

CRIME BEAT

Assaults

On Sept. 1, a Lincoln street resident reported a man who had asked him for change yelled at him and punched him.

On Sept. 2, an employee at a store on Mass. avenue reported a man punched her in the face when she tried to stop him from shoplifting.

On Sept. 3, a Boston couple reported they were attacked by six or seven youths on Garden street.

On Sept. 4, a Norfolk street resident reported six men hit and tried to rob him on Broadway.

On Sept. 5, a Windsor street resident reported someone attacked him on Columbia street with a blunt object and tried to rob him.

On Sept. 5, a Mass. avenue resident walked into the police station bleeding profusely. He reported someone had hit him with an unknown object.

Break-ins

On Sept. 1, a Kenway street resident reported a break-in in which \$90 cash was stolen.

On Sept. 1, an Ashton place resident reported a break-in. Property worth \$7,000 was taken, including two handguns, coins and jewelry.

On Sept. 2, a break-in was reported at a Holden street residence in which a computer was taken.

On Sept. 2, an Inman street resident reported he returned from vacation to discover a break-in. A VCR worth \$1,200 was stolen.

On Sept. 4, a M.L. Auburn street resident reported a break-in in which \$30 cash was missing.

On Sept. 5, a Douglas street resident reported a break-in.

On Sept. 5, a break-in was reported at a Kendall Square office in which tools were stolen.

On Sept. 5, a Putnam avenue resident reported a break-in through his ceiling. Two handguns worth \$600 were missing.

On Sept. 5, a Brookford street resident reported a break-in. Over \$2,000 worth of property, including jewelry, two cameras and clothing, was stolen.

On Sept. 6, a Harvard street resident reported a break-in in which a television, VCR, jewelry, and credit cards were stolen.

On Sept. 7, a Third street resident reported a break-in in which a VCR was stolen.

Robberies

On Sept. 1, an employee at a Mass. avenue video store reported \$120 was stolen from the cash drawer while he was replacing tapes in a back room.

On Sept. 1, a Rindge avenue resident reported he was jumped from behind, choked and robbed of \$35.

On Sept. 3, a Rindge avenue resident reported he was robbed of \$50 in the hallway of his building.

On Sept. 5, a Somerville resident reported two men attacked and robbed him at a Cambridge street bus stop. The pair stole two gold chains worth \$150.

On Sept. 5, a Memorial drive resident reported he was robbed at knifepoint of \$800, a jacket and sneakers. The incident took place on Brookline street.

On Sept. 6, an employee at a Harvard Square copy store reported someone reached over the register and stole \$700 cash and \$800 in checks.

On Sept. 6, a Dorchester resident reported he and a friend had a bracelet and ring stolen at gunpoint.

On Sept. 6, a Magazine street resident reported two men took a bag containing personal items from him at Russell Field.

On Sept. 7, a Winter street resident reported four men attacked him and stole his watch, ring and two gold chains at knifepoint. The incident occurred at Washington and Windsor streets.

Arrests

On Sept. 1, Alice Cafrans, 39, of 60 Brattle St. for shoplifting.

On Sept. 1, Ilene Theresa Evanieck, 29, 6 Walden Square Rd. on warrant for selling heroin and shoplifting.

On Sept. 1, Isaac Crawford, 26, of 4 Woodrow Wilson Ct., for possession of a class B substance.

On Sept. 4, Jamal Ford of 7 Jackson Gardens on charges of assault and battery of a police officer and participating in an affray; and Brian Hooper of 31 Newtowne Ct. for participating in an affray and on outstanding warrant for assault with intent to rob.

Concert marks library branch debut

The Boudreau/Hill branch of the Cambridge Public Library announces a preschool concert and sing-along featuring musician Hugh Hanley.

The concert celebrating the opening of the new library will be at 245 Concord Ave. on September 22 at 10:30 am.

Hanley is known throughout the Boston area for his live musical performances and his local cable television program, "Songs from the Circle."

For more information about the concert and other library events call 498-9084.

Senior center hosts talk on Medicare

On Friday, September 29 from 10 am to 12 noon, at the North Cambridge Senior Center, 2050 Massachusetts Avenue, a representative from the Department of Public Health will talk about the rights of

Medicare patients in discharge planning and facts about DRG's (Diagnosis Related Groups).

Learn what you have a right to expect in a hospital stay and discharge. Limited transportation available. Call 495-0110.

Dante center flea market set

The Dante Alighieri Society, 41 Hampshire St., is planning a flea market on September 23 to raise funds for its library.

Anyone wishing to donate saleable items such as toys, books, furniture, bric-a-brac, lamps, prints, costume jewelry, etc. may call the center at 876-5160.

St. Anthony's annual dinner set

Saint Anthony Church, Cambridge, announces its annual parish banquet which is scheduled for Saturday, September 30 at St. Anthony's Parish Hall.

The banquet will start at 7 P.M. and continue to 1 A.M. Tickets, at \$25

per person, may be purchased by calling 547-5593.

At the banquet, Mayor Alfred E. Vellucci will be honored for his continuous support and promotion of the parish community.

YMCA sets golf classic

The Cambridge Family YMCA will host its Sixth Annual Golf Classic at the Blue Hill Country Club in Canton on Monday, October 24. The golf tournament is a special event to benefit the YMCA's Youth Campership Fund which enables central-city youngsters to attend YMCA camp in the summer months.

Classic at the YMCA or by mail (820 Massachusetts Avenue, Cambridge, MA 02139). The Golf Classic fee is \$150 per golfer and includes the greens fee, cart, Awards Banquet, Buffet luncheon, tee gift and prizes. Foursome fee is \$600.

Highlighting this year's tournament is "Hole-in-One" Prize - a 1989 Volvo offered by Boston Volvo of Cambridge. The golfer who achieves this feat on a specified hole will be awarded this grand prize. Handsome crystal trophies for three categories of low gross and low net also will be featured. Door prizes will be awarded randomly at the Awards Banquet following the day-long tournament. Golfers may register for the

Corporate tee and green sponsors insure the success of the fund-raising event. Corporations wishing to support the YMCA Youth Campership Fund may enlist as sponsors with a gift of \$250. Each sponsor is entitled to a professionally-printed sign on a tee or green.

For information on the Classic, individuals may contact Wade Lindhorst, YMCA Program Director or Richard Foot, YMCA Executive Vice President at 661-YMCA.

Babe Ruth tryouts set

The Cambridge Babe Ruth League will be having their tryouts for people between the ages of 13-15 for the upcoming season.

The tryouts will be Saturday,

September 16, at Donnelly Field at 10 am and Sunday, September 17 at Rindge Field at 1 pm. You must attend one of these tryouts to play next season.

Library forum on home schooling set

Home Schooling Night will be held at the Cambridge Public Library on Monday, September 18, at 7pm. Parents who are currently home schooling as well as those who are interested in becoming home schoolers are invited to attend this program.

The program will begin with a discussion on some of the practicalities of home schooling. This talk will be led by staff members of Cambridge-based John Holt Associates which publishes "Growing Without Schooling," a national newsletter for home schoolers. Participants will then be given a chance to talk about ideas and questions they

have concerning home schooling. The evening has been planned to give parents the opportunity to learn from each other about what works best in home schooling situations. As many people involved in teaching at home are aware, the library is a logical place to find curriculum support materials.

More information about Home Schooling Night is available from the Cambridge Public Library Children's and Young Adult Services Department, 498-9600. Home Schooling Night is free and open to the public. The Cambridge Public Library is located at 449 Broadway.

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PROGRAM SCHEDULE FOR CHANNEL 3 "YOUR NEIGHBORHOOD NETWORK"

Thursday, September 14
6:30pm Get the Picture
7:00pm Meet the Artist: Live Oak
7:30pm Now That We Are Here
8:00pm TBA

Friday, September 15
7:00pm Video Rhythms
8:00pm Your Mother's on the Roof

Monday, September 18
6:30 pm Generations
7:00pm Now That We're Here - documentary
7:30pm Health Research: Caring for Life
8:00pm Audiophiles: The Untouchables - concert

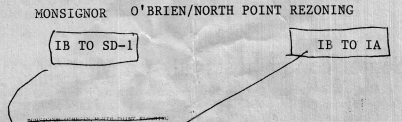
Tuesday, September 19
6:30pm Healthnet: Pelvic Inflammatory Disease
7:00pm Cambridge: Insideout
8:00pm The Forum: Kerner Commission

Wednesday, September 20
6:30pm The Baseball Show
7:00pm Cambridge River Festival 1989: Semanya & Fortezza
8:00pm Now That We Are Here
8:30pm TBA

Thursday, September 21
6:30pm The Computer As A Window into Dance
7:00pm Bridge to Writing, w/ Martha Collins
7:30pm Special: Aids & Adolescents
8:30pm TBA

1.01 Premises located on Assessor's Plat numbered 1A: also known as the Boston Sand Gravel site and the Massachusetts Bay Transit Authority switching yard. In City Council September 11, 1989. Passed to be ordained by a yea and nay vote. Yeas 8, Nays 0, Absent 1. Robert W. Healy, City Manager; Joseph E. Conantour, City Clerk

ATT-57



(C)Sept. 14

ORDINANCE NO. 1091. Final Publication No. 2461. First Publication in the Chronicle on August 10, 1989. CITY OF CAMBRIDGE, In the City of Cambridge, Ninth Hundred Eighty-nine
AN ORDINANCE

In amendment to an ordinance formerly entitled "Zoning Ordinances of the City of Cambridge." Be it ordained by the City Council of the City of Cambridge as follows:

- A. Amend the Text of the Zoning Ordinance as follows: 1. In Section 3.11, insert the following after the existing line "Industry A District..... Warehouse, storage, job manufacturing," and renumber accordingly. Special Business, Office and Industrial Districts—Various Uses governed by the requirements of Article 17.00.00. b. In Subsection 10.48 and Subsection 11.202 add the following lines after the existing line "Article 13.00.00 Public Districts, all permits: 13.01.17-310—Additional FAR, Special District Section 17.17—Transfer of Development Rights, Special District Section 17.17.00. 3. Create a new Article 17.00.00—Special Business, Office and Industrial Districts as follows: Article 17.00.00 Special Business, Office and Industrial Districts 17.10 Special District I

- 17.12 Permitted Uses—Uses permitted in the Industry A-District shall be equated within the Special District I with the exception of the following: a. The following uses shall be permitted by special permit from the Board of Zoning Appeal: 1. Hotel and Motel Uses, Section 4.31(1)(2) 2. Car wash establishment using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.38 3. b. The following uses shall be prohibited: 1. Parking lot for parking garage for private passenger cars, Section 4.32b 17.13 Maximum FAR a. The maximum FAR for any lot in the district shall not exceed 3.0 as of right; b. The maximum FAR for any lot in the district shall not exceed 3.0 as of right; c. Special permits for any lot in the district shall be provided for the requirements and conditions of Section 17.13.17 and 17.13.18; d. e. are met. 17.13.2 Building Height Limitation. The maximum height permitted in the district shall be 85 feet except as modified as follows: 1. For lots lying northwesterly of Monsignor O'Brien Highway, the maximum height may be increased to 120' provided no portion of the building rises above a degree of control plane beginning at the end of 65' above the O'Brien Highway from left line and rising thereafter in a northeasterly direction; 2. Notwithstanding the provision of paragraphs 1 and b. above no building may exceed 35' within fifty feet of the Special District I Residence C-1 zoning district, or where the zoning district line splits a lot, within fifty feet of the lot line located in the residential district. 17.13.3 Minimum Yard Requirements. Only the following yard requirements shall apply in the Special District I:

- a. Front Yard - a minimum three feet, measured from the property line, shall be required at the Monsignor O'Brien Highway lot line; no front yard shall be required however for any structure in existence as of May 1, 1989. b. Side Yard - None c. Rear Yard - None d. Notwithstanding the requirements of paragraphs a-c above all buildings shall be set back a minimum of five feet from any Special District I Residence C-1 district line; set back shall consist exclusively of landscaped green area as defined in Article 2.000. Where the zoning district line splits a lot the setback shall be measured from the lot line located in the residential district. 17.14.01 Street Parking and Loading Requirements a. All parking spaces for motor vehicles shall be as follows: 17.14.1 Minimum Parking Requirements. Off-street parking and loading requirements shall be as follows: 1. Article 6.000, Sections 6.001, 6.002, 6.003, 6.004, 6.005, 6.006, 6.007, 6.008, 6.009, 6.010, 6.011, 6.012, 6.013, 6.014, 6.015, 6.016, 6.017, 6.018, 6.019, 6.020, 6.021, 6.022, 6.023, 6.024, 6.025, 6.026, 6.027, 6.028, 6.029, 6.030, 6.031, 6.032, 6.033, 6.034, 6.035, 6.036, 6.037, 6.038, 6.039, 6.040, 6.041, 6.042, 6.043, 6.044, 6.045, 6.046, 6.047, 6.048, 6.049, 6.050, 6.051, 6.052, 6.053, 6.054, 6.055, 6.056, 6.057, 6.058, 6.059, 6.060, 6.061, 6.062, 6.063, 6.064, 6.065, 6.066, 6.067, 6.068, 6.069, 6.070, 6.071, 6.072, 6.073, 6.074, 6.075, 6.076, 6.077, 6.078, 6.079, 6.080, 6.081, 6.082, 6.083, 6.084, 6.085, 6.086, 6.087, 6.088, 6.089, 6.090, 6.091, 6.092, 6.093, 6.094, 6.095, 6.096, 6.097, 6.098, 6.099, 6.100, 6.101, 6.102, 6.103, 6.104, 6.105, 6.106, 6.107, 6.108, 6.109, 6.110, 6.111, 6.112, 6.113, 6.114, 6.115, 6.116, 6.117, 6.118, 6.119, 6.120, 6.121, 6.122, 6.123, 6.124, 6.125, 6.126, 6.127, 6.128, 6.129, 6.130, 6.131, 6.132, 6.133, 6.134, 6.135, 6.136, 6.137, 6.138, 6.139, 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6.712, 6.713, 6.714, 6.715, 6.716, 6.717, 6.718, 6.719, 6.720, 6.721, 6.722, 6.723, 6.724, 6.725, 6.726, 6.727, 6.728, 6.729, 6.730, 6.731, 6.732, 6.733, 6.734, 6.735, 6.736, 6.737, 6.738, 6.739, 6.740, 6.741, 6.742, 6.743, 6.744, 6.745, 6.746, 6.747, 6.748, 6.749, 6.750, 6.751, 6.752, 6.753, 6.754, 6.755, 6.756, 6.757, 6.758, 6.759, 6.760, 6.761, 6.762, 6.763, 6.764, 6.765, 6.766, 6.767, 6.768, 6.769, 6.770, 6.771, 6.772, 6.773, 6.774, 6.775, 6.776, 6.777, 6.778, 6.779, 6.780, 6.781, 6.782, 6.783, 6.784, 6.785, 6.786, 6.787, 6.788, 6.789, 6.790, 6.791, 6.792, 6.793, 6.794, 6.795, 6.796, 6.797, 6.798, 6.799, 6.800, 6.801, 6.802, 6.803, 6.804, 6.805, 6.806, 6.807, 6.808, 6.809, 6.810, 6.811, 6.812, 6.813, 6.814, 6.815, 6.816, 6.817, 6.818, 6.819, 6.820, 6.821, 6.822, 6.823, 6.824, 6.825, 6.826, 6.827, 6.828, 6.829, 6.830, 6.831, 6.832, 6.833, 6.834, 6.835, 6.836, 6.837, 6.838, 6.839, 6.840, 6.841, 6.842, 6.843, 6.844, 6.845, 6.846, 6.847, 6.848, 6.849, 6.850, 6.851, 6.852, 6.853, 6.854, 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6.998, 6.999, 7.000, 7.001, 7.002, 7.003, 7.004, 7.005, 7.006, 7.007, 7.008, 7.009, 7.010, 7.011, 7.012, 7.013, 7.014, 7.015, 7.016, 7.017, 7.018, 7.019, 7.020, 7.021, 7.022, 7.023, 7.024, 7.025, 7.026, 7.027, 7.028, 7.029, 7.030, 7.031, 7.032, 7.033, 7.034, 7.035, 7.036, 7.037, 7.038, 7.039, 7.040, 7.041, 7.042, 7.043, 7.044, 7.045, 7.046, 7.047, 7.048, 7.049, 7.050, 7.051, 7.052, 7.053, 7.054, 7.055, 7.056, 7.057, 7.058, 7.059, 7.060, 7.061, 7.062, 7.063, 7.064, 7.065, 7.066, 7.067, 7.068, 7.069, 7.070, 7.071, 7.072, 7.073, 7.074, 7.075, 7.076, 7.077, 7.078, 7.079, 7.080, 7.081, 7.082, 7.083, 7.084, 7.085, 7.086, 7.087, 7.088, 7.089, 7.090, 7.091, 7.092, 7.093, 7.094, 7.095, 7.096, 7.097, 7.098, 7.099, 7.100, 7.101, 7.102, 7.103, 7.104, 7.105, 7.106, 7.107, 7.108, 7.109, 7.110, 7.111, 7.112, 7.113, 7.114, 7.115, 7.116, 7.117, 7.118, 7.119, 7.120, 7.121, 7.122, 7.123, 7.124, 7.125, 7.126, 7.127, 7.128, 7.129, 7.130, 7.131, 7.132, 7.133, 7.134, 7.135, 7.136, 7.137, 7.138, 7.139, 7.140, 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7.284, 7.285, 7.286, 7.287, 7.288, 7.289, 7.290, 7.291, 7.292, 7.293, 7.294, 7.295, 7.296, 7.297, 7.298, 7.299, 7.300, 7.301, 7.302, 7.303, 7.304, 7.305, 7.306, 7.307, 7.308, 7.309, 7.310, 7.311, 7.312, 7.313, 7.314, 7.315, 7.316, 7.317, 7.318, 7.319, 7.320, 7.321, 7.322, 7.323, 7.324, 7.325, 7.326, 7.327, 7.328, 7.329, 7.330, 7.331, 7.332, 7.333, 7.334, 7.335, 7.336, 7.337, 7.338, 7.339, 7.340, 7.341, 7.342, 7.343, 7.344, 7.345, 7.346, 7.347, 7.348, 7.349, 7.350, 7.351, 7.352, 7.353, 7.354, 7.355, 7.356, 7.357, 7.358, 7.359, 7.360, 7.361, 7.362, 7.363, 7.364, 7.365, 7.366, 7.367, 7.368, 7.369, 7.370, 7.371, 7.372, 7.373, 7.374, 7.375, 7.376, 7.377, 7.378, 7.379, 7.380, 7.381, 7.382, 7.383, 7.384, 7.385, 7.386, 7.387, 7.388, 7.389, 7.390, 7.391, 7.392, 7.393, 7.394, 7.395, 7.396, 7.397, 7.398, 7.399, 7.400, 7.401, 7.402, 7.403, 7.404, 7.405, 7.406, 7.407, 7.408, 7.409, 7.410, 7.411, 7.412, 7.413, 7.414, 7.415, 7.416, 7.417, 7.418, 7.419, 7.420, 7.421, 7.422, 7.423, 7.424, 7.425, 7.426, 7.427, 7.428, 7.429, 7.430, 7.431, 7.432, 7.433, 7.434, 7.435, 7.436, 7.437, 7.438, 7.439, 7.440, 7.441, 7.442, 7.443, 7.444, 7.445, 7.446, 7.447, 7.448, 7.449, 7.450, 7.451, 7.452, 7.453, 7.454, 7.455, 7.456, 7.457, 7.458, 7.459, 7.460, 7.461, 7.462, 7.463, 7.464, 7.465, 7.466, 7.467, 7.468, 7.469, 7.470, 7.471, 7.472, 7.473, 7.474, 7.475, 7.476, 7.477, 7.478, 7.479, 7.480, 7.481, 7.482, 7.483, 7.484, 7.485, 7.486, 7.487, 7.488, 7.489, 7.490, 7.491, 7.492, 7.493, 7.494, 7.495, 7.496, 7.497, 7.498, 7.499, 7.500, 7.501, 7.502, 7.503, 7.504, 7.505, 7.506, 7.507, 7.508, 7.509, 7.510, 7.511, 7.512, 7.513, 7.514, 7.515, 7.516, 7.517, 7.518, 7.519, 7.520, 7.521, 7.522, 7.523, 7.524, 7.525, 7.526, 7.



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

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, July 19, 1989 at 4:30 p.m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to amend the Zoning Ordinance of the City of Cambridge by **amending the text of section 3.14 - Cambridgeport Interim Planning Overlay District in paragraph 5.** The new language is underlined.

5. This Section 3.14 shall be in effect through December 1, 1989.

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

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

For the Committee,
Councillor William H. Walsh
Chairman.

(C) June 29, July 6



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Councillor William H. Walsh
Chairman.

(C) June 29, July 6

\$1.80 petition

PETITION OF Planning Board
extension of effective date of Cambridgeport Interim Overlay District
Petition filed with the City Clerk May 15, 1989

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

16 days May
30 days June
19 days July
65 days = July 19, 1989 = all hearings

In City Council May 15, 1989

Referred to the Planning Board for report May 15, 1989

Planning Board Hearing July 18, 1989

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be Oct 17, 1989.)

12 days July
31 days Aug
30 days Sept.
17 days Oct.
90 days = October 17, 1989
City Council hearing published Chronicle on June 29, 1989
and July 6, 1989

Hearing before the Ordinance Committee July 19, 1989 at 4:30pm

Reported to the City Council August 7, 1989

Passed to a second reading on August 7, 1989

published in Chronicle on August 10, 1989

Planning Board report received on August 7, 1989

Ready for ordination on August 21, 1989

Passed to be ordained on Sept. 11, 1989

published in Chronicle on Sept. 14, 1989

COMPLETION DATE October 17, 1989

DCA, Inspectional Serv. Ordinance Committee,
Community Dev. Dept & City Solicitor notified 9/14/89
ce



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 14, 1989

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

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances of the City of Cambridge which were passed to be ordained at the City Council meeting held on September 11, 1989 as follows:

1. Extension of the Cambridgeport Interim Overlay District to December 1, 1989.
2. Proposed amendment regulating Community Residences and Personal Care Lodging Houses.
3. Proposed amendment in the Monsignor O'Brien Highway area.

These amendments are being sent to you pursuant to the provisions of Chapter 808 of the Acts of 1975.

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk.

JEC/dl

Encs. (3) Ordinance Numbers 1089, 1090, 1091.

c.c. Les Barber, Community Development Dept.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

Amend the text of the Zoning Ordinance by deleting paragraph 5, Section 3.14 and substituting therefor a new paragraph 5 to read as follows:

5. This Section 3.14 shall be in effect through December 1, 1989.

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

1. Article 11.20 of the Cambridge Zoning Ordinance entitled "Community Residences and Personal Care Lodging Houses" be, and hereby is, repealed in its entirety;
2. Article 4.30 of the Cambridge Zoning Ordinance, entitled "Table of Use Regulations," be, and hereby is amended by repealing and deleting Article 4.31(j)(3) and 4.31(k).
3. Footnote 51 to Article 4.30 be, and hereby is, repealed.
4. Article 4.56 of the Cambridge Zoning Ordinance, entitled "Institutional Use Regulation Table" be, and hereby is, amended by repealing and deleting sections 4.56(f)(3) and (4).
5. Article 2.000 of the Cambridge Zoning Ordinance be, and hereby is, amended by deleting in its entirety the definition of "Community Residence" and by deleting in its entirety the definition of "Personal Care Lodging House."
6. Article 2.000 of the Cambridge Zoning Ordinance be, and hereby is, further amended by inserting a new paragraph in the definition of "Family" which shall read as follows:

"Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include four or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, non-profit housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the "Fair Housing Amendments Act of 1988." Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition."

7. Article 4.30 of the Cambridge Zoning Ordinance, entitled "Table of Use Regulations" be, and hereby is amended by repealing and deleting Article 4.33 (e) (3) and (4).

In City Council September 11, 1989.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

A. Amend the Text of the Zoning Ordinance as follows:

1. In Section 3.11, insert the following line after the existing line "Industry A District..... Warehouse, storage and light manufacturing", and renumber accordingly:

Special Business, Office.....Various Uses governed
and Industrial Districts by the requirements of
Article 17.000

2. In Subsection 10.48 and Subsection 11.202 add the following lines after the existing line "Article 13.000 -PUD Districts, all permits."

Section 17.131b - Additional FAR, Special District I
Section 17.17 - Transfer of Development Rights, Special
District I

3. Create a new Article 17.000 - Special Business, Office and Industrial districts as follows:

Article 17.000 Special Business, Office and Industrial
Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I:

17.11 SCOPE - This Section 17.10 regulates development within the Special District I at Monsignor O'Brien Highway as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.10, all requirements of and regulations applicable to the Industry A-1 District shall apply equally to the Special District I.

17.12 PERMITTED USES - Uses permitted in the Industry A-1 District shall be equally allowed in the Special District I with the exception of the following:

a. The following uses shall be permitted by special permit from the Board of Zoning Appeal:

1. Hotel and Motel Uses, Section 4.31 i (2)

2. Car washing establishment using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.

b. The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32b

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

- a. The maximum FAR for any lot in the district shall not exceed 3.0 as of right;
- b. The maximum FAR for any lot northeasterly of Monsignor O'Brien Highway may be increased by special permit from the Planning Board to 3.5 provided the requirements and conditions of Section 17.17 d and e are met.

17.132 Building Height Limitation The maximum height permitted in the district shall be 85 feet except as modified below:

- a. For lots lying northeasterly of Monsignor O'Brien Highway, the maximum height may be increased to 120' provided no portion of the building rises above a 45 degree bulk control plane beginning at an elevation of 85' above the O'Brien Highway front lot line and rising thereafter in a northeasterly direction.
- b. Notwithstanding the provision of paragraphs a and b above no building may exceed 35' within fifty feet of the Special District I/Residence C-1 zoning district line, or where the zoning district line splits a lot, within 50' of the lot line located in the residential district.

17.133 Minimum Yard Requirements Only the following yard requirements shall apply in the Special District I.

- a. Front Yard - a minimum three feet, measured from the property line, shall be required at the Monsignor O'Brien Highway lot line; no front yard shall be required however for any structure in existence as of May 1, 1989.
- b. Side Yard - None
- c. Rear Yard - None
- d. Notwithstanding the requirements of paragraphs a-c above all buildings shall be set back a minimum of 20 feet from any Special District/Residence C-1 district line; said setback shall consist exclusively of landscaped green area as defined in

Article 2.000. Where the zoning district line splits a lot the setback shall be measured from the lot lines located in the residential district.

- 17.134 Residential Density The minimum lot area per dwelling unit shall be 300 square feet.
- 17.14 OFF STREET PARKING AND LOADING REQUIREMENTS
- 17.141 Minimum Parking Requirements Off-street parking and loading requirements shall be as specified in Article 6.000 for uses in Business B, Industry B and Residence C-3 zoning districts.
- 17.142 Maximum Parking Requirements The maximum accessory parking permitted for all non-residential uses shall be 4.5 spaces for each 1,000 square feet of lot area. Notwithstanding the provisions of Section 6.313, accessory parking provided to meet the requirements of Section 17.14 shall not exceed that number permitted in this Section 17.142 under any circumstances.
- 17.15 SPECIAL DEVELOPMENT STANDARDS
- All buildings constructed in the Special District I shall meet the following requirements.
- 17.151 Building Facades Building facades should be designed so as to enhance the visual quality of the district. The following standards shall apply:
- a. A principal building entrance shall face Monsignor O'Brien Highway;
 - b. Building facades and rooflines shall be articulated and expanses of unbroken wall planes shall be limited to 35 linear feet for those facades facing public open spaces and/or public roadways;
 - c. Ground floor levels shall include a minimum of 30% transparency (non-reflective glass) to enliven and enrich the public environment where such levels contain active gross floor area (i.e. habitable space occupied by persons throughout the day) as defined in Article 2.000.
- 17.152 Tree Planting At least one street tree, having a minimum caliper of 3", shall be located in the front yard provided along Monsignor O'Brien Highway, for each 25' of frontage on the Highway. Where sufficient front yard is not provided said trees may

be located within the public right of way consistent with the requirements for street tree planting established by the City of Cambridge.

17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.

17.154 Mechanical Equipment and Refuse Storage Areas:

- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
- b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.

17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.

17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:

- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
- b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

- c. The development plans for both the donating and receiving lots meet the intent and requirements of Section 17.10 as a whole and this sub-section 17.17 and are both subject to the special permit authorization and such conditions as may be attached thereto.
- d. The resulting development on both, or the several, lots provides a superior site and building design than might occur without the special permit authorization. Among the conditions which may be reviewed by the Planning Board in reaching such a finding are the following:
 - 1. Reduction in density of development is achieved on lots adjacent to residential uses or zoning districts;
 - 2. An increase in open space and green area is achieved adjacent to residential uses and zoning districts;
 - 3. Active gross floor area uses are located at the base and perimeter of the buildings are located at the base and perimeter of the buildings constructed on the site (sites) where visible from public streets or residential uses;
 - 4. Overall reduction in the bulk of the buildings(s) is achieved through location of some or all of the required parking below grade;
 - 5. Parking located above grade is screened from view from public streets and residential uses by active gross floor areas uses;
 - 6. Improved building design is achieved through the use of quality masonry materials and other quality details as well as an improved pedestrian environment along major public street.
- e. All site and building designs shall be subject to binding design review by the Planning Board.

B. Amend the Zoning Map of the City of Cambridge as follows:

- 1.0 Rezone an area currently zoned Industry B Special District I an area circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the

southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

- 1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,
- 1.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 224, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot number 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessors Plat numbered 1A,
- 1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1 A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,
- 1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

1.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

1.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

C. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Article 4.000 - Use Regulations do the following:

1.1 In Section 4.38 - Heavy Industry, line e, delete the word "no" in the column headed "Ind A" and substitute therefor "SP (52)".

1.2 In Section 4.40 - Footnotes to the Table of Use Regulations add a new footnote 52 as follows:

52. Uses so permitted in existence as of July 1, 1988 may continue and expand, within the dimensional limits of Section 5.34, without the granting of a special permit.

2.0 In Article 5.000 - Dimensional Requirements do the following:

2.1 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to storage and processing of materials permitted in Section 4.37m.

D. Amend the Zoning Map of the City of Cambridge as follows:

- 1.0 Rezone an area currently zoned Industry B to Industry A circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,
- 1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,
- 1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.
- 1.01 Premises located on Assessor's Plat numbered 1A:

All or parts of lots numbered 67, 68, and 81, also known as the Boston Sand and Gravel site and the Massachusetts Bay Transit Authority switching yard.

In City Council September 11, 1989.

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

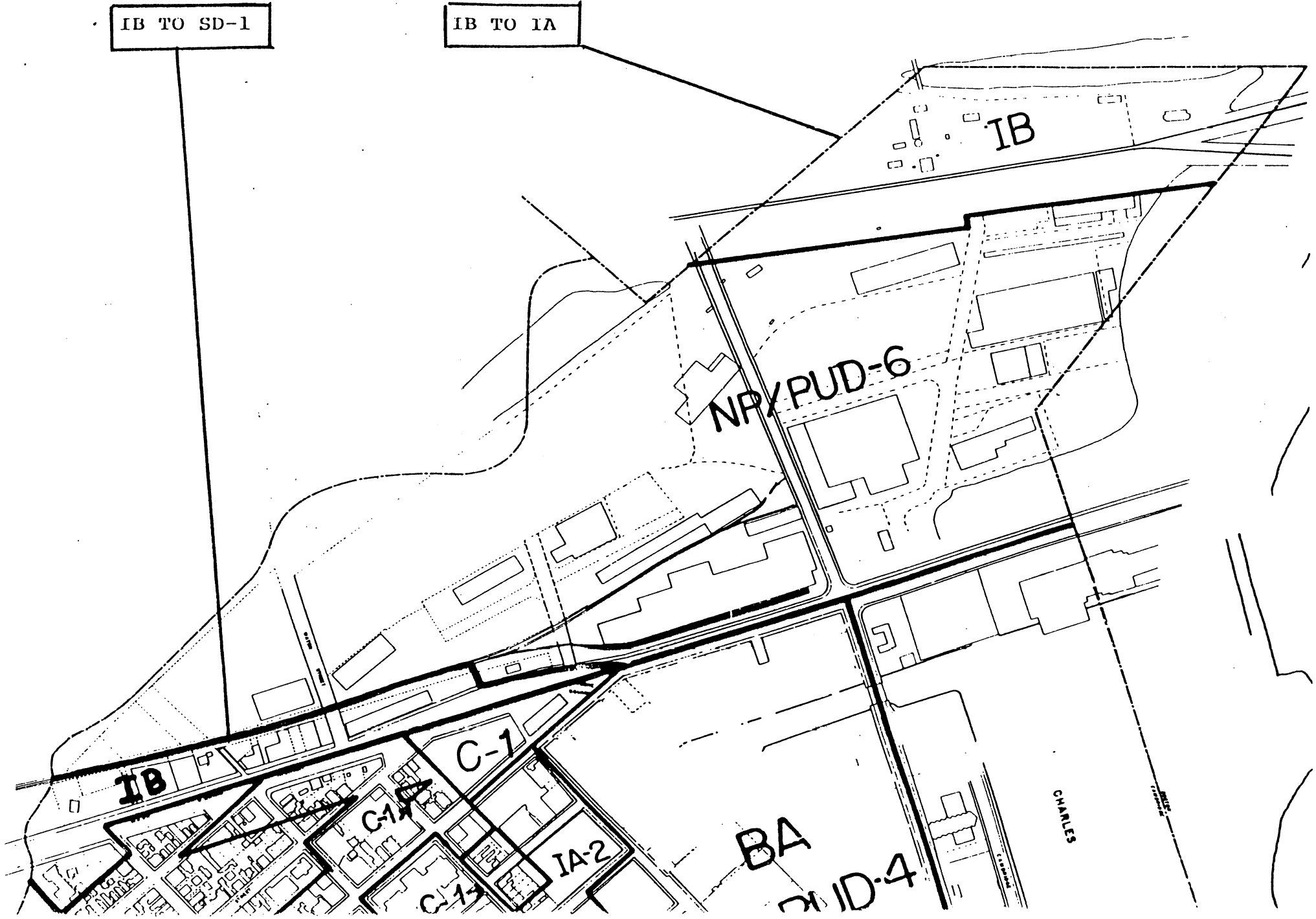
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO 1A





OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

September 14, 1989

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

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances of the City of Cambridge which were passed to be ordained at the City Council meeting held on September 11, 1989 as follows:

1. Extension of the Cambridgeport Interim Overlay District to December 1, 1989.
2. Proposed amendment regulating Community Residences and Personal Care Lodging Houses.
3. Proposed amendment in the Monsignor O'Brien Highway area.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton,
City Clerk

JEC/dl

Encs. (3) Ordinance Numbers 1089, 1090, 1091.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph Cellucci, Commissioner of Inspectional Services.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

Amend the text of the Zoning Ordinance by deleting paragraph 5, Section 3.14 and substituting therefor a new paragraph 5 to read as follows:

5. This Section 3.14 shall be in effect through December 1, 1989.

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

1. Article 11.20 of the Cambridge Zoning Ordinance entitled "Community Residences and Personal Care Lodging Houses" be, and hereby is, repealed in its entirety;
2. Article 4.30 of the Cambridge Zoning Ordinance, entitled "Table of Use Regulations," be, and hereby is amended by repealing and deleting Article 4.31(j)(3) and 4.31(k).
3. Footnote 51 to Article 4.30 be, and hereby is, repealed.
4. Article 4.56 of the Cambridge Zoning Ordinance, entitled "Institutional Use Regulation Table" be, and hereby is, amended by repealing and deleting sections 4.56(f)(3) and (4).
5. Article 2.000 of the Cambridge Zoning Ordinance be, and hereby is, amended by deleting in its entirety the definition of "Community Residence" and by deleting in its entirety the definition of "Personal Care Lodging House."
6. Article 2.000 of the Cambridge Zoning Ordinance be, and hereby is, further amended by inserting a new paragraph in the definition of "Family" which shall read as follows:

"Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include four or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, non-profit housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the "Fair Housing Amendments Act of 1988." Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition."

7. Article 4.30 of the Cambridge Zoning Ordinance, entitled "Table of Use Regulations" be, and hereby is amended by repealing and deleting Article 4.33 (e) (3) and (4).

In City Council September 11, 1989.

Passed to be ordained by a yea and nay vote:- Yeas 9; Nays 0; Absent 0.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

- A. Amend the Text of the Zoning Ordinance as follows:
 1. In Section 3.11, insert the following line after the existing line "Industry A District..... Warehouse, storage and light manufacturing", and renumber accordingly:

Special Business, Office.....Various Uses governed
and Industrial Districts by the requirements of
Article 17.000
 2. In Subsection 10.48 and Subsection 11.202 add the following lines after the existing line "Article 13.000 -PUD Districts, all permits."

Section 17.131b - Additional FAR, Special District I
Section 17.17 - Transfer of Development Rights, Special District I
 3. Create a new Article 17.000 - Special Business, Office and Industrial districts as follows:

Article 17.000 Special Business, Office and Industrial Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I

17.11 SCOPE - This Section 17.10 regulates development within the Special District I at Monsignor O'Brien Highway as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.10, all requirements of and regulations applicable to the Industry A-1 District shall apply equally to the Special District I.

17.12 PERMITTED USES - Uses permitted in the Industry A-1 District shall be equally allowed in the Special District I with the exception of the following:
 - a. The following uses shall be permitted by special permit from the Board of Zoning Appeal:
 1. Hotel and Motel Uses, Section 4.31 i (2)
 2. Car washing establishment using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.
 - b. The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32b

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

- a. The maximum FAR for any lot in the district shall not exceed 3.0 as of right;
- b. The maximum FAR for any lot northeasterly of Monsignor O'Brien Highway may be increased by special permit from the Planning Board to 3.5 provided the requirements and conditions of Section 17.17 d and e are met.

17.132 Building Height Limitation The maximum height permitted in the district shall be 85 feet except as modified below:

- a. For lots lying northeasterly of Monsignor O'Brien Highway, the maximum height may be increased to 120' provided no portion of the building rises above a 45 degree bulk control plane beginning at an elevation of 85' above the O'Brien Highway front lot line and rising thereafter in a northeasterly direction.
- b. Notwithstanding the provision of paragraphs a and b above no building may exceed 35' within fifty feet of the Special District I/Residence C-1 zoning district line, or where the zoning district line splits a lot, within 50' of the lot line located in the residential district.

17.133 Minimum Yard Requirements Only the following yard requirements shall apply in the Special District I.

- a. Front Yard - a minimum three feet, measured from the property line, shall be required at the Monsignor O'Brien Highway lot line; no front yard shall be required however for any structure in existence as of May 1, 1989.
- b. Side Yard - None
- c. Rear Yard - None
- d. Notwithstanding the requirements of paragraphs a-c above all buildings shall be set back a minimum of 20 feet from any Special District/Residence C-1 district line; said setback shall consist exclusively of landscaped green area as defined in

Article 2.000. Where the zoning district line splits a lot the setback shall be measured from the lot lines located in the residential district.

17.134 Residential Density The minimum lot area per dwelling unit shall be 300 square feet.

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

17.141 Minimum Parking Requirements Off-street parking and loading requirements shall be as specified in Article 6.000 for uses in Business B, Industry B and Residence C-3 zoning districts.

17.142 Maximum Parking Requirements The maximum accessory parking permitted for all non-residential uses shall be 4.5 spaces for each 1,000 square feet of lot area. Notwithstanding the provisions of Section 6.313, accessory parking provided to meet the requirements of Section 17.14 shall not exceed that number permitted in this Section 17.142 under any circumstances.

17.15 SPECIAL DEVELOPMENT STANDARDS

All buildings constructed in the Special District I shall meet the following requirements.

17.151 Building Facades Building facades should be designed so as to enhance the visual quality of the district. The following standards shall apply:

- a. A principal building entrance shall face Monsignor O'Brien Highway;
- b. Building facades and rooflines shall be articulated and expanses of unbroken wall planes shall be limited to 35 linear feet for those facades facing public open spaces and/or public roadways;
- c. Ground floor levels shall include a minimum of 30% transparency (non-reflective glass) to enliven and enrich the public environment where such levels contain active gross floor area (i.e. habitable space occupied by persons throughout the day) as defined in Article 2.000.

17.152 Tree Planting At least one street tree, having a minimum caliper of 3", shall be located in the front yard provided along Monsignor O'Brien Highway, for each 25' of frontage on the Highway. Where sufficient front yard is not provided said trees may

be located within the public right of way consistent with the requirements for street tree planting established by the City of Cambridge.

17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.

17.154 Mechanical Equipment and Refuse Storage Areas:

- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
- b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.

17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.

17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:

- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
- b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

- c. The development plans for both the donating and receiving lots meet the intent and requirements of Section 17.10 as a whole and this sub-section 17.17 and are both subject to the special permit authorization and such conditions as may be attached thereto.
- d. The resulting development on both, or the several, lots provides a superior site and building design than might occur without the special permit authorization. Among the conditions which may be reviewed by the Planning Board in reaching such a finding are the following:
 - 1. Reduction in density of development is achieved on lots adjacent to residential uses or zoning districts;
 - 2. An increase in open space and green area is achieved adjacent to residential uses and zoning districts;
 - 3. Active gross floor area uses are located at the base and perimeter of the buildings are located at the base and perimeter of the buildings constructed on the site (sites) where visible from public streets or residential uses;
 - 4. Overall reduction in the bulk of the buildings(s) is achieved through location of some or all of the required parking below grade;
 - 5. Parking located above grade is screened from view from public streets and residential uses by active gross floor areas uses;
 - 6. Improved building design is achieved through the use of quality masonry materials and other quality details as well as an improved pedestrian environment along major public street.
- e. All site and building designs shall be subject to binding design review by the Planning Board.

B. Amend the Zoning Map of the City of Cambridge as follows:

- 1.0 Rezone an area currently zoned Industry B Special District I an area circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the

southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

- 1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,
- 1.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 224, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot number 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessors Plat numbered 1A,
- 1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1 A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,
- 1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

1.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

1.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

C. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Article 4.000 - Use Regulations do the following:

1.1 In Section 4.38 - Heavy Industry, line e, delete the word "no" in the column headed "Ind A" and substitute therefor "SP (52)".

1.2 In Section 4.40 - Footnotes to the Table of Use Regulations add a new footnote 52 as follows:

52. Uses so permitted in existence as of July 1, 1988 may continue and expand, within the dimensional limits of Section 5.34, without the granting of a special permit.

2.0 In Article 5.000 - Dimensional Requirements do the following:

2.1 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to storage and processing of materials permitted in Section 4.37m.

D. Amend the Zoning Map of the City of Cambridge as follows:

- 1.0 Rezone an area currently zoned Industry B to Industry A circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,
- 1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,
- 1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.
- 1.01 Premises located on Assessor's Plat numbered 1A:

All or parts of lots numbered 67, 68, and 81, also known as the Boston Sand and Gravel site and the Massachusetts Bay Transit Authority switching yard.

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO 1A



City of Cambridge

MASSACHUSETTS

In City Council Sept. 11 1989

Cambridge port

C. D. Sullivan

The finished Business #4

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

8

1



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

Amend the text of the Zoning Ordinance by deleting paragraph 5, Section 3.14 and substituting therefor a new paragraph 5 to read as follows:

5. This Section 3.14 shall be in effect through December 1, 1989.

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

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City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

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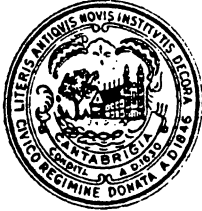
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In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

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Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton
City Clerk.



ORDINANCE NO. 1073.
Final Publication No. 2415.
First publication in the Chronicle on June 23, 1988.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-Eight
AN ORDINANCE

In amendment to an ordinance entitled "The Zoning Ordinances of the City of Cambridge."
Be it ordained by the City Council of the City of Cambridge as follows:

The Zone Map accompanying ordinance passed to be ordained September 16, 1979 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by deleting the existing Section 3.14 - North Point Temporary Building Moratorium and substituting therefore a new Section 3.14 - The Cambridgeport Interim Planning Overlay District in the area of Cambridgeport as shown on the accompanying map, having the following requirements:

Section 3.14

- I.
 1. All requirements of the existing base zoning districts shall apply except as modified and limited by the requirements of these paragraphs 2-4 below;
 2. The Floor Area Ratio applicable on any lot shall be limited to 1.0;
 3. The maximum height of any building shall be 45 feet;
 4. Notwithstanding the limitations in paragraphs 2 and 3 above, any building existing at the time of adoption of this Section may be renovated or restored, changes made to the uses contained therein or additions may be made hereto providing the following conditions are met:
 - a. Any additions shall not exceed 10% of the gross floor area of the existing building or 30,000 gross square feet, whichever is greater; and
 - b. All regulations and limitations of the base district shall be met.
 5. This Section 3.14 shall be in effect through June 1, 1989.
- II. Amend the Zoning Map of the City of Cambridge as described below:
 - 1.0 Amend the Zoning Map of the City of Cambridge by creating the Cambridgeport Interim Planning Overlay District in an area of land circumscribed by a line, said line beginning at a point, said point being the intersection of the centerlines of Henry Street and Brookline Street.
 - 1.1 Proceeding in a southwesterly direction along the centerline of Brookline Street to the centerline of Memorial Drive for a distance of approximately 815 feet.
 - 1.2 Thence turning and proceeding in an easterly direction along the centerline of Memorial Drive to the southeasterly extension of the centerline of Amesbury Street for a distance of approximately 1,500 feet.
 - 1.3 Thence turning and proceeding in a northwesterly direction along the southeasterly extension of the centerline of Amesbury Street, the centerline of Amesbury Street and the northwesterly extension of the centerline of Amesbury Street to the centerline of Vassar Street for a distance of approximately 530 feet.
 - 1.4 Thence turning and proceeding in a northeasterly direction along the centerline of Vassar Street to the centerline of Massachusetts Avenue for a distance of approximately 3,340 feet.
 - 1.5 Thence turning and proceeding in a northwesterly direction along the centerline of Massachusetts Avenue to the northeasterly extension of the centerline of Blanchard Street for a distance of approximately 1,425 feet.
 - 1.6 Thence turning and proceeding in a southwesterly direction along northeasterly extension of the centerline of Blanchard Street and the centerline of Blanchard Street to the centerline of Green Street for a distance of approximately 285 feet.
 - 1.7 Thence turning and proceeding in a southeasterly direction along the centerline of Green Street and the southeasterly extension of the centerline of Green Street to the centerline of Landsdowne Street for a distance of approximately 400 feet.
 - 1.8 Thence turning and proceeding in a southwesterly direction along the centerline of Landsdowne Street to the northwesterly extension of the centerline of Cross Street for a distance of approximately 90 feet.
 - 1.9 Thence turning and proceeding in a southeasterly direction along the northwesterly extension of the centerline of Cross Street and the centerline of Cross Street to the northeasterly extension of the centerline of Purrington Street for a distance of approximately 250 feet.
 - 1.10 Thence turning and proceeding in a southwesterly direction along the northeasterly extension of the centerline of Purrington Street and the centerline of Purrington Street to the centerline of Pacific Street for a distance of approximately 880 feet.
 - 1.11 Thence turning and proceeding in a northwesterly direction along the centerline of Pacific Street to a point 100 feet distant from the easterly sideline of Brookline Street for a distance 900 feet;
 - 1.12 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Brookline Street to a point 100 feet distant from the northerly sideline of Allston Street for a distance of approximately 1,250 feet.
 - 1.13 Thence turning and proceeding in a southeasterly along a line 100 feet distant from and parallel to the northerly sideline of Allston street and easterly extension of this line to the centerline of Sidney Street for a distance of approximately 525 feet.
 - 1.14 Thence turning and proceeding in a southwesterly direction along the centerline of Sidney Street to the centerline of Putnam Avenue for a distance of approximately 450 feet.
 - 1.15 Thence turning and proceeding in a southeasterly direction along the centerline of Putnam Avenue to a point 100 feet distant from the easterly sideline of Sidney Street for a distance of approximately 130 feet.
 - 1.16 Thence turning and proceeding in a southwesterly direction along a line 100 feet distant from and parallel to the easterly sideline of Sidney Street to the centerline of Chestnut Street for a distance of approximately 350 feet.
 - 1.17 Thence turning and proceeding in a southeasterly direction along the centerline of Chestnut Street to the centerline of Waverly Street for a distance of approximately 270 feet.
 - 1.18 Thence turning and proceeding in a southwesterly direction along the centerline of Waverly Street to the centerline of Henry Street for a distance of approximately 110 feet.
 - 1.19 Continuing in a southwesterly direction proceed along the centerline of Henry Street to the point of origin, a distance of approximately 940 feet.
 - 1.10 Premises as shown on Assessor's Plat numbered 69: all or parts of lots numbered 161, 162, 113, 111, 110, 109, 114, 115, 116, 117, 148, 163, 149, 103, 102, 101, 100, and 99, even numbers 266-234 Massachusetts Avenue, even numbers 4-22 Blanche Street, odd and even 10-43 Green Street, and 15 Landsdowne Street.
 - 1.02 Premises as shown on Assessor's Plat numbered 62: all or parts of lots numbered 32, 30, 26, 25, 31, 1, 39, 38, and 37, odd numbers 295-317 Vassar Street.
 - 1.03 Premises as shown on Assessor's Plat numbered 54: all lots, odd numbers 201-257 Vassar Street, even numbers 240-294 Albany Street, and 645 Erie Street.
 - 1.04 Premises as shown on Assessor's Plat numbered 55: all lots, odd numbers 121-201 Vassar Street, and even numbers 150-234 Albany Street.

- 1.05 Premises as shown on Assessor's Plat numbered 56: all lots, odd numbers 93-119 Vassar Street, even numbers 114-144 Albany Street and even numbers 134-168 Massachusetts Avenue.
- 1.06 Premises as shown on Assessor's Plat numbered 68: all or parts of lots numbered 60, 59, 58, 57, 56, 37, 34, 24, 19, 51, 50, and 47, odd numbers 115-207 Albany Street, even numbers 2-22 Cross Street and odd numbers 1-47 Cross Street, even numbers 2-86 Purrington Street, odd numbers 1-21 Pacific Street, and even numbers 180-256 Massachusetts Avenue.
- 1.07 Premises as shown on Assessor's Plat numbered 96: all or parts of lots numbered 98, 118, 102, 117, 110, 109, 124, 127, and 126, odd and even numbers Hamilton Street, and even numbers 80-110 Erie Street.
- 1.08 Premises as shown on Assessor's Plat numbered 95: all or parts of lots numbered 44, 75, 5, 70, 71, 72, 73, 66, 61, 53, 60, 49, 48, 59, 58, and 57, even numbers 126-144 and 174-178 Brooklin Street, odd numbers 71-111 Erie Street, odd and even numbers 7-12 Emily Street, odd and even numbers 2-45 Tudor Street, and even numbers 82-126 Pacific Street.

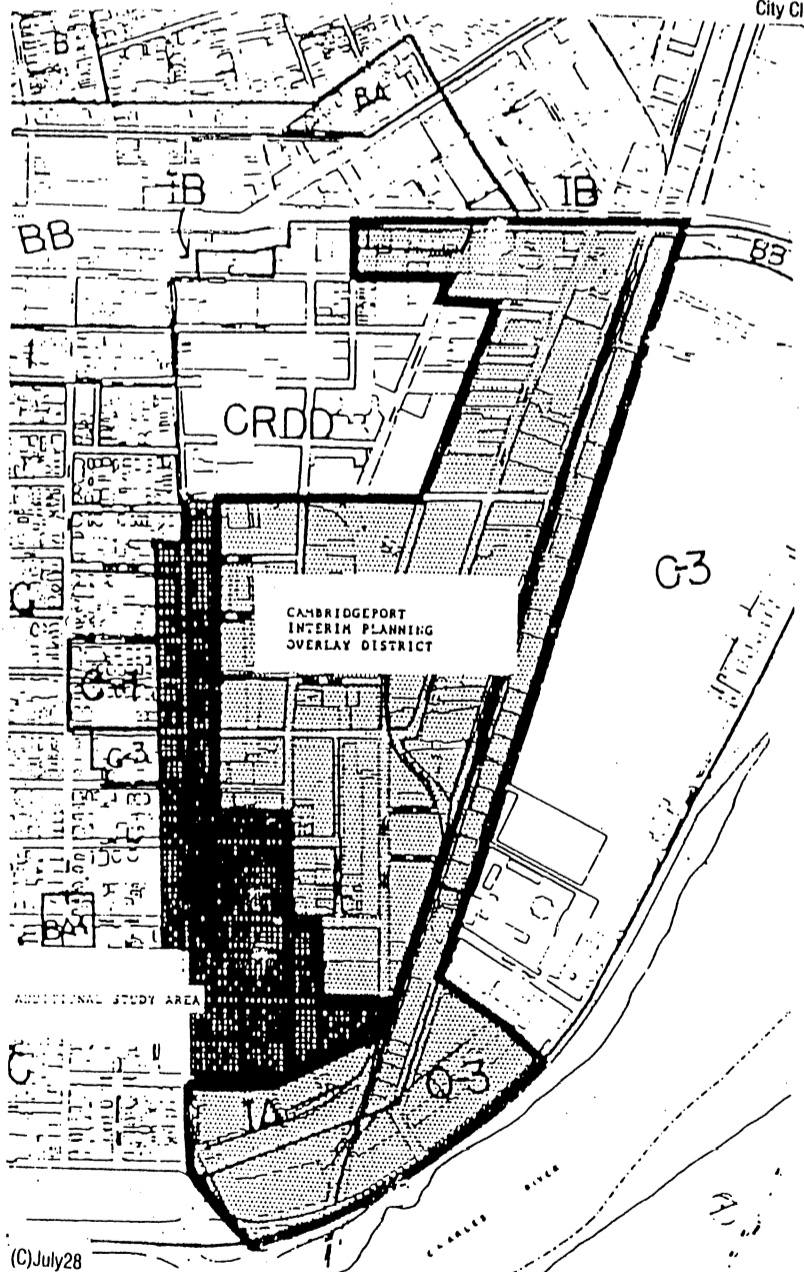
- 1.09 Premises as shown on Assessor's Plat numbered 67: all lots, odd numbers 221-245 Albany Street, odd and even numbers 1-69 Waverly Street, odd numbers 9-69 Erie Street, even numbers 2-68 Pacific Street and even numbers 98-176 Sidney Street.
- 1.001 Premises as shown on Assessor's Plat numbered 63: all or parts of lots numbered 120, 118, 116, 114, 1, 131, 130, 128, and 132, odd and even numbers 573-628 Memorial Drive, and odd and even numbers 317-351 Vassar Street.
- 1.002 Premises as shown on Assessor's Plat numbered 64: all or parts of lot numbered 6, odd and even numbers 634-653 Memorial Drive, and 400 Brookline Street.
- 1.003 Premises as shown on Assessor's Plat numbered 65: all or parts of lots numbered 48, 47, 46, 39, 49, and 51, even numbers 346-354 Brookline Street, and even numbers 2-42 Henry Street.
- 1.004 Premises as shown on Assessor's Plat numbered 66: all or parts of lots numbered 1, 2, 14, 124, 10, 11, 122, 123, 121, 125, 126, 113, 73, 74, 99, 100, 81, 101, 82, 95, 94, 142, 141, 42, 29, 30, 32, 139, 96, 43, 53, 108, 135, 127, 12, 105, and 106, even and odd numbers 613-640 Putnam Avenue, all of Grove Street, odd and even numbers 65-170 Waverly Street, odd numbers 13-29 Chestnut Street, even numbers 20-62 Erie Street, even numbers 204-244 and 260-266 Sidney Street and odd and even numbers 30-52 Allston Street.

In City Council July 25, 1988.

Passed to be ordained as amended by a yeas and nays vote: - Yeas 8; Nays 0; Absent 1.

ATTEST:-

Robert W. Healy, City Manager.
 Joseph E. Connarton
 City Clerk.



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

July 19, 1989

To the Honorable, the City Council:

SUBJECT: Planning Board Petition to amend the text of Section 3.14
-Cambridgeport Interim Planning Overlay District in
paragraph 5.

Recommendation

The Planning Board recommends that the language of paragraph 5 be amended to extend the Ordinance through December 1, 1989.

Findings

The Planning Board held a public hearing on the petition on July 19, 1989. At the hearing Mary Flynn of the Community Development Department staff presented the petition and reviewed the progress of the Cambridgeport Interim Planning Overlay District Committee. Peter Stefian, Chair of the Committee, explained how the Committee is now working on zoning which will allow the existing uses to continue and encourage housing use abutting the existing residential neighborhood and throughout the district in the future. Other concerns cover areas of mixed uses, height, open space and traffic and therefore the Committee requested the Ordinance be extended through December 1, 1989 in order to finalize the zoning proposal.

No one spoke in opposition of the petition.

No one spoke in support of the petition.

Respectfully submitted for the Planning Board,

Paul Dietrich (sm)

Paul Dietrich, Chairman



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

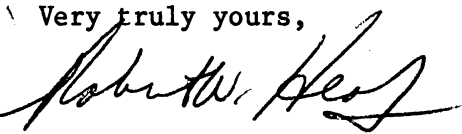
EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

August 7, 1989

To the Honorable, the City Council:

Enclosed please find a copy of the recommendation of the Cambridge Planning Board relative to the petition to amend the text of Section 3.14 - Cambridgeport Interim Planning Overlay District in paragraph 5.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 38

Re: enclosed Planning Board recommendation
on the petition to amend Section 3.14 -
Cambridgeport Interim Planning Overlay
District in Paragraph 5.

In City Council,

August 7, 1989

Referred to the petition



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

June 29, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, July 19, 1989 in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the Zoning Ordinances by amending the text of Section 3.14 - Cambridgeport Interim Planning Overlay District in paragraph 5 which will be in effect until December 1, 1989.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, July 19, 1989 at 4:30 p. m.

in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the City Council to amend the Zoning Ordinance of the City of Cambridge by amending the text of Section 3.14 - Cambridgeport Interim Planning Overlay District in paragraph 5. The new language is underlined.

5. This Section 3.14 shall be in effect through December 1, 1989.

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

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

For the Committee,

Councillor William H. Walsh
Chairman.

Cambridge Citizens for Liveable Neighborhoods

PO Box 19, Cambridge, MA 02238 • 354-5670

Steering Committee
Pro Tem:

Jennie Bush
Philip Dowds
Bob Edbrooke
Dan Geer
Walter Grant
Peter Kinder
Jay Marrs
Debra McManus
Priscilla McMillan
Gaylen Morgan
Hugo Salemme
Henry Shawah
Anne Toop
Susan Yanow

May 12, 1989

Mr. Robert Healey
City Manager
Cambridge City Hall
Cambridge, MA 02139

Re: Extension for Cambridgeport Rezoning Advisory Committee

Dear Mr. Healey:

On behalf of CCLN I urge you to support extension of the Cambridgeport Rezoning Advisory Committee and of the interim zoning. The reasons for this are twofold:

1. According to the Status Report of 4/26/89, the Committee is still considering key issues involving traffic, density, housing, open space, and particularly specific zoning recommendations for individual subdistricts.
2. We feel that the expert testimony provided by the CDD has been rather onesidedly directed against affordable housing, light industry, recreational space, and the existing small businesses, and that the committee needs to be granted the time and opportunity to hear balancing expert testimony in support of these community interests.

Sincerely,



Walter Grant

cc: City Council

Comm. from Walter Grant on behalf of Cambridge Citizens for Liveable Neighborhoods, transmitting a copy of his letter to the City Manager, urging support for the extension of the Cambridgeport Rezoning Advisory Committee & of interim zoning.

In City Council,

May 22, 1989

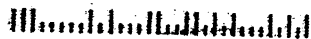
5-22-89

Referred to the
Petition.

RECEIVED BY
MAY 17 11:07
CLERK
CAMBRIDGE MA.

WALTER GRANT
302 BROOKLINE ST.
CAMBRIDGE, MA 02139

City Council
Cambridge City Hall
Cambridge, MA 02139



10

10/11



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

August 8, 1989

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

Dear Sir:

Enclosed you will find three amendments to the Zoning Ordinances of the City of Cambridge which were passed to a second reading at the City Council meeting held on August 7, 1989 as follows:

1. Proposed amendment regulating Community Residences and Personal Care Lodging Houses.
2. Proposed amendment in the Monsignor O'Brien Highway area.
3. Extension of the Cambridgeport Interim Overlay District to December 1, 1989.

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

Joseph E. Connarton
Joseph E. Connarton
City Clerk

JEC/dl

Encs. (3) First Publication Numbered 2456, 2457, 2458.

c.c. Councillor William Walsh, Chairman, Committee on Ordinances
Joseph Cellucci, Commissioner of Inspectional Services.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

AN ORDINANCE

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

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

1. Article 11.20 of the Cambridge Zoning Ordinance entitled "Community Residences and Personal Care Lodging Houses" be, and hereby is, repealed in its entirety;
2. Article 4.30 of the Cambridge Zoning Ordinance, entitled "Table of Use Regulations," be, and hereby is amended by repealing and deleting Article 4.31(j)(3) and 4.31(k).
3. Footnote 51 to Article 4.30 be, and hereby is, repealed.
4. Article 4.56 of the Cambridge Zoning Ordinance, entitled "Institutional Use Regulation Table" be, and hereby is, amended by repealing and deleting sections 4.56(f)(3) and (4).
5. Article 2.000 of the Cambridge Zoning Ordinance be, and hereby is, amended by deleting in its entirety the definition of "Community Residence" and by deleting in its entirety the definition of "Personal Care Lodging House."
6. Article 2.000 of the Cambridge Zoning Ordinance be, and hereby is, further amended by inserting a new paragraph in the definition of "Family" which shall read as follows:

"Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include four or more persons not within the second degree of kinship occupying a dwelling unit and living as a single, non-profit housekeeping unit, if said occupants are handicapped persons as defined in Title VIII of the Civil Rights Act of 1968, as amended by the "Fair Housing Amendments Act of 1988." Such unrelated individuals shall have the right to occupy a dwelling unit in the same manner and to the same extent as any family unit as defined in the first paragraph of this definition."

7. Article 4.30 of the Cambridge Zoning Ordinance, entitled "Table of Use Regulations" be, and hereby is amended by repealing and deleting Article 4.33 (e) (3) and (4).

Passed to a second reading as amended at the City Council meeting held on August 7, 1989 and on or after August 21, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton
City Clerk.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

A. Amend the Text of the Zoning Ordinance as follows:

1. In Section 3.11, insert the following line after the existing line "Industry A District..... Warehouse, storage and light manufacturing", and renumber accordingly:

Special Business, Office.....Various Uses governed
and Industrial Districts by the requirements of
Article 17.000

2. In Subsection 10.48 and Subsection 11.202 add the following lines after the existing line "Article 13.000 -PUD Districts, all permits."

Section 17.131b - Additional FAR, Special District I
Section 17.17 - Transfer of Development Rights, Special
District I

3. Create a new Article 17.000 - Special Business, Office and Industrial districts as follows:

Article 17.000 Special Business, Office and Industrial
Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I

17.11 SCOPE - This Section 17.10 regulates development within the Special District I at Monsignor O'Brien Highway as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.10, all requirements of and regulations applicable to the Industry A-1 District shall apply equally to the Special District I.

17.12 PERMITTED USES - Uses permitted in the Industry A-1 District shall be equally allowed in the Special District I with the exception of the following:

a. The following uses shall be permitted by special permit from the Board of Zoning Appeal:

1. Hotel and Motel Uses, Section 4.31 i (2)

2. Car-washing establishment using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.

b. The following uses shall be prohibited:

Parking lot or parking garage for private passenger cars, Section 4.32b

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

- a. The maximum FAR for any lot in the district shall not exceed 3.0 as of right;
- b. The maximum FAR for any lot northeasterly of Monsignor O'Brien Highway may be increased by special permit from the Planning Board to 3.5 provided the requirements and conditions of Section 17.17 d and e are met.

17.132 Building Height Limitation The maximum height permitted in the district shall be 85 feet except as modified below:

- a. For lots lying northeasterly of Monsignor O'Brien Highway, the maximum height may be increased to 120' provided no portion of the building rises above a 45 degree bulk control plane beginning at an elevation of 85' above the O'Brien Highway front lot line and rising thereafter in a northeasterly direction.
- b. Notwithstanding the provision of paragraphs a and b above no building may exceed 35' within fifty feet of the Special District I/Residence C-1 zoning district line, or where the zoning district line splits a lot, within 50' of the lot line located in the residential district.

17.133 Minimum Yard Requirements Only the following yard requirements shall apply in the Special District I.

- a. Front Yard - a minimum three feet, measured from the property line, shall be required at the Monsignor O'Brien Highway lot line; no front yard shall be required however for any structure in existence as of May 1, 1989.
- b. Side Yard - None
- c. Rear Yard - None
- d. Notwithstanding the requirements of paragraphs a-c above all buildings shall be set back a minimum of 20 feet from any Special District/Residence C-1 district line; said setback shall consist exclusively of landscaped green area as defined in

Article 2.000. Where the zoning district line splits a lot the setback shall be measured from the lot lines located in the residential district.

- 17.134 Residential Density The minimum lot area per dwelling unit shall be 300 square feet.
- 17.14 OFF STREET PARKING AND LOADING REQUIREMENTS
- 17.141 Minimum Parking Requirements Off-street parking and loading requirements shall be as specified in Article 6.000 for uses in Business B, Industry B and Residence C-3 zoning districts.
- 17.142 Maximum Parking Requirements The maximum accessory parking permitted for all non-residential uses shall be 4.5 spaces for each 1,000 square feet of lot area. Notwithstanding the provisions of Section 6.313, accessory parking provided to meet the requirements of Section 17.14 shall not exceed that number permitted in this Section 17.142 under any circumstances.
- 17.15 SPECIAL DEVELOPMENT STANDARDS
- All buildings constructed in the Special District I shall meet the following requirements.
- 17.151 Building Facades Building facades should be designed so as to enhance the visual quality of the district. The following standards shall apply:
- a. A principal building entrance shall face Monsignor O'Brien Highway;
 - b. Building facades and rooflines shall be articulated and expanses of unbroken wall planes shall be limited to 35 linear feet for those facades facing public open spaces and/or public roadways;
 - c. Ground floor levels shall include a minimum of 30% transparency (non-reflective glass) to enliven and enrich the public environment where such levels contain active gross floor area (i.e. habitable space occupied by persons throughout the day) as defined in Article 2.000.
- 17.152 Tree Planting At least one street tree, having a minimum caliper of 3", shall be located in the front yard provided along Monsignor O'Brien Highway, for each 25' of frontage on the Highway. Where sufficient front yard is not provided said trees may

be located within the public right of way consistent with the requirements for street tree planting established by the City of Cambridge.

17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.

17.154 Mechanical Equipment and Refuse Storage Areas:

- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
- b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.

17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.

17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:

- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
- b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

- c. The development plans for both the donating and receiving lots meet the intent and requirements of Section 17.10 as a whole and this sub-section 17.17 and are both subject to the special permit authorization and such conditions as may be attached thereto.
- d. The resulting development on both, or the several, lots provides a superior site and building design than might occur without the special permit authorization. Among the conditions which may be reviewed by the Planning Board in reaching such a finding are the following:
 - 1. Reduction in density of development is achieved on lots adjacent to residential uses or zoning districts;
 - 2. An increase in open space and green area is achieved adjacent to residential uses and zoning districts;
 - 3. Active gross floor area uses are located at the base and perimeter of the buildings are located at the base and perimeter of the buildings constructed on the site (sites) where visible from public streets or residential uses;
 - 4. Overall reduction in the bulk of the buildings(s) is achieved through location of some or all of the required parking below grade;
 - 5. Parking located above grade is screened from view from public streets and residential uses by active gross floor areas uses;
 - 6. Improved building design is achieved through the use of quality masonry materials and other quality details as well as an improved pedestrian environment along major public street.
- e. All site and building designs shall be subject to binding design review by the Planning Board.

B. Amend the Zoning Map of the City of Cambridge as follows:

- 1.0 Rezone an area currently zoned Industry B Special District I an area circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the

southwestern extension of the western side lot line of lot numbered 12 on Assessor's Plat numbered 1A,

- 1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,
- 1.2 Thence turning and proceeding in a southwestern direction along the centerline of Sciarappa Street to the southeastern extension of the northeastern side lot line of lot numbered 93 on Assessor's Plat numbered 22,
- 1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 224, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,
- 1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot number 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessors Plat numbered 1A,
- 1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,
- 1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.

1.01 Premises as shown on Assessor's Plat numbered 22:

All or parts of lots numbered 128, 109, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.

1.02 Premises as shown on Assessor's Plat number 1A:

All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

C. AMEND THE TEXT OF THE ZONING ORDINANCE AS FOLLOWS:

1.0 In Article 4.000 - Use Regulations do the following:

1.1 In Section 4.38 - Heavy Industry, line e, delete the word "no" in the column headed "Ind A" and substitute therefor "SP (52)".

1.2 In Section 4.40 - Footnotes to the Table of Use Regulations add a new footnote 52 as follows:

52. Uses so permitted in existence as of July 1, 1988 may continue and expand, within the dimensional limits of Section 5.34, without the granting of a special permit.

2.0 In Article 5.000 - Dimensional Requirements do the following:

2.1 In Section 5.34 - Industrial District, do the following:

(a) In Table 5-4 delete the existing word "none" in column (6) - Maximum Height in Feet in the line beginning "Ind A" and substitute therefor the phrase "85(e)".

(b) In paragraph 2 - Footnotes, add a new footnote (e) to read as follows:

e. 130 feet by special permit for buildings related to storage and processing of materials permitted in Section 4.37m.

D. Amend the Zoning Map of the City of Cambridge as follows:

- 1.0 Rezone an area currently zoned Industry B to Industry A circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,
- 1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,
- 1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.
- 1.01 Premises located on Assessor's Plat numbered 1A:

All or parts of lots numbered 67, 68, and 81, also known as the Boston Sand and Gravel site and the Massachusetts Bay Transit Authority switching yard.

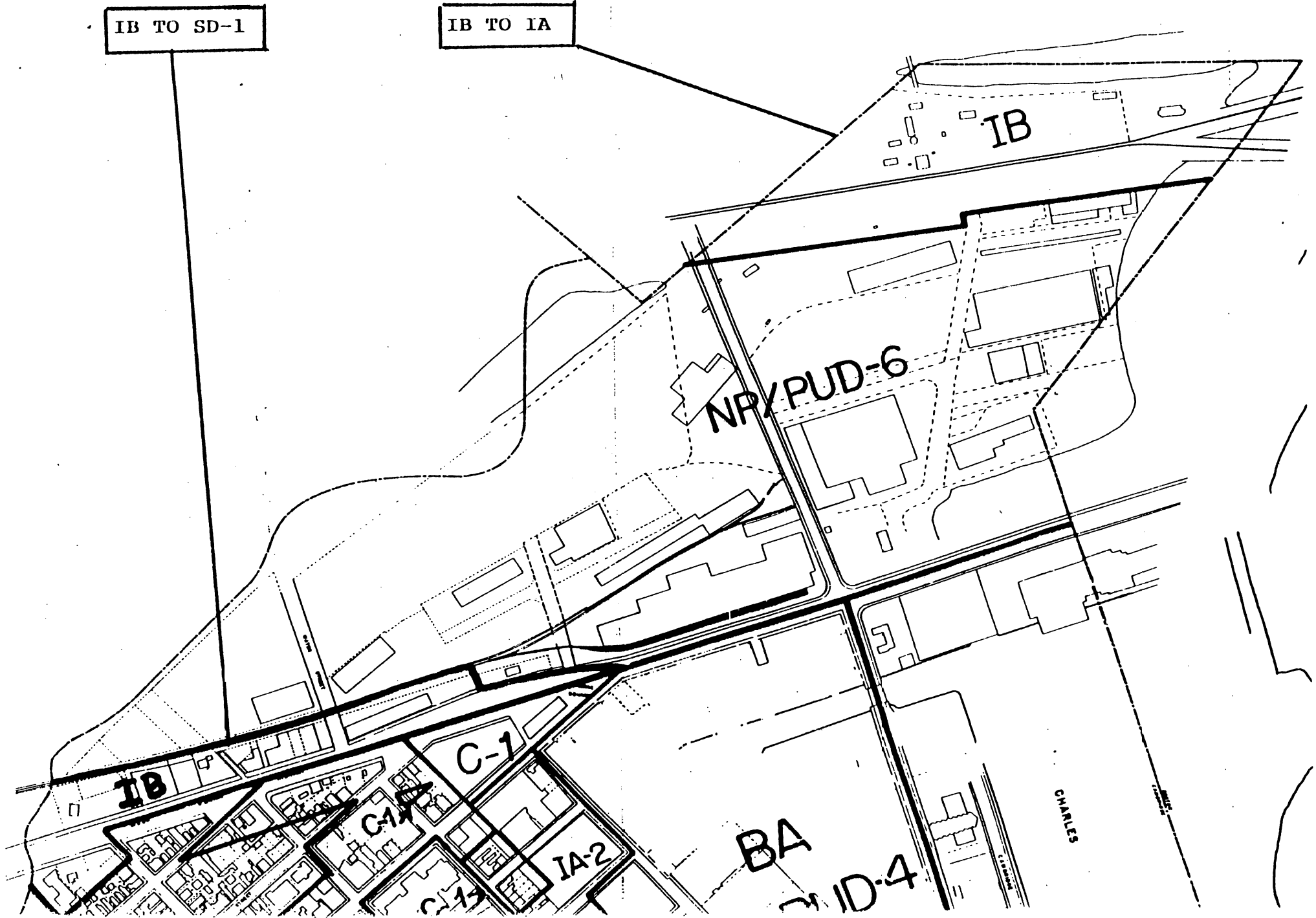
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ATTEST:- Joseph E. Connarton
City Clerk

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

AN ORDINANCE

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

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

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City Clerk

In City Council August 7, 1989

The Committee on Ordinances, comprised of the entire membership of the City Council conducted a public hearing on Wednesday, July 19, 1989 beginning at 4:30 p.m. in the Sullivan Chamber, City Hall, relative to a petition of the City Council to amend the Zoning Ordinances in Section 3.14 regarding the Cambridgeport Interim Planning Overlay District.

Councillor William Walsh, Chairman of the Committee, opened the hearing and requested all interested individuals to come forward.

At this time, Michael Rosenberg, Assistant City Manager for Community Development, outlined to the Committee that essentially the elements within the initial Overlay District previously heard remain in effect, but the Department requires additional time to complete its work on the final amendments to be submitted to the City Council. He further stated this would be done no later than December, 1989. Thus, the request to extend the Overlay through December 1, 1989.

At this time, the Committee heard from Henry Kolm, owner of a piece of property located on Putnam Avenue, who stated the Overlay moratorium adversely affects him due to the fact it prohibits him from selling his property, since no one knows what new zoning restrictions will be placed in the area.

At this time, Mary Flynn, Deputy Administrator for Community Development, stated that members of the staff have had discussions with Mrs. Henry Kolm as has the Cambridgeport Advisory Committee. She further stated that the proposal currently under active discussion would allow for property such as his to expand.

Both Vice-Mayor Alice Wolf and Councillor Francis Duehay agreed that although a temporary delay does inconvenience property owners such as Mr. Kolm, such a delay was really necessary to complete the planning work necessary to develop the ordinance amendments.

Speaking in favor of the petition was Stephen Kaiser of 191 Hamilton Street.

Assistant City Manager Michael Rosenberg, responding to questions by Vice-Mayor Wolf and Councillor Duehay, stated that traffic mitigation and other engineering studies are being included in the analysis currently ongoing within the project.

At this time, Councillor Duehay moved that the Cambridgeport Rezoning Advisory Committee be advised that they should remain flexible during their deliberations and it is the sense of the Ordinance Committee that the draft plan for the area could be improved.

Councillor David Sullivan moved that the petition be referred to the full City Council with a favorable recommendation.

The motion - prevailed.

The hearing was adjourned at 5:16 p.m.

For the Committee,

Councillor William H. Walsh
Chairman.

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transmitting the report of Councillor Wil-
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petition of the Council to amend the Zoning
Ordinances in Section 3.14 regarding the
Cambridgeport Interim Planning Overlay District.

In City Council,

August 7, 1989

8-7-89

Report Accepted.

Petition Passed to a 2nd
Reading.



City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

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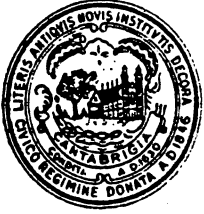
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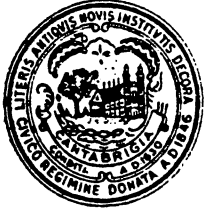
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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

June 29, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances for Wednesday, July 19, 1989 in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition of the City Council to amend the Zoning Ordinances by amending the text of Section 3.14 - Cambridgeport Interim Planning Overlay District in paragraph 5 which will be in effect until December 1, 1989.

Your kind attention in this matter will be greatly appreciated.

Sincerely yours,

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JEC/dl

Enc. (1)

PUBLIC NOTICE
RELATIVE TO ZONING

City of Cambridge

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, July 19, 1989 at 4:30 p. m.

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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,

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

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

For the Committee,

Councillor William H. Walsh
Chairman.

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 10, 1989

To the Honorable, the City Council

Subject: Extension of the Effective Date of the Cambridgeport Interim Overlay District, Section 3.14, as amended.

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Amend the text of the Zoning Ordinance by deleting paragraph 5, Section 3.14 and substituting therefor a new paragraph 5 to read as follows:

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Respectfully submitted for the Planning Board,


Paul Dietrich
Chairman

SBA Steffian Bradley Associates Inc.

Architecture, Interior & Urban Design
100 North Washington Street
Boston, Massachusetts 02114-2116
(617) 227-6520 Fax: (617) 227-8959

To: The Cambridge Planning Board

From: Peter Steffian, Chairman ^{PS}
Cambridgeport Rezoning Advisory Committee

Subject: Status Report on Cambridgeport Rezoning Effort

Date: April 26, 1989

Introduction

The Cambridgeport Rezoning Advisory Committee was established by the City Manager in August, 1988 following the adoption of an interim zoning for the Cambridgeport area, to address the numerous land use, urban design, traffic and economic issues raised by future development of this 70 acre area. Our specific task has been to draft a zoning petition which will best address these diverse concerns.

To do so, the committee has met regularly since September to learn about and understand current land use patterns, the traffic impacts of additional development, the incentives necessary to encourage industrial growth and the incentives required to promote both market rate and affordable housing. Our process has included several meetings with representatives of the Ward 5 Committee, as well as a meeting with landowner and business representatives coordinated by the Chamber of Commerce. In addition, we have benefitted from the expertise of individuals familiar with industrial development issues including Jean Strain, project manager at the Economic Development and Industrial Corporation (EDIC) and Sue Helper, Professor of Operations Management at Boston University. Their input has enabled us to better understand the needs of industrial users and the mechanisms needed to promote industrial growth. We've obtained similar technical advice on housing issues from Susan Schlesinger, the Community Development Department's Housing Director, and from Decia Goodwin of the Massachusetts Housing Finance Agency.

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purpose of this memo is to provide you with more details of our progress and to request that the Planning Board file a new petition to extend the interim zoning for an additional six months. While we hope to complete our work by the end of June and work with the Board this summer to file a petition with the City Council in August, the additional time will allow for any unforeseen problems which could impact the schedule. Extension of the interim will also continue to limit the total amount of development that can occur in the district until a permanent rezoning can be adopted.

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Subdistricts

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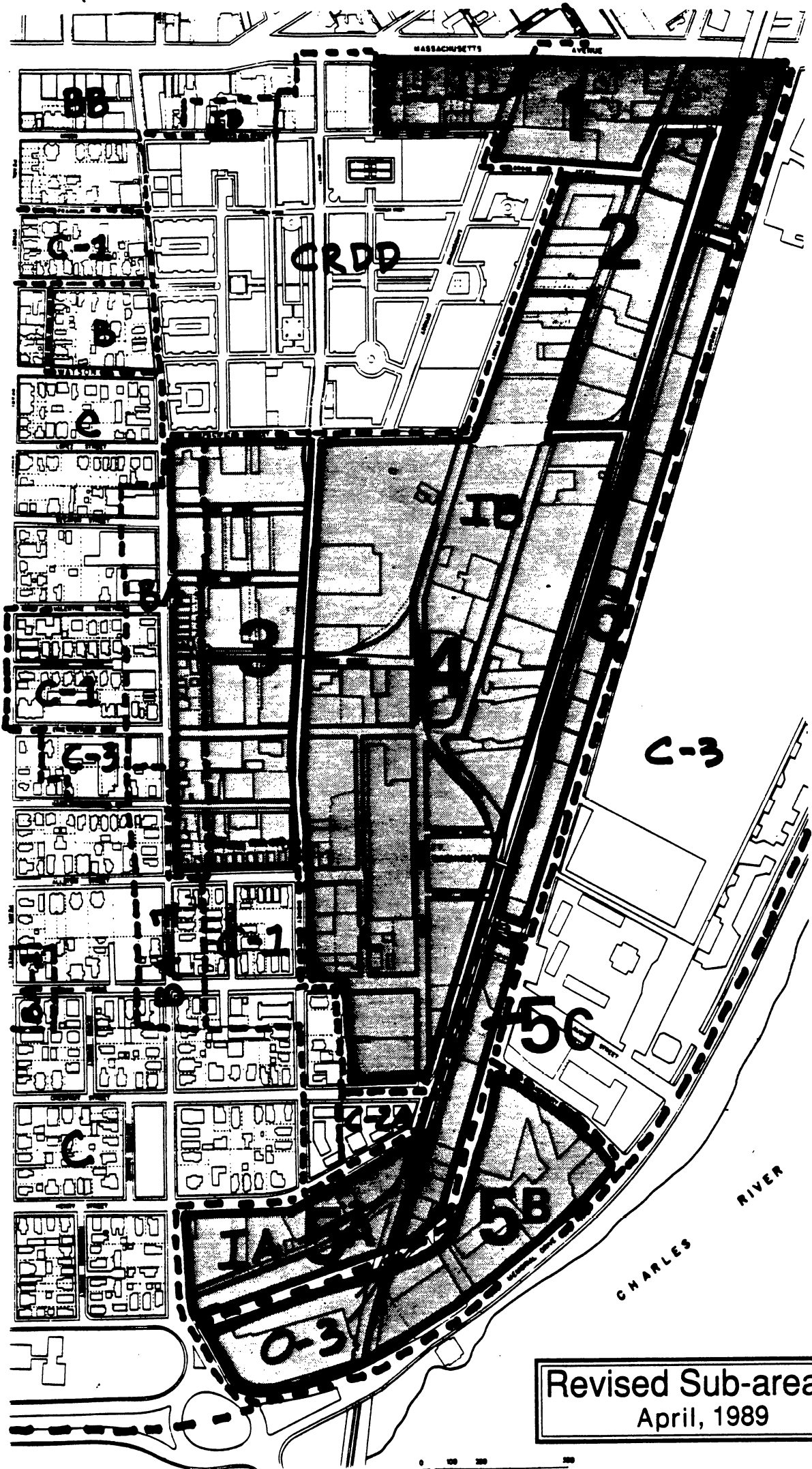
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Revised Sub-areas
April, 1989

Revised 4-18-89

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(Proposed 6 month extension*)

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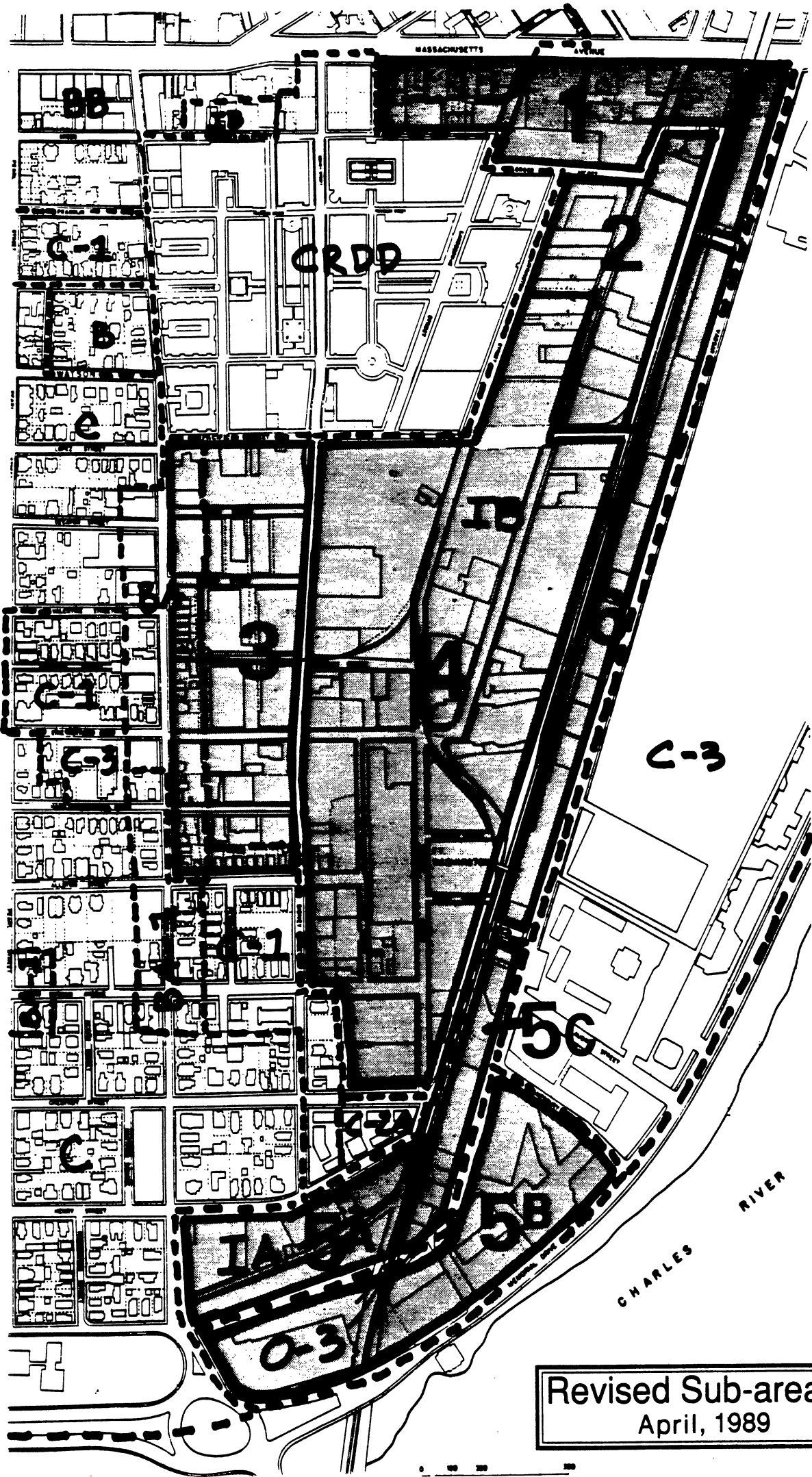
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The Committee on Ordinances conducted a public hearing, on Wednesday, July 19, 1989 beginning, at 4:30 P.M. in the Sullivan Chamber, City Hall relative to a petition of the City Council to amend the zoning Ordinance in section 3.14 regarding the Cambridgeport Interim Planning Overlay District.

Paula Waltham Walsh, Chairman of the Committee opened the hearing, and requested all interested individuals to come forward.

At this time Michael Rosenberg, Assistant City Manager for Community Development outlined to the

Committee that essentially ⁽¹⁷⁾ the elements within the initial overlay district, previously heard remain in effect, but the department requires additional time to complete its work on the final amendments to be submitted to the City Council.

He further stated this would be done no later than December 1989, thus, the request to extend the overlay through December 1, 1989.

At this time the committee heard from Henry Kolm owner of a piece of property located on Ridman Avenue.

who stated the overlay moratorium adversely affects him due to the fact it prohibits him from selling his property, since no one knows what new zoning restrictions will be placed in the area.

At the same time Mary Flynn, Deputy Administrator for Community Development stated that members of the staff have had discussions with Mrs. Henry Kolm as has the Cambridgeport Advisory Committee. She further stated that the proposal currently under active discussion would

(4)

allow for projects such as this
to expand.

TP Both Vice Mayor Alice Wolf and
Councillor Francis Dietrich both agreed that
although a temporary delay does incon-
venience property owners such as Mr.
, such a delay was really necessary
to complete the planning, work necessary
to develop the ordinance amendments.

TP Speaking in favor of the petition was Stephen
Keger of Hamilton Street.

TP Assistant City Manager Michael Rosenbly, responding

to question, by Vice Mayor Wolf and
 Councillor Durbay, stated that traffic
 mitigation and other engineering studies
 are being included in the analysis currently
 on going within the project.

At the time Councillor Durbay moved that
 the Cambridgeport Rezoning Advisory Committee be
 advised that they should remain flexible
 during their deliberations and it is the sense
 of the ordinance committee that the best
 plan for the area could be improved.

IP Councillor David Sullivan move that
 the petition be referred to the full
 City Council with a favorable recommendation.
 The motion prevailed.

The hearing was adjourned at 5:16 PM.

For the Committee

Councillor William H. Walsh,
 Chairman

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 57075

PHD

Cambridge Re-zoning Advisory Committee

→ Be advised str off. portion of
of needs continued flex. bldg.
and room for improvement.

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

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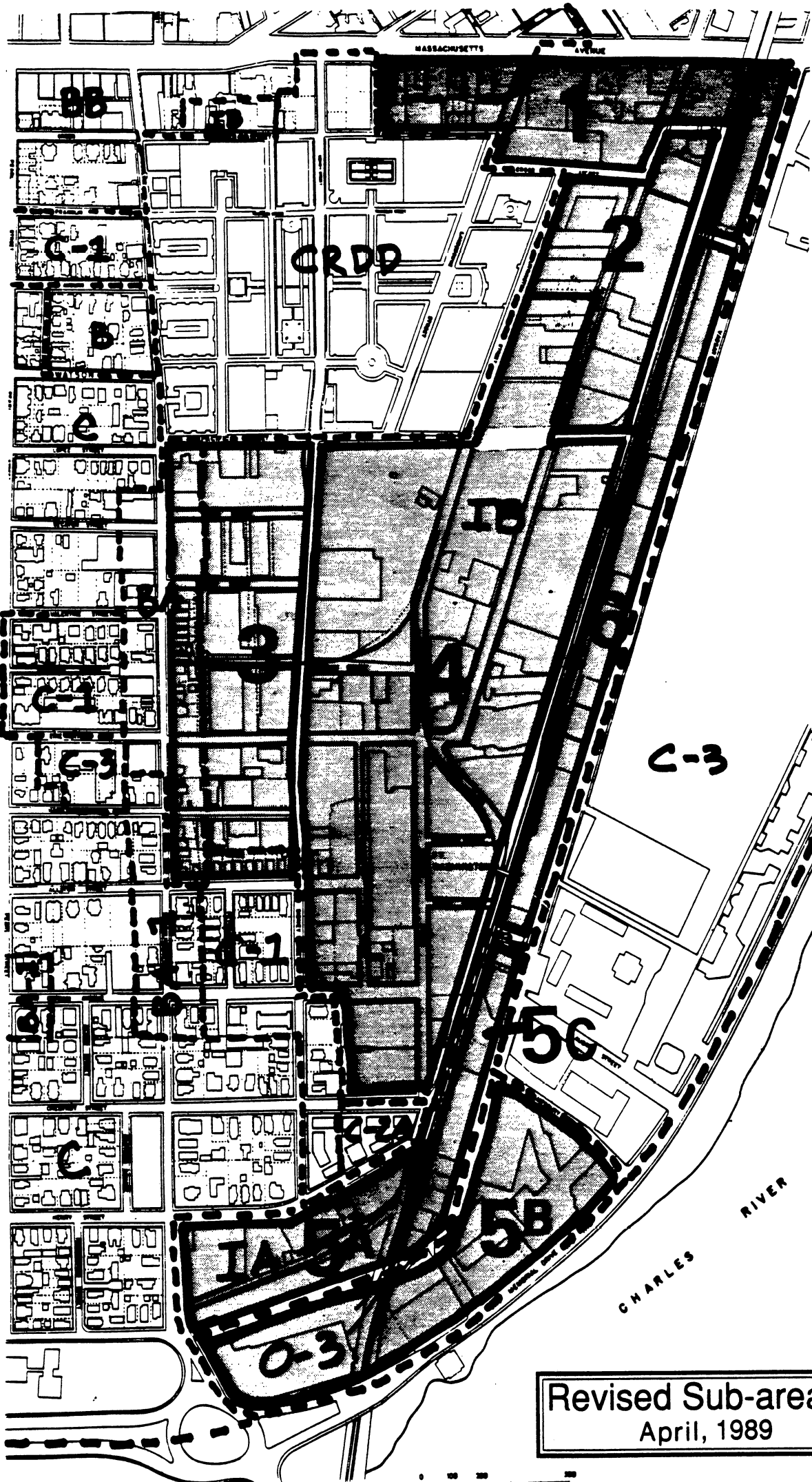
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Revised Sub-areas
April, 1989

Revised 4-18-89

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

May 10, 1989

To the Honorable, the City Council

Subject: Extension of the Effective Date of the Cambridgeport Interim Overlay District, Section 3.14, as amended.

At the request of the Cambridgeport Study Committee, the Planning Board is submitting for City Council consideration an amendment to the above referenced Overlay District to extend the effective date to December 1, 1989. As the enclosed communication from the Committee indicates, much progress has been made toward developing a permanent and comprehensive revision to the zoning as it affects the Cambridgeport industrial district. An additional few months will permit the Committee to complete its work and provide greater opportunity to present its recommendations to affected property owners and neighborhood residents before submission to the Council for its consideration. The proposed zoning amendment is as follows:

Amend the text of the Zoning Ordinance by deleting paragraph 5, Section 3.14 and substituting therefor a new paragraph 5 to read as follows:

5. This Section 3.14 shall be in effect through December 1, 1989.

Respectfully submitted for the Planning Board,


Paul Dietrich
Chairman

SBA Steffian Bradley Associates Inc.

Architecture, Interior & Urban Design
100 North Washington Street
Boston, Massachusetts 02114-2116
(617) 227-6520 Fax: (617) 227-8959

To: The Cambridge Planning Board

From: Peter Steffian, Chairman ^{PS}
Cambridgeport Rezoning Advisory Committee

Subject: Status Report on Cambridgeport Rezoning Effort

Date: April 26, 1989

Introduction

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To do so, the committee has met regularly since September to learn about and understand current land use patterns, the traffic impacts of additional development, the incentives necessary to encourage industrial growth and the incentives required to promote both market rate and affordable housing. Our process has included several meetings with representatives of the Ward 5 Committee, as well as a meeting with landowner and business representatives coordinated by the Chamber of Commerce. In addition, we have benefitted from the expertise of individuals familiar with industrial development issues including Jean Strain, project manager at the Economic Development and Industrial Corporation (EDIC) and Sue Helper, Professor of Operations Management at Boston University. Their input has enabled us to better understand the needs of industrial users and the mechanisms needed to promote industrial growth. We've obtained similar technical advice on housing issues from Susan Schlesinger, the Community Development Department's Housing Director, and from Decia Goodwin of the Massachusetts Housing Finance Agency.

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purpose of this memo is to provide you with more details of our progress and to request that the Planning Board file a new petition to extend the interim zoning for an additional six months. While we hope to complete our work by the end of June and work with the Board this summer to file a petition with the City Council in August, the additional time will allow for any unforeseen problems which could impact the schedule. Extension of the interim will also continue to limit the total amount of development that can occur in the district until a permanent rezoning can be adopted.

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1. preserve and provide for expansion of the existing businesses;
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With this information in mind, the committee has divided the 70 acre study area into six subdistricts illustrated on the attached map. Each district has characteristics, (i.e. land use or ownership patterns) which set it apart from the others. This geographic framework has enabled us to think more specifically about the overall goals for the district and where and how these might be achieved.

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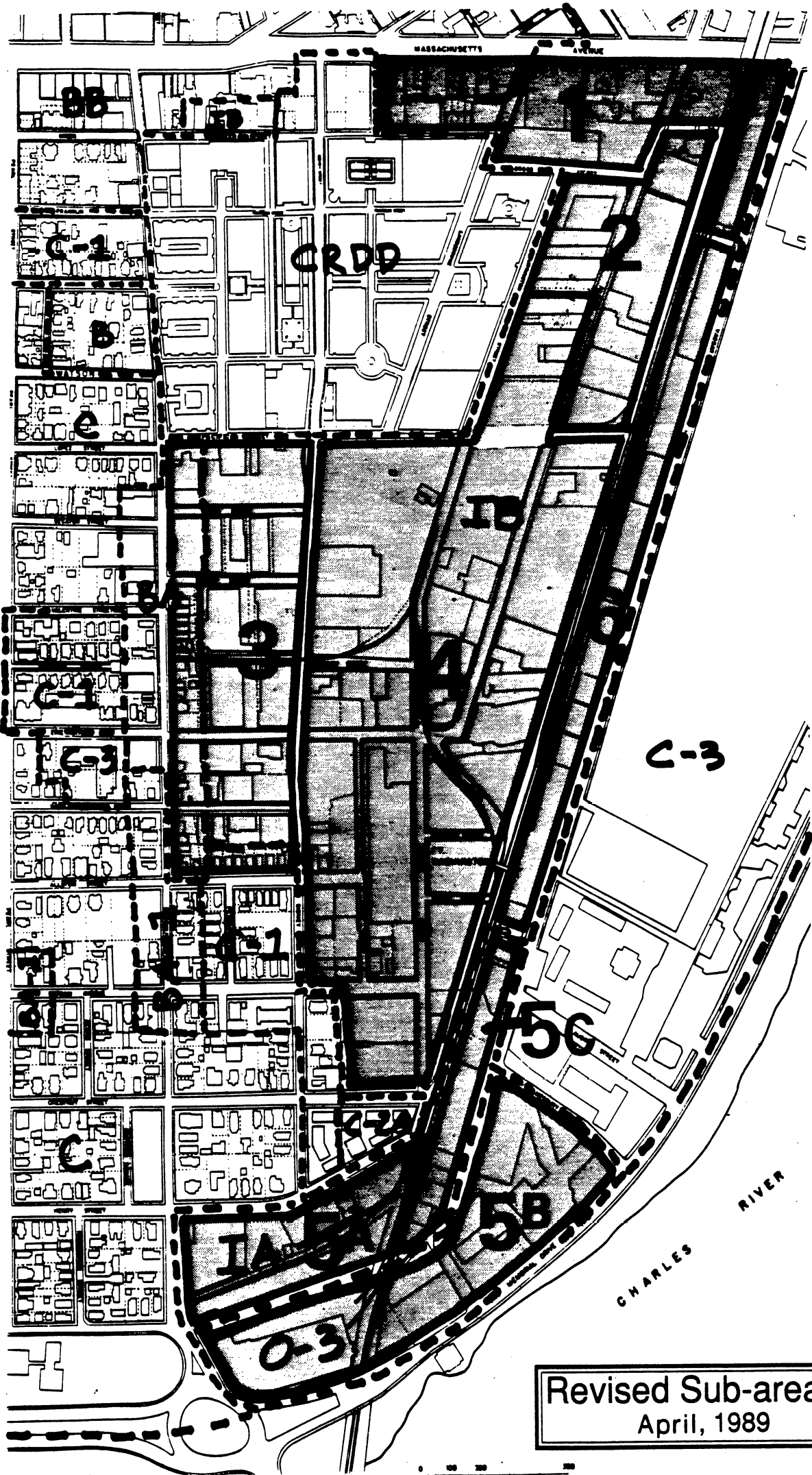
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CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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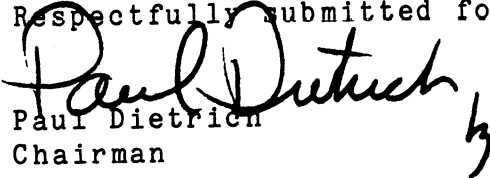
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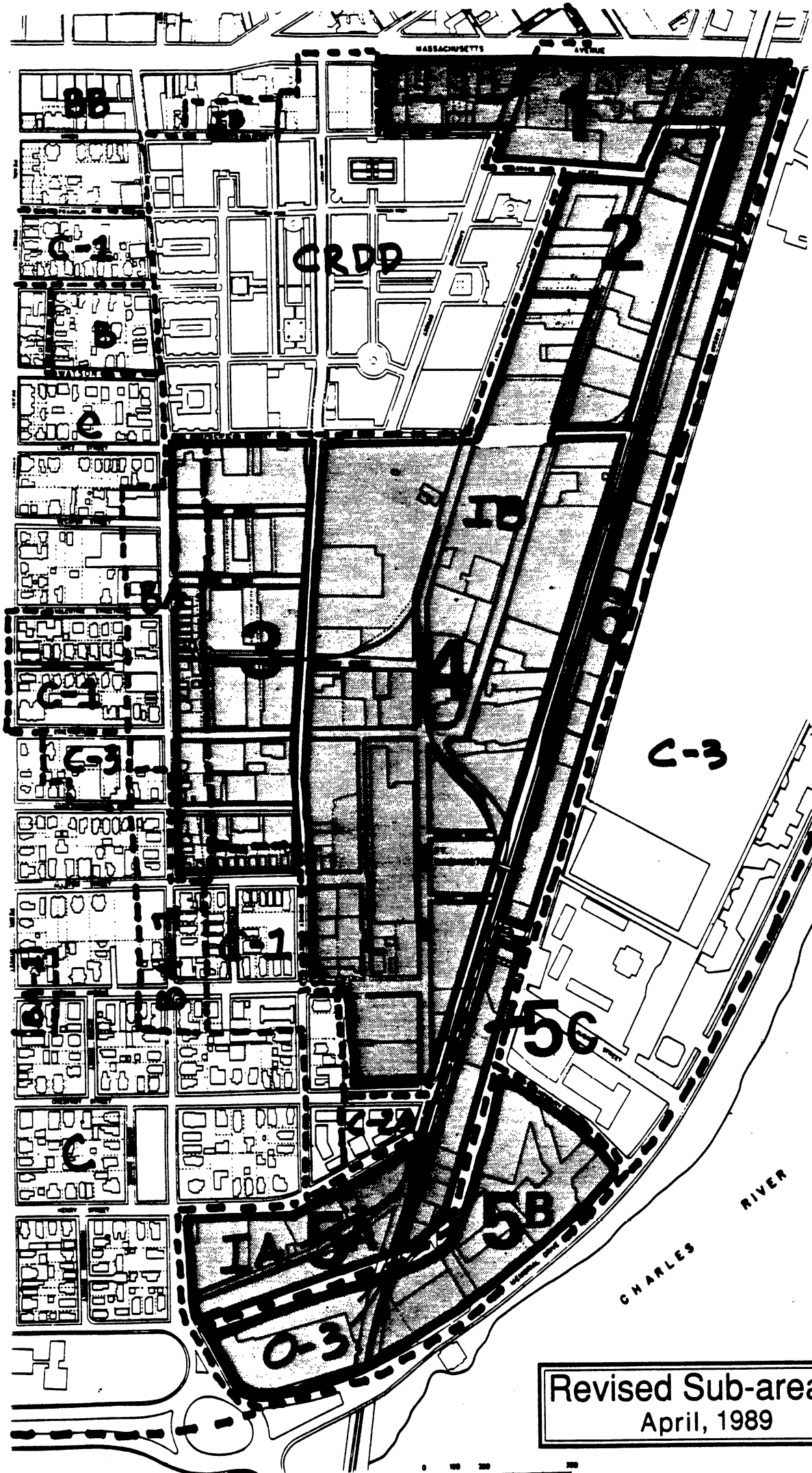
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Revised 4-18-89

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SECRET
CITY OF CAMBRIDGE, MASSACHUSETTS
AUG - 7 12: 21
CAMBRIDGE MA.
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 19, 1989

To the Honorable, the City Council:

SUBJECT: Planning Board Petition to amend the text of Section 3.14
-Cambridgeport Interim Planning Overlay District in
paragraph 5.

Recommendation

The Planning Board recommends that the language of paragraph 5 be amended to extend the Ordinance through December 1, 1989.

Findings

The Planning Board held a public hearing on the petition on July 19, 1989. At the hearing Mary Flynn of the Community Development Department staff presented the petition and reviewed the progress of the Cambridgeport Interim Planning Overlay District Committee. Peter Stefian, Chair of the Committee, explained how the Committee is now working on zoning which will allow the existing uses to continue and encourage housing use abutting the existing residential neighborhood and throughout the district in the future. Other concerns cover areas of mixed uses, height, open space and traffic and therefore the Committee requested the Ordinance be extended through December 1, 1989 in order to finalize the zoning proposal.

No one spoke in opposition of the petition.

No one spoke in support of the petition.

Respectfully submitted for the Planning Board,

Paul Dietrich (sm)
Paul Dietrich, Chairman



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

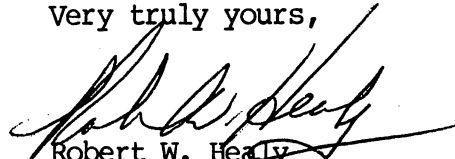
RICHARD C. ROSSI
Deputy City Manager

May 15, 1989

To the Honorable, the City Council:

Enclosed please find a copy of the Planning Board's recommendation relative to an Extension of the Effective Date of the Cambridgeport Interim Overlay District, Section 3.14, as amended.

Very truly yours,



Robert W. Healy
City Manager

RWH/mbf
Enc.

0-117

Re: enclosed petition of the Planning Board to amend the Zoning Ordinances in Section 3.14 by deleting paragraph 5 & substituting a new paragraph 5 which would extend the effective date of the Cambridgeport Interim Overlay District through December 1, 1989.

9/11/89 - Passed to be ordained
8-0-1

9/14/89 - Published - Chronicle

In City Council,

May 15, 1989

5/15/89 - Referred to the Planning Board
+ Ordinance Committee

Copy sent to Leo Barber, Planning Board
5/17/89.

Copy to Councilor Walsh, Ordinance
Committee Chair 5/19/89. JH