliest days of the epidemic," said nurse Lee Swislow, who heads the hospital's Multidisciplinary AIDS Program. About one-third of MAP's clients are women.

Swislow explained that "women are basically caretakers" who spend most of their time taking care of other people "and very little time taking care of themselves." That's why it is an especially hard blow to a family when the mother is diagnosed as HIV-positive, she said.

With this in mind, TCH incorporated a family care program into its AIDS/HIV treatment program, so families will have a better chance of holding together during difficult times. The goal is for each family member to be responsible for the well-being of the others, instead of that burden falling only on a mother's shoulders.

Other key TCH programs that are designed to help women maintain their physical and emotional wellness include substance abuse treatment, abortion for uninsured women, obstetrics and gynecology services and a support program for victims of violent crimes.

"[Health care] is a basic human right," said Ryan. "If women see something they need or want, the hospital is open to input." ❑

Historical presence

By Bill Premo
TAB Staff Writer

For one night last week the calendar, both rhetorically and sartorially, was turned back 125 years to a time when women and men trying to shape the country's beliefs after the Civil War spoke out for voting and civil rights for oppressed people.

It was not Ida B. Wells, the black civil rights leader and writer, or Susan B. Anthony, the famous suffragette, or Frederick Douglass, the civil rights and suffragist activist, who spoke eloquently about a cause, but the spirit was the same.

As part of Women's History Month, actors portraying the three leaders performed speeches from their days at the forefront of the civil rights movement.



PHOTOS BY WINSLOW MARTIN

Verdaya Mitchell-Brown portrays civil rights activist Ida B. Wells.

Other women from Cambridge performed music and spoke about women's achievements in the city, including those of the late Clorae Everteze, a civil and housing rights activist who was honored with a special presentation.

At the start of her presentation, Susan B. Anthony, also known as Jessa Piaia, showed everyone in the audience the dollar with her likeness on it.

"It was minted only three years during the Carter administration," said Piaia, who will reprise her Anthony portrayal on a statewide tour. "It's the only time a woman has been on American currency."



As Susan B. Anthony, Jessa Piaia explains the plight of 19th-century women.

The infamous silver dollar was often confused with a quarter because it was nearly the same size.

In the mid- to late-19th century, "We could not vote or work outside the home," she said. "We were either a seamstress, a domestic or school teacher, depending on our station in life."

Anthony, who started her activist career in the 1850s speaking against slavery as an abolitionist, set out to change that.

In 1869, when the initial edition of the first feminist newspaper, The Revolution, hit the streets, it was "like a dream come true," she said.

But it was not until 1872, when she demanded to vote in the presidential election, that Anthony assured her place in American history.

"Using the 14th Amendment, I said I had the right to vote and they let me," she said. "So on November 5, 1872 I voted in the re-election of Ulysses S. Grant."

That heady victory did not last long, however, and she would not live to see women get the vote.

"Two weeks later I was arrested," she said, adding that the charge was that she was an "unqualified person to vote."

She never gave up her fight, though, addressing Congress on the matter from 1878 until her death in 1906.

In 1920 the 19th Amendment to the Constitution, giving women the right to vote, was ratified and named after her.

As Ida B. Wells, the Memphis writer who worked for civil rights, Verdaya Mitchell-Brown, dressed in a long gown and large, lacy hat from the late-19th century, told about Wells' personal battles with racism and how she organized groups to stop the lynching of blacks.

In particular, she discussed the killings of three black men who were respected members of the community.

"They took them out to the country and hung and mutilated them," she said. "Their only crime that was committed was that they were successful."

White men in the community did not want them to gain respect, she said.

Brown said that Wells was also fired from a newspaper job in Memphis because she wrote about the unequal education of black and white children in the schools there.

Wells also helped start the first kindergarten for black children in Chicago and was a driving force behind the creation of the National Association for the Advancement of Colored People.

"We should all be vigilant," she said. "Remember to stand up for right whenever you see wrong."

Frederick Douglass, portrayed by Roxbury actor Mansur, was also invited to participate in the evening.

Douglass, an early supporter of the suffragette movement, was a free black man who was in the abolitionist movement.

Mansur, dressed in a suit and carrying a top hat, recited an article from Douglass' newspaper, the North Star, calling for free black men to fight for the North in the Civil War. ❑

Cambridge Newswire

FROM PAGE 3

seal their sister-city agreement.

Residents can drop books into special book bins at the Cambridge Public Library and its branches this week.

The books and magazines will be used by Zimbabwean children in their schools.

For more information, call Philecia Harris at the library at 349-4040.

Science fair at Rindge and Latin

Cambridge Rindge and Latin School's annual science fair will be held March 15 from 6 to 8 p.m. at the school gym.

More than 200 original projects designed by students will be on display.

Trophies and ribbons will be handed out in several categories.

In April, Arthur D. Little Inc., will also give cash prizes and certificates at a special awards ceremony for winners and their parents.

Camp info night March 16

The city's Department of Human Services is sponsoring the First Annual Camp Information Night on March 16 from 6:30 to 8 p.m. at the main cafeteria at the Rindge and Latin School at 459 Broadway.

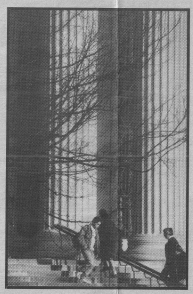
Parents can find out about Cambridge Community School camps as well as other private and public camps in the area.

For more information, call 349-6227.

MIT tuition exceeds $20,000

Massachusetts Institute of Technology will go over the $20,000 mark for tuition for the 1994-'95 school year.

Tuition will rise from $19,000 to $20,100, a 5.8 percent increase — the second lowest hike in 24 years.



Students will have to pay a total of $26,000 to go to MIT next year.

Including housing and food costs, MIT students will pay $26,075 to attend the institute next year.

Cambridge Notes

IPPNW names Barry S. Levy executive director

International Physicians for the Prevention of Nuclear War (IPPNW), winner of the 1985 Nobel Peace Prize, has announced the appointment of Barry S. Levy, M.D., M.P.H., as executive director.

Dr. Levy said he intends to strengthen IPPNW by using a public health approach to strengthen the scientific base for its program, its capabilities to advocate and inform physicians and the general public on the health consequences of war, and its effectiveness in advocating for peace and the abolition of nuclear weapons.

Dr. Levy, the first physician to serve in this role, has been a medical epidemiologist with the Centers for Disease Control, founder and director of the Occupational Health Program at the University of Massachusetts Medical School, and a specialist in international health issues ranging from environmental health in central and eastern Europe to AIDS in East Africa.

Linda Sughrue receives Werly Scholarship from Ithaca College

Cambridge resident Linda Sughrue has received a 1993-94 Jane Woods Werly Endowed Scholarship from Ithaca College in Ithaca, NY, to support her studies in the performing arts.

Sughrue is majoring in theatre arts management with a minor in dance at the college's School of Humanities and Sciences. She has been named to the Dean's List several times and was a member of the Oracle Honor Society at the college. She is the daughter of Deborah Sughrue of Cambridge.

Charles Ogletree to appear on Cable TV

Harvard Law School professor Charles J. Ogletree, Jr., who was lead counsel to Anita Hill during the Clarence Thomas confirmation proceedings before the U.S. Senate, will be featured on Cambridge Cable Television on an upcoming edition of *Law and Politics with Jim Barretto.*

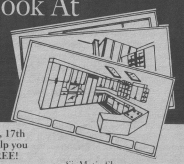
The program, directed by Tony Chapin and hosted by Cambridge attorney James D. Barretto, is broadcast Sundays at 7 p.m. on channel 55 and Mondays at 7 p.m. on channel 19. Its intent is to present legal and political topics of general interest to the community in a clear, intelligible format.

Professor Ogletree will discuss hate speech and hate crimes, the relationship between Jewish and black communities, the Clarence Thomas hearings, and desired changes in law-school curricula.

Future editions of *Law and Politics with Jim Barretto* will explore domestic abuse and the stalking law, Bay State politics, and other current legal and political issues.

After March 16th,

You'll Never Look At Your Kitchen The Same Way Again.



For three days only, March 16th (Wed), 17th (Thur), and 18th (Fri), SieMatic will help you design the kitchen of your dreams... FREE!

SieMatic's Factory Kitchen Designer will be available in our showroom to help you come up with a whole new look for your kitchen. Just bring in your kitchen dimensions and you'll receive, free, a computer-generated layout and perspective drawing of your dream kitchen. You'll also receive your own copy of the SieMatic Kitchen Book... 144-pages of colorful design ideas.

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For Bookworms & Other Creatures....

Eric Carle Autographing Event

MSPCA Day at the Book Fair
Saturday, March 19th, 2-4 pm

NE Mobile Book Fair

82-84 Needham St Newton Hlds, MA (617) 527-5817

A portion of all proceeds will be contributed to the MSPCA Pet Care Assistance Fund.

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Cape Cod (508) 775-6444	Concord (508) 371-6442	Dedham (617) 323-5373	East Boston (617) 561-7756	Framingham (508) 875-3242	Franklin (508) 520-7155	Gloucester (508) 283-1353
Hudson, NH (603) 880-6682	Lexington (617) 862-6661	Lynnfield (617) 596-3000	Melrose (617) 662-2929	Methuen (508) 682-0002	Newburyport (508) 462-3669	Newton (617) 964-3703
New Bedford (508) 998-9298	New Hampshire (603) 926-2999	Norwell (617) 871-8833	Norwood (617) 762-9006	Peabody (508) 532-1650	Plymouth (508) 746-3899	Quincy (617) 770-2500
Reading (617) 944-9208	Rehoboth (508) 252-3700	Revere (617) 286-9445	Salem, NH (603) 437-3340	Saugus (617) 231-2878	South Boston (617) 268-5406	Sudbury (508) 443-0066
Tewksbury (508) 858-0348	Waltham (617) 891-1472	Watertown (617) 926-0668	Wellesley Hills (617) 235-6260	Westboro (508) 898-3120	Winchester (617) 729-4818	Worcester (508) 752-0399

CCM-101

City of Cambridge

CR # 3

IN CITY COUNCIL
April 11, 1994

COUNCILLOR DUEHAY

ORDERED: That the **GROWTH POLICY DOCUMENT** be and hereby is transferred from the Ordinance Committee to the Housing and Community Development Committee for further consideration.

In City Council April 11, 1994.
Adopted by the affirmative vote of eight members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- D. Margaret Drury

D. Margaret Drury,
City Clerk

City of Cambridge

The Ordinance Committee held a public hearing on March 29, 1994, beginning at 6 p.m. in the Sullivan Chamber for the purpose of considering proposed amendments to the Zoning Ordinance to incorporate the Growth Policy document into the Zoning Ordinance.

Present at the hearing were Vice Mayor Sheila T. Russell, who presided at the Committee, Councillor Kathleen L. Born, Councillor Francis H. Duehay, Councillor Jonathan S. Myers, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., Councillor Katherine Triantafillou, Councillor William H. Walsh, Mayor Kenneth E. Reeves, and City Clerk D. Margaret Drury.

Vice Mayor Russell convened the hearing and explained the purpose.

Vice Mayor Russell requested the petitioner to present the petition. Philip Dowds, 48 Banks Street, said that the petition is the outgrowth of something started by the Cambridge Citizens for Liveable Neighborhoods (CCLN) in February of 1990, when CCLN presented its case to the City Council for policies to deal with growth. Thereafter, Councillor Duehay made a motion for the City to develop policies related to growth issues. Out of this has come the Growth Policy Document. Mr. Dowds said that in order to clarify its importance, specific reference to the document should be made. This is also an opportunity for the City Council to give careful consideration to the Growth Policy document.

Joe Joseph, Dudley Street, Chair of the North Cambridge Stabilization Committee, said that the circumstances surrounding Portland Stoneware provide an illustration of the necessity of the changes to incorporate the Growth Policy document. As the residential growth of North Cambridge has occurred, there has also been a growth in institutional uses. For example, the Fayerweather School is considering a North Cambridge location. Unfortunately, traffic congestion has also grown with increased density and institutional use. These changes require planning.

Mr. Joseph pointed to Policy 20 on page 80 of the Growth Policy document which recommends using the City's limited authority to route traffic around rather than through neighborhoods. He said that a growth policy document has to exist in the real world, so that it can actually prevent situations like Portland Stoneware.

Mr. Joseph said that he believes that the Growth Policy, if taken seriously, could help to prevent situations such as that on the corner of Dudley Street and Mass. Ave., where there is a business that was one business and is now thirteen businesses with a principle entrance on the feeder street, unlike the character of the other streets in the area feeding Mass. Ave. The overlay district does not prevent this, but it should. Joe Joseph said that policy no. 13 speaks specifically to this situation. Although it is too general and abstract, it does provide the Planning Board with a floor.

Mr. Joseph said he sees no reason why this cannot be made part of the Zoning Code. It is already used by the Planning Board. Use of the Growth Policy document on the neighborhood level would give life to the document. It cannot be used by just one board on a purely discretionary basis. Although there is much in the document that he is not satisfied with, there is much that is useful. He offers a challenge to the business community: if this is not suitable to be part of the zoning code, he challenges them to come up with something better.

Councillor Sullivan noted that this proposal would not affect the situation at Portland Stoneware as it exists. Joe Joseph agreed. He said these policies could help the City to prevent this from happening again.

Councillor Sullivan asked Mr. Dowds or Mr. Joseph to respond to the issue of the lack of quantitative goals in the policy. Mr. Dowds said that it is true that there are few quantitative goals; however it could be useful to the Planning Board, which is used to making judgements on a qualitative rather than a quantitative basis.

Councillor Duehay noted that the last City Council had intended to hold hearings on the Growth Policy document, but unfortunately the hearings were not held. Councillor Duehay said that it is not at all clear that making it part of the zoning law would be useful. There must be more thought on how best to make the policies useful and applicable. He would like the Housing and Community Development Committee to hold hearings on this issue and on these policies. He would like to get responses from neighborhood groups and city boards and commissions as to suggestions for improvements and for how to use the document. Councillor Duehay also cautioned against holding this document out as a potential solution for situations such as Portland Stoneware, which is both complicated and longstanding.

Mayor Reeves stated that he concurred entirely with Councillor Duehay's remarks. He added that he welcomes the opportunity to spend some time thinking and talking about these issues. They approach the question of the vision of what the City should be.

Councillor Born said that even when you do have a vision of the City, it is impossible to get there because the City is always bigger than one vision. She said that a strength of the Growth Policy document is that it is not just one vision. There is both a narrative text with a vision and distillations of policies. The closest model is the guidelines for the overlay districts. Councillor Born added that if the policy distillations can be further distilled, perhaps the document could be used in the manner proposed. Councillor Born also said that there is need for a complete re-doing of the zoning ordinance, and perhaps at that time the Growth Policy document could be amalgamated.

Councillor Born suggested looking at a month or two of cases coming before the Planning Board or Board of Zoning Appeal and thinking about how document would have been used if this proposal were adopted.

Mayor Reeves agreed that there could never be one vision of Cambridge, but there probably could be agreement about what Cambridge is not. He added that we can do a better job of fitting what is here with who is here.

Councillor Born said that it is possible to have a vision of the City when the vision is policy; it is very difficult to have a physical vision of a City. You can encourage it to be a certain way physically, but there are always unexpected physical developments and grants. It is very difficult to legislate diversity; zoning ordinances usually legislate homogeneity.

Councillor Russell asked for comments from those in favor of the policy.

Stosh Harowitz, 12A Florence Street, said that he is in favor of any strengthening of neighborhood input into zoning issues and decisions. The developers and commercial interests get plenty of help from the Community Development Department. Citizens who are unsophisticated in development issues need help early in the process. A procedure similar to that used when the City sells land should be utilized when development is proposed and variances are sought.

Philip Dowds, 48 Banks Street, spoke in support of Councillor Duehay's plan to hold further hearings in the Housing and Community Development Committee. He also supported Councillor Born's idea of testing the document against particular cases. In this light, he suggested looking at the following past events:

- the sale of Riverside Road
- the elimination of housing from the East Cambridge-PVD
- the location of CASPAR

He said he wondered what the City Council thought about Policy 67 which say the City is not prepared to spend more money on open space and about the housing policies located on page 85.

Mr. Dowds noted that policy statements can come back in surprising ways and urged the City Council to study the policies in some depth to be sure that they know what they are and are comfortable with them.

Councillor Russell then invited testimony in opposition to the proposal.

Robert LaTremouille, 348 Franklin Street, said that the present Zoning Ordinance is a growth policy document. The Planning Board already grants 50% variances. It is a lawless agency that should not be given more power.

Councillor Duehay moved that the matter be transferred to the Housing and Community Development Committee.

Paul Casey, Commonwealth Energy, said that he is very supportive of the Growth Policy document but he does not support the proposal. It is premature at this time , much work on the Growth Policy document is necessary. Mr. Casey said that the Growth Policy document was used by the Planning Board in the Biogen decision and it worked well there.

Geneva Malenfant, 75 Henry Street, said that she opposes the proposal on the ground of timeliness. Before the City Council considers moving forward, the policies should be taken to the neighborhoods for consideration.

Thereupon, Councillor Duehay moved the question, and the vote on his motion to transfer the matter to the Housing and Community Development Committee passed unanimously.

Councillor Triantafillou moved to adjourn the meeting at 7:03 p.m. and the meeting was so adjourned.

For the Committee

Sheila T. Russell

Sheila T. Russell
Vice Mayor

5

IMPLEMENTATION OF GROWTH POLICIES

WHEREAS the Cambridge City Council, along with CCLN and other concerned groups, has long advocated that the Community Development Department (CDD) and the Planning Board (Board) give more systematic consideration to the issues, controversies and policies of growth and change in the City; and

WHEREAS the CDD and the Board have indeed been striving, for the past couple of years, to respond to such requests; and

WHEREAS a major result of these efforts has been the publication of the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), said document already having been the subject of substantial public review and debate; and

WHEREAS it seems important to find a concrete and practical way to (a) recover the municipal investment in this effort, and (b) implement the findings and recommendations of this document;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Add to Article 10, APPEALS, VARIANCES AND SPECIAL PERMITS, immediately following Section 10.43, a new Section 10.43.1, which shall read as follows:

"*Growth Policies as Defining the Public Interest.* In seeking to protect the public interest as required by Section 10.43 above, that public interest shall be defined and described, at least in part, by the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), which shall be considered as incorporated within the Cambridge Zoning Ordinance by reference hereto. Accordingly, special permits shall not be awarded except insofar as the Planning Board finds in writing that (a) the granting of a special permit in no way promotes or supports conflicts with, or contradictions of, any of the Document's policies; or (b) in such cases where the special permit or its subject project does conflict with, or contradict, one or more such policies, then conditions and mitigations imposed pursuant to Section 10.44 have been contrived and adopted to ensure that the public interest suffers minimum possible detriment as required by Section 10.43."

B. Further add to Article 10, APPEALS, VARIANCES AND SPECIAL PERMITS, immediately following Section 10.31, a new Section 10.31.1, which shall read as follows:

"*Consistency with Growth Policies Required for Major Variances.* Where the application of the petitioner requests a variance of use, or a variance of dimension or parking in excess of 10% of the requirements of this Ordinance, then the Board of Zoning Appeal shall render an unfavorable decision thereto unless prior to said decision it has received written report from the Planning Board satisfying the requirements of Section 10.43.1."

DEC 13 12 PM 3:46

Implementation of Growth Policies Petition

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to recover municipal investment and implement the Growth Policy Document by amending the Zoning Ordinance in conformance with the petition attached hereto.

Signature	PRINTED NAME	ADDRESS	PHONE
	JOSEPH JOSEPH	18 DUDLEY ST formerly of 8 Dudley St.	868-5136
	R PHILIP DOWDS	48 BANKS ST.	354-6004
	RICHD CLAREY	15 BROOKFORD ST	864 6751
	David R. Leslie	76 Garfield St.	547-9128
	John W Gintell	9 West St	876-5461
	Priscilla McMillan	12 Hilliard St	547-6260
	Anne Rawlingstoop	194 Green St.	547-3834
	Susan Yanno	221 Norfolk St	492-1032
	Debra Biba	90 Newell St	354-1792
	GLADYS P GIFFORD	85 SPARKS ST	547-2444
	STEPHEN H. KAGEL	191 HAMILTON ST	491-827
	Daniel E. Greer Jr.	formerly of 40 Bellis Circle 180 Chestnut St.	492-2129
	Carolyn M. Mieth	15 Brookford St	864-6751
	PHILLIP SEGO	221 Norfolk St	492-1032

I, the above-signed, am a registered voter in the City of Cambridge. Page _____ of _____.

√ = registered voters.

HARVARD UNIVERSITY

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OFFICE OF GOVERNMENT, COMMUNITY
AND PUBLIC AFFAIRS

2 GARDEN STREET
CAMBRIDGE, MASSACHUSETTS 02138
617-495-4955

March 29, 1994

The Honorable William Walsh
Chair
Ordinance Committee
Cambridge City Council
Cambridge City Hall
Cambridge MA 02139

Dear Chairman Walsh & Members of the Ordinance Committee:

I am writing to express the concern of Harvard University about the Joseph et al Petition.

Representatives of Harvard University were participants in the Community Development Department's Growth Policy workshops. The Growth Policy process was productive in helping its participants discuss the various issues and concerns that were identified.

The goal of the Growth Policy process was carefully articulated in the introductory letter inviting people to participate: the growth policy document was to "serve as a guide to decision-making for growth in Cambridge". The accompanying "fact sheet" stated "it is important to recognize that this will not be a master plan, nor can it substitute for the Zoning Ordinance or the Building Code.

Yet the Joseph Petition seeks to incorporate into regulation what was never intended to be codified. Moreover, the petition seeks to make the document part of the Zoning Ordinance before there has been <u>any</u> examination of the Growth Policy initiative by the City Council.

It is our sense that the Joseph Petition would create an unworkable zoning code because it would be impossible for the Planning Board and the Board of Zoning Appeal to evaluate and apply all of the growth policies. The broad, sometimes conflicting, policies of the Growth Policy would invite needless confusion, as well as unwanted litigation, as the City, residents and businesses struggled to interpret a set of generalized statements that were never intended to be legal standards.

We would welcome the opportunity to continue the dialogue on the Growth Policy document, as issues clearly remain. But the Joseph Petition is an impediment to that dialogue as it seeks to put into regulation what should not be codified.

Sincerely,

Happy Green
Director of Community Affairs

Committee Report #3

A comm. was received from D. Margaret Drury transmitting a report from Vice Mayor Russell Chair of the Ordinance Committee for a public hearing held on March 29, 1994 re: a presentation on Growth and Policy.

In City Council April 11, 1994

Report accepted
Placed on file.
Order adopted to
refer growth
Policy to Housing &
Community Development
Committee from
Ordinance Committee

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

1994 FEB 25 PM 3:00

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, March 15, 1994, at 7:30 p.m. at the Community Development Conference Room, third floor, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts on the Joseph, et al Petition to amend the Zoning Ordinance of the City of Cambridge by adding a new Section 10.43.1 to read as follows:

Growth Policies as Defining the Public Interest. In seeking to protect the public interest as required by Section 10.43 above, that public interest shall be defined and described, at least in part, by the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), which shall be considered as incorporated within the Cambridge Zoning Ordinance by reference hereto. Accordingly, special permits shall not be awarded except insofar as the Planning Board finds in writing that (a) the granting of a special permit in no way promotes or supports conflicts with, or contradictions of, any of the Document's 70 policies; or (b) in such cases where the special permit or its subject project does conflict with, or contradict, one or more such policies, then conditions and mitigation imposed pursuant to Section 10.44 have been contrived and adopted to ensure that the public interest suffers minimum possible detriment as required by Section 10.43.

and by adding a new Section 10.31.1 to read as follows:

Consistency with Growth Policies Required for Major Variances. Where the application of the petitioner requests a variance of use, or a variance of dimension or parking in excess of 10% of the requirements of this Ordinance, then the Board of Zoning Appeal shall render an unfavorable decision thereto unless prior to said decision it has received written report from the Planning Board satisfying the requirements of Section 10.43.1.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning the petition may be addressed to Lester Barber or Liza Malenfant at 349-4600.

5

IMPLEMENTATION OF GROWTH POLICIES

WHEREAS the Cambridge City Council, along with CCLN and other concerned groups, has long advocated that the Community Development Department (CDD) and the Planning Board (Board) give more systematic consideration to the issues, controversies and policies of growth and change in the City; and

WHEREAS the CDD and the Board have indeed been striving, for the past couple of years, to respond to such requests; and

WHEREAS a major result of these efforts has been the publication of the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), said document already having been the subject of substantial public review and debate; and

WHEREAS it seems important to find a concrete and practical way to (a) recover the municipal investment in this effort, and (b) implement the findings and recommendations of this document;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Add to Article 10, APPEALS, VARIANCES AND SPECIAL PERMITS, immediately following Section 10.43, a new Section 10.43.1, which shall read as follows:

"*Growth Policies as Defining the Public Interest.* In seeking to protect the public interest as required by Section 10.43 above, that public interest shall be defined and described, at least in part, by the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), which shall be considered as incorporated within the Cambridge Zoning Ordinance by reference hereto. Accordingly, special permits shall not be awarded except insofar as the Planning Board finds in writing that (a) the granting of a special permit in no way promotes or supports conflicts with, or contradictions of, any of the Document's policies; or (b) in such cases where the special permit or its subject project does conflict with, or contradict, one or more such policies, then conditions and mitigations imposed pursuant to Section 10.44 have been contrived and adopted to ensure that the public interest suffers minimum possible detriment as required by Section 10.43."

B. Further add to Article 10, APPEALS, VARIANCES AND SPECIAL PERMITS, immediately following Section 10.31, a new Section 10.31.1, which shall read as follows:

"*Consistency with Growth Policies Required for Major Variances.* Where the application of the petitioner requests a variance of use, or a variance of dimension or parking in excess of 10% of the requirements of this Ordinance, then the Board of Zoning Appeal shall render an unfavorable decision thereto unless prior to said decision it has received written report from the Planning Board satisfying the requirements of Section 10.43.1."

CITY CLERK
CAMBRIDGE, MA.
1993 JAN 12 PM 3:46

Implementation of Growth Policies Petition

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to recover municipal investment and implement the Growth Policy Document by amending the Zoning Ordinance in conformance with the petition attached hereto.

Signature	PRINTED NAME	ADDRESS	PHONE
Joseph Joseph	JOSEPH JOSEPH	formerly of 8 Dudley St. 18 DUDLEY ST	868-5136
Dowds	R PHILIP DOWDS	48 BANKS ST.	354.6094
Richd Clarey	RICHD CLAREY	15 BROOKFORD ST	864 6751
D R Leslie	David R. Leslie	76 Garfield St.	547-9128
J W Gintell	John W Gintell	9 West St	876-5461
Priscilla McMillan	Priscilla McMillan	12 Hilliard St	547-6260
Anne Rawlingstoop	Anne Rawlingstoop	694 Green St.	547-3834
Susan Yanow	Susan Yanow	221 Norfolk St	492-1032
Debra Biba	Debra Biba	20 Newell St	354-1792
Gladys P Gifford	GLADYS P GIFFORD	85 SPARKS ST	547-2444
Stephen H Kaiser	STEPHEN H. KAISER	191 HAMILTON ST	491-8270
Daniel E Geer Jr	Daniel E. Geer Jr.	formerly of 40 Bellis Circle 180 Chestnut St.	492.2129
Carolyn M Mieth	Carolyn M. Mieth	15 Brookford St	864-6751
Phillip Sego	PHILLIP SEGO	221 Norfolk St	492 1032

RECEIVED BY CITY CLERK
1984 JAN 12 PM 3:46
CAMBRIDGE MA.

I, the above-signed, am a registered voter in the City of Cambridge. Page _____ of _____.

✓ = registered voters.

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

MARCH 9, 1994

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Tuesday, March 29, 1994 at 6:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on the petition of Joseph Joseph, et al to amend the Zoning Ordinances to add a new Section 10.43.1 entitled "Growth Polices as Defining the Public Interest" and also by adding a new Section 10.31.1 entitled "Consistency with Growth Policies Required for Major Variances".

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

D. Margaret Drury

D. Margaret Drury
City Clerk

DMD/dl

Enc. (1)

C. C. 106

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Tuesday, March 29, 1994 at 6:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition Joseph Joseph, et al petition to amend the Zoning Ordinance of the City of Cambridge by adding anew Section 10.43.1 to read as follows:

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

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

For the Committee,
Councillor William H. Walsh
Chair

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

MARCH 9, 1994

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DMD/dl

Enc. (l)

C. C. 106

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5

IMPLEMENTATION OF GROWTH POLICIES

WHEREAS the Cambridge City Council, along with CCLN and other concerned groups, has long advocated that the Community Development Department (CDD) and the Planning Board (Board) give more systematic consideration to the issues, controversies and policies of growth and change in the City; and

WHEREAS the CDD and the Board have indeed been striving, for the past couple of years, to respond to such requests; and

WHEREAS a major result of these efforts has been the publication of the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), said document already having been the subject of substantial public review and debate; and

WHEREAS it seems important to find a concrete and practical way to (a) recover the municipal investment in this effort, and (b) implement the findings and recommendations of this document;

NOW THEREFORE we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance as follows:

A. Add to Article 10, APPEALS, VARIANCES AND SPECIAL PERMITS, immediately following Section 10.43, a new Section 10.43.1, which shall read as follows:

"*Growth Policies as Defining the Public Interest.* In seeking to protect the public interest as required by Section 10.43 above, that public interest shall be defined and described, at least in part, by the CAMBRIDGE GROWTH POLICY DOCUMENT (23 Feb 93), which shall be considered as incorporated within the Cambridge Zoning Ordinance by reference hereto. Accordingly, special permits shall not be awarded except insofar as the Planning Board finds in writing that (a) the granting of a special permit in no way promotes or supports conflicts with, or contradictions of, any of the Document's policies; or (b) in such cases where the special permit or its subject project does conflict with, or contradict, one or more such policies, then conditions and mitigations imposed pursuant to Section 10.44 have been contrived and adopted to ensure that the public interest suffers minimum possible detriment as required by Section 10.43."

B. Further add to Article 10, APPEALS, VARIANCES AND SPECIAL PERMITS, immediately following Section 10.31, a new Section 10.31.1, which shall read as follows:

"*Consistency with Growth Policies Required for Major Variances.* Where the application of the petitioner requests a variance of use, or a variance of dimension or parking in excess of 10% of the requirements of this Ordinance, then the Board of Zoning Appeal shall render an unfavorable decision thereto unless prior to said decision it has received written report from the Planning Board satisfying the requirements of Section 10.43.1."

RECEIVED BY
CITY CLERK
1994 JAN 12 PM 3:46
CAMBRIDGE MA.

Implementation of Growth Policies Petition

We the undersigned respectfully petition the honorable, the City Council of the City of Cambridge, to recover municipal investment and implement the Growth Policy Document by amending the Zoning Ordinance in conformance with the petition attached hereto.

Signature	PRINTED NAME	ADDRESS	PHONE
✓ Joseph Joseph	JOSEPH JOSEPH	18 DUDLEY ST formerly of 8 Dudley St.	868-5136
✓ R Dowds	R PHILIP DOWDS	48 BANKS ST.	354-6094
✓ Richard Clarey	RICHD CLAREY	15 BROOKFORD ST	864 6751
✓ David R. Leslie	David R. Leslie	76 Garfield St.	547-9128
– John W Gintell	John W Gintell	9 West St	876-5461
✓ Priscilla McMillan	Priscilla McMillan	12 Hilliard St	547-6260
✓ Anne Rawlingstoop	Anne Rawlingstoop	694 Green St.	547-3834
✓ Susan Arnold	Susan Arnold	221 Norfolk St.	492-1032
Debra Biba	Debra Biba	20 Newell St	354-1792
✓ Gladys P Gifford	GLADYS P GIFFORD	85 SPARKS ST	547-2444
✓ Stephen H. Kaegi	STEPHEN H. KAEGEL	191 HAMILTON ST	491-827
✓ Daniel E Greer Jr	Daniel E. Greer, Jr.	180 Chestnut St. formerly of 40 Bellis Circle	492-2129
✓ Carolyn M Mieth	Carolyn M. Mieth	15 Brookford St	864-6751
✓ Phillip Sego	PHILLIP SEGO	221 Norfolk St	492-1032

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I, the above-signed, am a registered voter in the City of Cambridge. Page _____ of _____.

✓ = registered voters

Consent Communication #5

A zoning petition was received from Joseph Joseph et al to recover municipal investment and implement the Growth Policy Document by amending the Zoning Ordinance.

In City Council January 24, 1994

Referred to Planning Board and Ordinance Committee

1/27/94 copy sent to P.B. (a)

2/1/94 copy sent to Ord Comm (a)

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

June 7, 1994

To the Honorable, the City Council:

SUBJECT: Planning Board Recommendation on the Joseph, et al Zoning Petition Establishing the Policies Enumerated in ***Toward a Sustainable Future - Cambridge Growth Policy Document*** as Standards for Issuance of Special Permits and Variances.

Recommendation

The Planning Board recommends that the petition not be adopted as filed. While the underlying objective of the petition, to require consideration of adopted policies before issuance of a special permit or variance, is an important one, greater consensus on how that should be accomplished is necessary before any formal action is taken. The Planning Board has drafted alternate language to stimulate discussion as to how the growth policy document should be used in administration of the Zoning Ordinance; as that discussion proceeds it is hoped that agreement on the details of language for a new petition can be achieved.

Findings

The Planning Board is aware that the City Council has begun a process by which the substance of ***Toward a Sustainable Future*** will be reviewed and that that review will extend beyond the time legally prescribed for adoption of the Joseph Petition. The Board is committed to the principles embodied in the growth policy document and the basic premise of the petition, i.e. to provide a mechanism by which, in at least one forum, those principles can guide the land use and development choices that must be made routinely by the City. However, before that can be accomplished through formal adoption of a zoning petition, more extensive community review and discussion is necessary.

The Planning Board's draft alternate language is intended, in part, to correct a significant flaw in the original language. The Petition, as filed, would incorporate the entire document, explanatory text as well as policy statements, into the Zoning Ordinance, thus giving the descriptions, opinions, explanations and assessments in the document a legal status equal to the most carefully crafted regulatory language now present in the

Ordinance. Such action would open up a Pandora's Box of ambiguity and confusion as to the requirements, meaning and intent of many provisions of the Zoning Ordinance that could embroil the City and its regulatory boards in endless litigation.

In considering the petition, and the alternate language, over the past several months a number of additional concerns have been articulated. Perhaps most important of those concerns is the issue of how the document, if formally tied to the Zoning Ordinance, would be amended and changed in the future. Over the coming months the Planning Board will endeavor to develop a consensus among interested citizens as to how the intent of the Joseph Petition can be most appropriately realized.

Respectfully submitted for the Planning Board,

Paul Dietrich, Chairman

Enclosures: Planning Board letter transmitting ***Toward a Sustainable Future*** to the City Council, dated March 16, 1993

Guide to applying policy principles

Initial draft of alternate language for petition

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

March 16, 1993

To the Honorable, the City Council:

The Planning Board is pleased to transmit for your consideration the final draft of the planning policy document entitled **"Toward a Sustainable Future: Cambridge Growth Policy Document"**. The document presents a vision for the future of our city and a comprehensive set of seventy policies to inform and guide the many choices the community will make as new development possibilities and alternate strategies for delivering city services are presented in the future.

Introduction The genesis of this document was twofold. In November 1990 the Council requested that the Community Development Department and the Planning Board develop recommendations for guiding growth and change in the city. Earlier, the Planning Board had expressed the need to put its recommendations on major rezonings within a broader context of City policies for growth and development, past and present.

"Toward a Sustainable Future" responds to the City Council order by providing a policy framework within which the Planning Board recommends Cambridge make its land use and development decisions in the future. The document is not meant to predetermine a specific outcome or to forestall controversy when decisions must be made. Neither is the document a master plan nor a detailed implementation program. It is a **policy document** which envisions the kind of place Cambridge could be in the future and the paths we should take to achieve that vision in the decades ahead.

Process **"Toward A Sustainable Future"** is the result of an extensive public process. The process initially involved discussions at City Council Subcommittee and Planning Board meetings. Later, when policies were drafted, a series of workshops was held with participants from the neighborhoods, the institutions and the business community to obtain a wide range of comment on and evaluation of the policies. The participants were not asked to reach consensus, nor were they expected to endorse the final recommendations made by the Planning Board.

Originally planned as a series of three workshops scheduled over three months, the process ultimately was expanded to include six workshops over seven months. These discussions were so useful to all involved that, at the request of the participants, the four additional sessions were added.

The document was subsequently revised and presented to the community as a final draft at a public hearing held on February 23, 1993. At the hearing no claim was made by the Board that all divergent opinions expressed in the workshops were, or could be, harmonized; rather, the document was presented to the public and is now forwarded to the City Council as a comprehensive and integrated set of public policies for future Cambridge as recommended by the Planning Board.

Policy Viewpoints Many viewpoints were expressed at the workshops and additional observations were made at the public hearing; the latter are attached. Nevertheless, without

minimizing the differences that may still remain, there generally has been little dissent expressed from the substance of the policies recommended. Rather, informal comments and official testimony have focused on possible implementation strategies and on specific actions to advance the policy objectives.

However, other viewpoints expressed periodically in the process, even those expressed by only a single participant, should be noted to give the Council the flavor of the growth policy dialogue. **Land Use:** Some desired a more specific definition of the limit of additional development that would be acceptable and of the rate at which that development, if any, should be accommodated in future years. **Transportation:** Other approaches were advanced. One suggested that new development be limited by a standard of no net increase in automobile trips in the city. A second suggested that significant limitations on automobile use be accepted only if the region shares the same restrictions. **Economic Development:** Some proposed that market forces be allowed to predominate in setting economic and development policy, accompanied by an overriding concern with generating tax revenue for local services. **Housing:** Some desired a more forceful mandate for construction of additional housing in industrial areas, specifically requiring a link between new commercial space construction and new housing construction. **Institutions:** Some saw little discernable benefit to continued institutional growth and felt public policy should more forcefully and explicitly limit that expansion.

These and other concerns were heard by the Planning Board; they have influenced the presentation of the final recommendations. Any policy document, however, must be sufficiently flexible to accommodate changing circumstances that cannot always be foreseen. It must recognize the limiting realities of municipal finance, economic and social change, and evolving technologies, over which the City may have little control but which may foreclose options the City might otherwise choose. The Board is confident that the policies recommended achieve the necessary balance to give the document an enduring usefulness that transcends short term concerns.

City Council Review The Planning Board is transmitting a document that is substantially complete yet still in draft form. The Board intends that the completed document serve as a reference to inform its own deliberations and as a reference to help explain the Board's actions or its recommendations. If the City Council finds any of the recommendations in the document to be at variance with a policy or series of policies adopted by the Council, that should be communicated to the Planning Board. Additional direction could be provided to the Planning Board if the Council chooses to indicate the priorities that might be assigned to one or several or a cluster of the recommended policies. If the Council desires to adopt this document or a modified version of it as City policy, the discussion of land use and development issues in the future will be more focused and fruitful. **It is important to remember that this is a policy document.** Much work and considerable analysis will be required to translate these policies into recommendations for implementation. Establishing priorities for those future efforts will be essential.

Steps to Completion The Board will of course provide any additional explanation of the intent of this document, and the types of implementation needed to achieve these policy objectives, that may be required. In addition, we will participate in whatever process the Council may desire in its evaluation of these recommendations. The Planning Board hopes to be able to publish a final document in the fall of this year after the Council has had an opportunity to deliberate and make any recommendations it may find appropriate.

Respectfully submitted for the Planning Board,

Paul Dietrich, Chairman

Toward a Sustainable Future - APPLYING THE PRINCIPLES

A policy plan is only as effective as its influence on the important decisions that shape the character of the environment of the City in the future. The following commentary outlines some of the ways by which the policies and policy themes presented in ***Toward a Sustainable Future*** can be employed to best effect to guide future development and physical change in the City to fulfill the vision presented in the document. In general the mechanisms discussed are presented in descending order of effectiveness.

I. Development of Land Use and Urban Design Plans

a. The document provides the policy context within which the details of an urban design plan or land use plan are developed.

b. The document provides the policy context within which the details of a rezoning proposal designed to implement an urban design or land use plan are determined.

The policy document ***Toward a Sustainable Future*** operates most effectively at this level. In developing an urban design plan, all the themes presented in the policy document are taken into consideration. Those themes and the specific policies are applied to the particular physical circumstances under review, their relevance sorted out, priorities among them are assigned, and choices made, as necessary, among the possible policy directions that might be taken. All this is done in light of the economic, political and social context prevailing at the time. In the plan, specific objectives might be established, distribution of uses suggested, and implementation strategies outlined.

The urban design plan is then implemented, in part, by adoption of revisions to the Zoning Ordinance. Those revisions detail specific processes necessary for development approval, the scale of development to be allowed in the planned area, at what height and density buildings would be permitted, and what uses are to be allowed. If a particular type of development is to be allowed only after review by the City, a special permit may be mandated, and the criteria upon which that special permit is to be granted are outlined. The policy themes that shaped the urban design plan will also shape the implementing zoning. Once the policy formulations are incorporated into the basic structure of the zoning, that zoning should operational with little need to revisit the policies that shaped it.

In the past decade, one of the causes of friction between the residential community and the development community has been the fact that old policy objectives, to which the community as a whole no longer subscribes, have been imbedded in the details of those portions of the zoning ordinance developed decades ago. Unless the new vision for Cambridge is reflected in the zoning ordinance through systematic revisions, mixed signals will continue to generate controversy and conflict.

II. Evaluation of Specific Public or Private Actions

a. The document provides a policy context within which to establish municipal priorities when evaluating public and private actions.

b. The document provides a policy context within which to evaluate the appropriateness of public capital investments and other public actions.

c. The document provides a checklist of community and public interests or concerns that can legitimately claim to be considered when land use and other possible public initiatives are before the City and the community.

Initiatives that are more specific and less comprehensive than those discussed in Paragraph I above, which might be undertaken by the City or by private persons, can be reviewed and better evaluated by reference to a policy document. Among such initiatives might be: (1) creation of a new open space facility or reuse of an open space facility for a non open space use, (2) roadway improvements or investment in alternate commuter mobility programs, (3) construction of publicly assisted housing development, (4) adoption of techniques to foster economic development, as in the application of the 121A authority to private development. Where such an improvement or action may be the implementation of a previously developed comprehensive assessment and functional plan, the policies could effectively shape the details of that plan in a manner similar to the development of an urban design plan as outlined in Paragraph I above.

For any public issue it is always important to keep in mind that several policy objectives may come into play or be at issue when a particular action is proposed. If all policy interests of the City and community are not equally and adequately articulated, any one worthy public interest - for

instance, affordable housing or well paying jobs or city revenue or reduced traffic - may advance without adequate assessment of the net gain or loss to the community as a whole or without a full appreciation of the tradeoffs that are being made, perhaps unconsciously.

III. Review of Small Scale Zoning Ordinance Changes

The document provides a policy context within which the appropriateness of small scale citizen or property owner initiated rezoning petitions or focused revisions to portions of the zoning ordinance can be evaluated.

In these circumstances the applicable policy issues raised may be more limited in number and less diverse in scope than would generally be the case for the large area rezonings discussed in Paragraph I above. Nevertheless, individual policies, or groups of policies, might provide valuable guidance in arriving at an assessment of the merits of the proposal as it affects the public interest.

IV. Special Permit Applications

The document provides a policy context within which to determine the nature of possible conditions to be imposed on development permitted only by special permit.

Ideally, the zoning ordinance's details, including which activities are permitted only by special permit and under what conditions, have been developed after consideration of the policies enumerated in ***Toward a Sustainable Future***. The evaluation and balancing of the applicable policies are best undertaken prior to adoption of the ordinance provisions; those provisions then directly implement the policies that were determined to have relevance. The uses and developments that are inconsistent with the policy plan should not be allowed; where a use or development is allowed by special permit, it should be understood that, when the conditions prescribed for its issuance are met, the authorized development or use is by definition consistent with the policy plan. The conditions to be required before issuance of the special permit should be as precise as possible and by implication should define an outcome which is consistent with ***Toward a Sustainable Future***.

Where a special permit process was developed before adoption of ***Toward a Sustainable Future***, an evaluation of the policy

document could well provide some guidance in imposing conditions on the issuance of a special permit for types of development or scales of activity that truly involve matters of planning principle. In some circumstances it might be possible to have a significant conflict between the clear intent of the Zoning Ordinance as written and an evolving policy consensus that differs from the one upon which the special permit process was originally developed; at the extreme it might be difficult to establish conditions that are consistent with both the clear intent of the Ordinance as written and with the new, evolving, policy perspective.

However, for most special permits, the considerations legitimately brought to bear on an application request are not likely to involve concerns of such weighty importance. Rather, issues specific to the site or to the operation of the activity or facility, having no policy dimension whatsoever, will most directly determine the outcome.

V. Variance Applications

The policy document provides a policy context within which to determine the appropriateness of any conditions to be attached to a variance, subject the limits to such conditions inherent in the standards required for issuing variances.

The role of the policy plan in determining the appropriateness of a variance request is even more limited than in the case of conditioning the issuance of a special permit. By definition, under most circumstances a legal variance is something that the applicant is entitled to because of the extraordinary and unique conditions applying to the subject property. The role of policy evaluation in such circumstances is likely to be rather circumscribed; a variance might indeed be appropriate for activities which are inconsistent with established policy principles.

In those cases where the variance request is understood not to conform strictly to the limited, legal standards upon which variances are ideally granted, evaluation of policy themes and directions might play a more significant role, akin to the considerations outlined for special permits and rezonings discussed in Paragraphs III and IV above.

VI. Denial of Special Permits

In limited circumstances, the document might appropriately provide a policy context for determining whether a special permit should be

issued.

It is certainly possible to imagine that the bundle of characteristics of a development seeking a special permit is so contrary to current, adopted policies that the permit should not be granted at all, no matter what conditions might be imposed. However, as discussed in paragraph IV above, the ideal is that such offending development options should not be permitted under any circumstances to begin with, evaluation of policy considerations having worked to exclude them up front.

In adopting a set of policies to guide public debates, it is important to understand the limits of the application of those policies. If misunderstood or misapplied the policies may appear irrelevant and perhaps dismissed in those very circumstances were their application would be most helpful. Therefore, in addition to the discussions above, it might be useful to make clear what the policy document and its constituent policies clearly are not.

First, policies are not objectives; they do not define a measurable product or outcome. The policies may, however, suggest areas of public interest for which measurable objectives can be developed; and the development of such objectives is a logical step towards implementation of the document's proposed policy themes.

Second, policies are not meant to be specific standards or criteria to which every site specific regulatory action must comply. As the discussions above indicate, an evaluation of the policies may be useful in certain regulatory proceedings. But in general, it is unreasonable to expect that generalized statements of policy direction can act as criteria that must be met before a routine, small-scaled, site specific action is taken or approval granted.

Third, the policies do not constitute an elaborate formula that mechanically determines the outcome of an issue or the choice that should be made or the approval that should be given or denied. Where they have some relevance, the policies must be evaluated and priorities assigned and weight given to the importance of each one in each new circumstance. Judgements must be made in every case.

Finally, while the document and its constituent policies form a consistent and coherent policy whole, their application is not immutable in the face of changing circumstances over time or from one locale to another within the city. A different weight of importance or priority rating might be given to any particular policy in one location, compared with another, or under one set

of circumstances, compared with another, or when subject to a different set of facts in a different context. At any one time or in any particular place individual policies may be in conflict. No physical location nor any single public action can satisfy every policy intent, every time. On balance, over time, and over the length and breadth of the community, however, all policy themes can be satisfactorily addressed. Evaluation, judgment, and choice, however, are essential aspects in the application of ***Toward a Sustainable Future*** to the daily workings of the City.

DRAFT Substitute Language for Joseph Petition.

10.50 CONSIDERATION OF LAND USE AND DEVELOPMENT POLICIES IN REVIEWING VARIANCE AND SPECIAL PERMIT APPLICATIONS

10.51 *Purpose*. It is the intent of this Section 10.50:

(1) to provide a mechanism by which the specific findings and determinations required of the Board of Zoning Appeal and/or the Planning Board when issuing special permits (Section 10.40) or variances (Section 10.30) can be made within the context of a set of policies that establish and define the City's goals for the future with regard to the use of its land resources; and

(2) to define the general public health, safety, and welfare that any use or activity authorized by special permit or variance is required to serve, or not harm.

10.52 *Procedure*. In reviewing any application for a special permit or variance, the Board of Zoning Appeal and/or the Planning Board shall be guided in part in its deliberations by the policies outlined in the document entitled ***Toward a Sustainable Future - Cambridge Growth Policy Document*** dated February 23, 1993, or any subsequent revisions thereto. That document, in the form of its enumerated policies and the explanatory text accompanying them, shall constitute in part the "planning principles and policies adopted by the Planning Board" referenced in Section 10.33 (e) and Section 1.30 of this Zoning Ordinance.

Where a determination must be made that:

(1) the granting of a variance would not be a substantial detriment to the public good or would not nullify or substantially derogate from the intent or purpose of this Ordinance; or that

(2) the issuance of a special permit would not impair the integrity of the district within which the permit is to be issued, or otherwise derogate from the intent and purpose of this Ordinance,

then, the policies presented in ***Toward a Sustainable Future***, considered individually and as a whole, shall help define that public interest and that intent and purpose.

10.52.1 In its report to the Board of Zoning Appeal, authorized

in Section 10.33, or when making findings with regard to a special permit application over which it has jurisdiction, the Planning Board shall do the following:

(1) Identify whether the use or activity or construction that would be authorized by the granting of the variance or special permit is of such a nature or scale that material issues of planning principle or policy are raised.

(2) Should such a material policy interest be identified, identify those policies or policy themes presented in ***Toward a Sustainable Future*** most applicable in the specific circumstances presented.

(3) Within the application's specific context: (a) evaluate the implications of those relevant policies and policy themes, (b) identify their interrelationships and highlight any potential conflicts, (c) weigh and recommend the appropriate priorities between or among the relevant policies, given the specific circumstances of the case as well as the general circumstances then prevailing in the City, and (d) suggest the choices between and among the several applicable policies that might have to be made in the best interest of the public good.

(4) As appropriate, recommend to the Board of Zoning Appeal, or consider in those circumstances in which it maintains jurisdiction, modifications to or conditions to be attached to the proposal, including denial of the requested relief, in order that the planning principles and policies identified as relevant are better served, conflicts between them minimized, and/or necessary choices kept to a minimum.

Renumber existing Section 10.50 - Repetitive Petitions, to 10.60

5.

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 20, 1994

To The Honorable, The City Council:

I am hereby transmitting for your consideration a Planning Board recommendation on the Joseph, et al Zoning Petition establishing the policies enumerated in Toward a Sustainable Future - Cambridge Growth Policy Document as standards for issuance of special permits and variances.

Very truly yours,

Robert W. Healy
City Manager

RWH/mev
attachment

Printed on Recycled Paper

Consent Agenda # 5 O-48

Planning Board Report on the Joseph, et al petition: GROWTH POLICY DOCUMENT.

Petition placed on file
due to expiration of time
limit 6/27/94

Petition referred to Housing &
Community Development Com.
Hearings held 5/19/95, 5/26/94,
6/2/94 & 7/20/94.

In City Council,

June 20, 1994

Referred to the
Housing and Community
Development Committee
Copy sent to Councillor
Duffy 6/21/94