

PROPERTY OWNER'S PROTEST

February 29, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.
3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.


Respectfully Submitted,


Name of Owner

Property Address

STU-LIN REALTY TRUST

243 Columbia Street


George Rothman, Trustee


Ethel Rothman, Trustee

February 1988

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

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Respectfully Submitted,

Paul R Crane

Name of owner(s):

Address of property:

 Paul Crane, Crane Plumbing
 and Heating

 56 Elm Street

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Respectfully Submitted,

Name of owner(s):

George A. Mourgis
George A. Mourgis

Address of property:

65-67 Elm Street

Maria Mourgis
Maria Mourgis

February 1988

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

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Respectfully Submitted,

Name of owner(s):
Francois Morel

 Francois M. M. Morel

Nicole Morel

 Nicole M. L. Morel

Address of property:

 69-71 Elm Street

PROPERTY OWNER'S PROTEST

February 17, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of Owner

Property Address

THE MARTIN REALTY TRUST

118 Elm Street

Zelda Yogel Andler Trustee
Zelda Yogel Andler

February 1988

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

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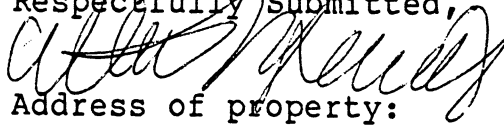
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Respectfully Submitted,



Name of owner(s):

Address of property:

124 Elm St.-----

Arthur J. Henning-----

Cambridge, MA 02139-----

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Anthony J. Masters

 Anthony J. Masters

Regina A. Masters

 Regina A. Masters

Address of property:

 34 Hampshire Street

 34 Hampshire Street

February 1988

Mr. Joseph E. Connarton
City Clerk
City Hall
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Respectfully Submitted,

Name of owner(s):

Wilbur A. Angelo
Joseph W. Angelo

Address of property:

76-78 Hampshire St Cambridge
Same

February 1988

Mr. Joseph E. Connarton
City Clerk
City Hall
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Respectfully Submitted,

Name of owner(s):

William Curwell
 Windsor Cape Ave
 Cambridge
 MA

Address of property:

92 Haverhill St
 Cambridge
 Mass
 02139

February 1988

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City Clerk
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Respectfully Submitted,

Name of owner(s):

Benjamin E. Jeffries
 Benjamin E. Jeffries, Tr.
 Hampshire Street Realty Trust

Address of property:

134-136A Hampshire

12/Feb-1988

February 1988

Mr. Joseph E. Connarton
City Clerk
City Hall
795 Massachusetts Avenue
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Respectfully Submitted,

Name of owner(s):

WALSH BROTHERS INCORPORATED
 BY: *John H. Walsh, Jr.* PRESIDENT

Address of property:

150 HAMPSHIRE STREET

PROPERTY OWNER'S PROTEST

February 18, 1988

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

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Respectfully Submitted,

Name of Owner

Property Address

CONDOMINIUM
31 MARKET STREET TRUST

31 Market Street

Thomas J. Costagliola, Trustee
Thomas J. Costagliola

OWNER 31B, 31C, 31D MARKET ST.

February 1988

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

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Respectfully Submitted,

Name of owner(s):
Francisco R. Valente

 Francisco Valente

Address of property:
201 Norfolk St Cambridge

 201 Norfolk Street

February 11, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name:

Paul J. Gindler

Address:

Electro Powerpac Corp
253 Norfolk St Cambridge

February 1988

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

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Respectfully Submitted,

Name of owner(s):

George F. Gibson Jr.

 George F. Gibson Jr.

Address of property:

----- /
 4 Tremont St.

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.

3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Thomas R. O'Keefe

 Thomas R. O'Keefe

Address of property:

12 Tremont St.

 12 Tremont St.

PROPERTY OWNER'S PROTEST

February 16, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

X Rose Yogel Sprecher
Rose Yogel Sprecher

254 Windsor Street

February 15 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):	Address of property:
Arthur T. Speros, Trustee Arthur T. Speros, Tr.	274 Windsor Street
Betsy K. Speros, Tr. Betsy K. Speros, Tr.	276 Windsor Street
THEODORE W. SPEROS	BENEFICIARY
Jonathan A. Speros JONATHAN A. SPEROS	'' BENEFICIARY
William A. Speros WILLIAM A. SPEROS	'' BENEFICIARY

February 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Barbara A. McFarland
Barbara A. McFarland

Address of property:

280-282 Windsor Street

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):	Address of property:
<u>Sidney Gross, Tr.</u>	<u>293-295 Windsor Street</u>
Sidney Gross, Tr.	-----
Deena Realty Trust	-----
<u>Doris Gross, Tr.</u>	-----
Doris Gross, Tr.	-----
Deena Realty Trust	-----



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Nancy Carney
Assessors Office

Date April 29, 1988

From Joseph E. Connarton *JEC*
City Clerk

Reference

Subject

Written protest on the Laura Conrad zoning petition.

Enclosed you will find two sets of written protest for the Laura Conrad petition.

Kindly certify the block and lots and send a set to the Engineering Department.

I would ask that this process be completed as soon as possible as the City Council intends to pass to be ordained this petition on May 16, 1988.

Thank you for your cooperation in this regard.

PROPERTY OWNER'S PROTEST

February 29th, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

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Respectfully Submitted,

Name of Owner

Property Addresses

ANNA REALTY CORPORATION

235 Columbia Street

Joseph L. Chiccarelli, President

237 Columbia Street

Rita S. Lambers, Treasurer & Clerk

RCC In order by
875
Ca 1st two properties
 owned by RCG
 Realty Associates

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 street no., lowest
 no. first

March 8, 1988

Mr. Joseph E. Connarton,
City Clerk
CITY OF CAMBRIDGE
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Connarton:

We and other property-owners who have signed the attached property-owners protest forms are opposed to the zoning changes proposed in a Petition filed with your office on January 21, 1988 by Laura Conrad et al. Said Petition of Laura Conrad et al seeks to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District.

Our records indicate that we and the other property owners who have signed the attached property-owners protest forms own in excess of 20% of the square feet of property falling within the zone affected by the Petition of Laura Conrad et al.

Sincerely,



George A. Thatcher

GAT:em
encls.

RECEIVED BY
OFFICE OF CITY CLERK
MAR 8 - 8 PM 4: 47
CAMBRIDGE MA.

Goldstein & Manello
Counsellors at Law

283 Franklin Street
Boston, Massachusetts 02110
Telephone 617 439-8900
Telex 617 439-8988
Telex 84 0476

The G&M Law Group
with affiliated offices in
Boston, MA
Wilmington, VT
Kittery, ME
Portsmouth, NH
Providence, RI
York, ME

Joseph B. Manello, P.C.
Gerard D. Goldstein, P.C.
Richard J. Snyder, P.C.
Stephen M. Honig, P.C.
Daniel M. Gioshaid, P.C.
Carl K. King, P.C.
Michael H. Brown
Gary H. Greenberg, P.C.
Michael J. Pappone, P.C.
Anthony D. Martin, P.C.
Robert Somma
Andrew L. Eisenberg
Robert B. Carpenter, P.C.
Martin S. Allen, P.C.
Douglas Mundell
Rosemarie Sharata, P.C.
Peter E. Lattin
Robert D. Culliver
Jeffrey L. Musman
F. Kingston Berlew
Michael E. Messas

Peter S. Brooks
Gayle M. Merling
Warren I. Green
Janet E. Boswick
Michael Unger
Naudie B. Choate
Joseph S. Ayoub, Jr.
Ralph K. Stone
Jeffrey A. Bernfield
Michael F. Callahan
George W. Mykuliak
Mark I. Fogel
Gregory A. Falk
Patrick A. Guida
Mark A. Berthiaume
John E. Ottaviano
Louis J. Serra, Jr.
James A. Lightman
Stephanie Pax Flanagan
Jonathan L. Moll
Charlotte Smith Murphy

Michael H. Riley
John A. Kutz
Peter M. Golemmie
Elliot K. Gordon
Paul C. Bijkersma
Carolyn J. Nygren
Cheryl K. Nicholas
Isaac Lyumkis
Lawrence B. Kullig
Lucy J. Ganon
Barbara E. Hunt
Stephen C. Filler
Vicki L. Partnoy
Gary A. Cohen
Maura A. Murphy
Caroline M. O'Brien
Arthur L. Streeter
Nancy C. Toscano
Brooks S. Thayer
Beverly A. Kogut

Of Counsel
Joseph S. Ayoub, Sr., P.C.
Richard B. Parker
David P. Ulin
Robert C. Horner

February 19, 1988

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

Re: Truesdell Rezoning Petition

Dear Mr. Connarton:

On or about January 21, 1988, Ms. Laura Conrad and others filed with you a request to amend the Zoning Map of the City of Cambridge by changing the designation of two distinct areas, one of them being the area bounded by Broadway, Market, Clark, Hampshire and Portland Streets (consisting of lots numbered 1, 86, 87, 5, 6 and 7 on Assessor's Plat 42) from Industrial B to Business C (the "Conrad Petition").

This firm represents T.F.S. Broadway, L.P. and Tofias, Fleishman, Shapiro & Co., P.C. (collectively "Tofias"), the owner and the occupant of Lot 86 which comprises almost two-thirds of the land proposed to be included in the change from Industrial B to Business C. By this letter, Tofias makes written protest against such change in accordance with General Laws Chapter 40A, Section 5.

Ms. Conrad was one of the persons who on September 17, 1987 filed with you a request to amend the Zoning Map to change the area bounded by Broadway, Market, Clark, Hampshire and Portland Streets from Industrial B to Industrial C (the "Truesdell Petition"). By letter to you dated November 12, 1987, we

E. Connarton, City Clerk
January 19, 1988
Page 2

stated Tofias' protest to that petition, with respect to which the City Council subsequently failed to take action within ninety days of the Planning Board's hearing.

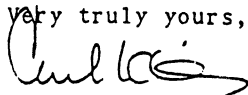
We believe that the Conrad Petition ought to be rejected as well. First, the mere joining together of two distinct changes to the zoning map in one petition does not alter the application of General Laws Chapter 40A, Section 5 with respect to each change. The Conrad Petition seeks to change one area from Residential C-1 to Residential C and a separate, distinct area, albeit adjoining, from Industrial B to Business C. As the notice of public hearing published by the Planning Board properly recognizes, the petition includes two separate rezonings, each one of which must be dealt with separately for purposes of Section 5.

Secondly, and more importantly to Tofias, the impact of the change on our parcel is significantly greater than that originally proposed by the Truesdell Petition. Although the dimensional table does state that the permitted height is fifty-five feet, the footnote to the table limits height to thirty-five feet within fifty feet of a residential zone. Industrial C in contrast permits a height of forty-five feet. Not unlike the Truesdell Petition, the Conrad Petition would also increase our parking requirements and impose sideline requirements. These requirements and the drastically reduced F.A.R. have substantial adverse impacts on the use of our property.

Tofias acquired their property and relocated their offices to Cambridge two years ago in the belief that they had found a permanent home. The existing building meets their short term needs and the site permits expansion should it be needed long term. The adoption of the petition presently before City Council casts substantial doubt on their ability to remain in Cambridge over the long term.

We respectfully request that the petition be rejected.

Very truly yours,



Carl K. King, P.C.

CKK:ess

RCG REALTY ASSOCIATES
875 Massachusetts Avenue
Cambridge, MA 02139
(617) 491-8315

REC'D MAR 11 PM 2:53

CAMBRIDGE MA.

March 11, 1988

Mr. Joseph E. Connarton,
City Clerk
CITY OF CAMBRIDGE
795 Massachusetts Avenue
Cambridge, MA 02139

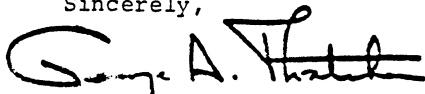
Dear Mr. Connarton:

Attached is an additional property-owners protest form
opposed to the zoning changes proposed in the Petition
filed by Laura Conrad et al with your office on January
21, 1988.

This should be included with the other property-owners
protest forms we filed with your office on March 8, 1988.

Thank you.

Sincerely,


George A. Thatcher

GAT:em
encl.

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
1988

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The undersigned landowners urge rejection of the Petition for the following reasons:

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Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Anthony J. Masters

Anthony J. Masters

Address of property:

34 Hampshire Street

Regina A. Masters

Regina A. Masters

34 Hampshire Street

February 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

William A. Cuzzo
Joseph W. Cuzzo

Address of property:

76-78 North Main St. South
Scituate

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL. ON JANUARY 21, 1988

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Respectfully Submitted,

Arthur J. Henning

Name of owner(s):

Address of property:

 Arthur J. Henning

_____ 124 Elm St. _____
 _____ Cambridge, MA 02139 _____

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
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February 1988

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

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Respectfully Submitted,

Name of owner(s):

Claudio J. Carrara
 Claudio J. Carrara

Address of property:

299 Broadway
 299 Broadway

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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The undersigned landowners urge rejection of the Petition for the following reasons:

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3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

George A. Mourgis, Tr.
G & S Trust

209 Columbia Street

George A. Mourgis

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

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Respectfully Submitted,

Paul R Crane

Name of owner(s):

Address of property:

Paul Crane, Crane Plumbing
and Heating

56 Elm Street

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL. ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

Francisco R. Valente
Francisco Valente

Address of property:

201 Norfolk St Cambridge
201 Norfolk Street

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

Address of property:

Lillian T. Denkwicz
Lillian T. Denkwicz

293 Broadway
293 Broadway

Ellen F. Margiotta

297 Broadway

Maria Valente

201 Norfolk Street

Nancy Corran

299 Broadway

Mildred Wilson

4 Tremont St

Shane O'Keefe

12 Tremont St.

Allen Canino

301 Broadway

Jean F. McCluskey

42 Tremont Street

Marguerite Braille

48 Tremont St

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Emily A. Calabrese
Emily A. Calabrese

Address of property:

301 Broadway
301 Broadway

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
1988

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Respectfully Submitted,

Name of owner(s):

George A. Mourgis
George A. Mourgis

Address of property:

65-67 Elm Street

Maxia Mourgis
Maxia Mourgis

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Thomas R. O'Keefe
Thomas R. O'Keefe

Address of property:

12 Tremont St.
12 Tremont St.

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Address of property:

 Maureen V. Fitzgibbons

 287 Broadway

Maureen V. Fitzgibbons
 Ellen Fitzgibbons

Ellen Fitzgibbons

February 1988

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

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1988

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Respectfully Submitted,

Name of owner(s):	Address of property:
<i>Paul W. Nugent</i> ----- Paul W Nugent	257-259 Broadway -----
<i>Dennis E. Nugent</i> ----- Dennis E Nugent	" " " " -----
<i>Peter T. Nugent</i> ----- Peter T Nugent	----- -----

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
1988

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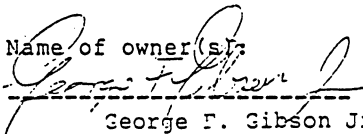
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Respectfully Submitted,

Name of owner(s):


 George F. Gibson Jr.

Address of property:

 4 Tremont St.

February 11, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name:

Paul J. [Signature]

Address:

Quincy Properties Corp.
253 North St Cambridge

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL. ON JANUARY 21,
1988

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Respectfully Submitted,

Name of owner(s):

WILSON BROTHERS INCORPORATED
 BY: JAMES H. WILSON JR. PRESIDENT

Address of property:

150 HANSHIRE STREET

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

Benjamin E. Jeffries
 Benjamin E. Jeffries, Tr.

Hampshire Street Realty Trust

Address of property:

134-136A Hampshire

12/Feb-1958

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
1988

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Respectfully Submitted,

Name of owner(s):

William Russell
Wendell P. Stone
of Cambridge
MA

Address of property:

92 Huntington St
Cambridge
Mass
02139

February 5, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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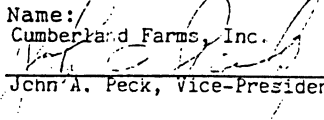
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Mr. Joseph E. Connarton
February 5, 1988
Page 2

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Respectfully Submitted,

Name:
Cumberland Farms, Inc.

John A. Peck, Vice-President

Address:
191-203 Broadway, Cambridge, MA

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL. ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.

3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Allan Torres Partner
 Allan Torres, IFS Broadway
 Limited Partnership

Address of property:

205 Broadway

PROPERTY OWNER'S PROTEST

February 17, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

THE MARTIN REALTY TRUST

118 Elm Street

Teida Vogel Andler
Teida Vogel Andler

PROPERTY OWNER'S PROTEST

February 2, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

STU-LIN REALTY TRUST

243 Columbia Street

George Rotman Trustee

Ethel Rotman

PROPERTY OWNER'S PROTEST

February 12, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

100 A HAMPSHIRE TRUST

16 Union Street (100A/100 Hampshire)

Alex M. Steinberg Trustee

Alex M. Steinberg

R. Stanley Bowden Trustee

R. Stanley Bowden

PROPERTY OWNER'S PROTEST

February 16, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

<u>Name of Owner</u>	<u>Property Addresses</u>
RCG REALTY TRUST	80-B Hampshire Street
<i>Alex M. Steinberg</i> , Trustee	25 Market Street
<i>R. Stanley Bowden</i> , Trustee	266 Windsor Street
R. Stanley Bowden	

PROPERTY OWNER'S PROTEST

February 27, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

<u>Name of Owner</u>	<u>Property Address</u>
<u>CONNARDSON</u>	<u>31 Market Street</u>
<u>31 MARKET STREET TRUST</u>	<u>31 Market Street</u>
<u>THOMAS J. COSTAGLIOLA</u>	<u>OWNER 31B, 31C, 31D MARKET ST.</u>
<u>Thomas J. Costagliola</u>	<u>Trustee</u>

February _____, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of Owner

Property Address

Rose Vogel Sprecher
Rose Vogel Sprecher

254 Windsor Street

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL. ON JANUARY 21,
1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

Barbara A. McFarland
Barbara A. McFarland

280-282 Windsor Street

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL. ON JANUARY 21,
1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

Sidney Gross, Tr.
 Sidney Gross, Tr.
 Deena Realty Trust

293-295 Windsor Street

Doris Gross, Tr.
 Doris Gross, Tr.
 Deena Realty Trust



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk

Date 3-15-88

From Board of Assessors

Reference

Subject Written protest to the petition of Laura Conrad, et al

- ✓ #1 The record owner of 201 Newfalk St. is Maria Valente
- #2 The record owner of 299 1 Mary
- #3 The record owner of 4 Tr Sine checked
- #4 The record owner of 12 T:
- ✓ #5 The record owner of 301 1 these w/ the petitions
- ✓ #6 The record owner of 42 T: we sent, here O.K.
- ✓ #7 The record owner of 48 T: all w/d of on page 2
- ✓ #8 The record owner of 301 1 below, to Conrad.
- ✓ #9 The record owner of 299 1 the 4 below, to Brouha
Themb,
in
- ✓ #10 The recird owner of 209 Columbia St. is George A. Mourgis, Tr. G & S Trust.
- ✓ #11 The record owner of 243 Columbia St. is Stu-Lin Realty Trust.
- ✓ #12 The record owner of 56 Elm St. is Crane Plumbing and Heating.
- ✓ #13 The record owner of 65-67 Elm St. is George A. Mourgis.
- ✓ #14 The record owner of 69-71 Elm St. is Francois M. Morel.
- ✓ #15 The record owner of 118 Elm St. is Zelda Yogel Andler.
- ✓ #16 The record owner of 124 Elm St. is Arthur J. Henning.
- ✓ #17 The record owner of 34 Hampshire St. is Anthony & Regina Masters.

Kevin T. McDevitt

Kevin T. McDevitt, MAA, CRA
Chairman



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk

Date 3-15-88

From Board of Assessors

Reference

Subject Written protest to the petition of Laura Conrad, et al

- ✓ #1 The record owner of 201 Norfolk St. is Maria Valente.
- #2 The record owner of 299 Broadway is Daniel Coriera.
- #3 The record owner of 4 Tremont St. is Marie Gibson.
- #4 The record owner of 12 Tremont St. is Grace O'Keefe.
- ✓ #5 The record owner of 301 Broadway is Allen Calabrese.
- ✓ #6 The record owner of 42 Tremont St. is Juan McCusker.
- ✓ #7 The record owner of 48 Tremont St. is Marguerite Poulla.
- ✓ #8 The record owner of 301 Broadway is Emily A. Calabrese.
- ✓ #9 The record owner of 299 Broadway is Claudio J. Carrara.
- ✓ #10 The record owner of 209 Columbia St. is George A. Mourgis, Tr. G & S Trust.
- ✓ #11 The record owner of 243 Columbia St. is Stu-Lin Realty Trust.
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Kevin T. McDevitt, MAA, CRA
Chairman



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

March 9, 1988

To: Board of Assessors

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

Subject: Written protest to the petition of Laura Conrad, et al

Attached you will find three additional written protests received by this office to the petition of Laura Conrad, et al.

Would you please verify the ownership of the property order that I may properly inform the City Council as to the number of votes required in order to adopt the petition.

The Conrad petition is scheduled to be heard by the Ordinance Committee of the City Council on Thursday, March 10, 1988.

Your prompt attention and cooperation is greatly appreciated.

JEC/mh
Enclosures

RCC
875
Ca

In order by

1st two properties
owned by RCG
Realty Associates

then by street, alpha-
betically

then within street by
street no., lowest
no. first

March 8, 1988


Mr. Joseph E. Connarton,
City Clerk
CITY OF CAMBRIDGE
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Connarton:

We and other property-owners who have signed the attached property-owners protest forms are opposed to the zoning changes proposed in a Petition filed with your office on January 21, 1988 by Laura Conrad et al. Said Petition of Laura Conrad et al seeks to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District.

Our records indicate that we and the other property owners who have signed the attached property-owners protest forms own in excess of 20% of the square feet of property falling within the zone affected by the Petition of Laura Conrad et al.

Sincerely,



George A. Thatcher

GAT:em
encls.

RECEIVED BY
OFFICE OF CITY CLERK
1988 MAR -8 PM 4:47
CAMBRIDGE MA.

February 5, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) percent of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

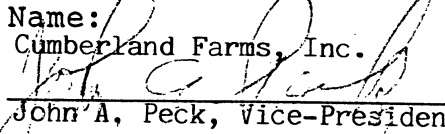
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4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.

Mr. Joseph E. Connarton
February 5, 1988
Page 2

5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name:
Cumberland Farms, Inc.


John A. Peck, Vice-President

Address:
191-203 Broadway, Cambridge, MA

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

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Respectfully Submitted,

Name of owner(s):
Allan Toffias Partner
 Allan Toffias / TFS Broadway
 Limited Partnership

Address of property:

 #205 Broadway

PROPERTY OWNER'S PROTEST

February 16, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Name of Owner

Property Addresses

<u>RCG REALTY TRUST</u>	<u>80-R Hampshire Street</u>
<u>Alex M. Steinbergh</u> , Trustee	<u>25 Market Street</u>
<u>R. Stanley Bowden</u> , Trustee	<u>266 Windsor Street</u>

PROPERTY OWNER'S PROTEST

February 16, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.
3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
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5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

100 A HAMPSHIRE TRUST

16 Union Street (100A/00² Hampshire)

Alex M. Steinberg, Trustee
Alex M. Steinberg

R. Stanley Bowden, Trustee
R. Stanley Bowden

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

Paul W Nugent

Paul W Nugent

Dennis F Nugent

Dennis F Nugent

Peter T Nugent

Peter T Nugent

Address of property:

257-259 Broadway

" " " "

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Address of property:

 Maureen V. Fitzgibbons

287 Broadway

Maureen V. Fitzgibbons
 Ellen Fitzgibbons

Ellen Fitzgibbons

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Address of property:

<i>Lillian T. Denkwicz</i> Lillian T. Denkwicz	<i>293 Broadway</i> 293 Broadway
<i>Ellen F. Mangiarotti</i>	<i>297 Broadway</i>
<i>Maria Valente</i>	<i>201 Norfolk Street</i>
<i>Nerice Conara</i>	<i>299 Broadway</i>
<i>Maria Gibson</i>	<i>4 Tremont St</i>
<i>Grace O'Keefe</i>	<i>12 Tremont St.</i>
<i>Albert Caldarone</i>	<i>301 Broadway</i>
<i>Jean F. McClusker</i>	<i>42 Tremont Street</i>
<i>Marguerite B. Paulla</i>	<i>48 Tremont St</i>

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Emily F. Calabrese

Emily A. Calabrese

Address of property:

301 Broadway

301 Broadway

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):
Claudio Carrara

 Claudio J. Carrara

Address of property:
299 Broadway

 299 Broadway

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Address of property:

George A. Mourgis, Tr.
G & S Trust

----- 209 Columbia Street -----

George A. Mourgis

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Thomas R. O'Keefe

 Thomas R. O'Keefe

Address of property:

12 Tremont St.

 12 Tremont St.

PROPERTY OWNER'S PROTEST

February _____, 1988

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

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Respectfully Submitted,

Name of Owner

Property Address

Rose Yogel Sprecher
Rose Yogel Sprecher

254 Windsor Street

February 15 1988

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

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February 1988

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City Clerk
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795 Massachusetts Avenue
Cambridge, MA 02139

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Respectfully Submitted,

Name of owner(s):

Barbara A. McFarland
Barbara A. McFarland

Address of property:

280-282 Windsor Street

February 1988

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

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Respectfully Submitted,

Name of owner(s):

Address of property:

Sidney Gross, Tr.
 Sidney Gross, Tr.
 Deena Realty Trust

293-295 Windsor Street

Doris Gross, Tr.
 Doris Gross, Tr.
 Deena Realty Trust



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joan Lastovica, City Engineer

Date March 1, 1988

From Joseph E. Connarton, City Clerk

Reference

Subject Written protest to the petition of Major Brooks, et al
& also to the petition of Laura Conrad, et al

Attached you will find another written protest received to the petition of Major Brooks, et al, as received by this office today.

Also enclosed you will find a copy of another written protest, relating to the petition of Laura Conrad, et al. The Conrad petition is scheduled to be heard before the Ordinance Committee of the City Council on Thursday, March 10, 1988. (For your assistance I am also enclosing a copy of the Conrad petition).

Would you please verify the square footage effected in order that I may properly inform the City Council as to the number of votes required in order to adopt both petitions.

Your prompt attention and cooperation is greatly appreciated.

Goldstein & Manello

Counsellors at Law

265 Franklin Street
Boston, Massachusetts 02110
Telephone 617 439-8900

Telecopier 617 439-8988
Telex 94 0476

The G&M Law Group

with affiliated offices in

Boston, MA
Burlington, VT
Kittery, ME
Portsmouth, NH
Providence, RI
York, ME

Joseph B. Manello, P.C.
Gerard D. Goldstein, P.C.
Richard J. Snyder, P.C.
Stephen M. Honig, P.C.
Daniel M. Glosband, P.C.
Carl K. King, P.C.
Michael R. Brown
Gary R. Greenberg, P.C.
Michael J. Pappone, P.C.
Anthony D. Martin, P.C.
Robert Somma
Andrew L. Eisenberg
Robert B. Carpenter, P.C.
Martin S. Allen, P.C.
Douglas Mundell
Rosemarie Sbaratta, P.C.
Peter E. Litman
Robert D. Cultice
Jeffrey L. Musman
F. Kingston Berlev
Michael E. Meesas

Peter S. Brooks
Gayle M. Merling
Warren I. Green
Janet E. Bostwick
Michael Unger
Natalie B. Choate
Joseph S. Ayoub, Jr.
Ralph K. Stone
Jeffrey A. Bernfield
Michael F. Callahan
George W. Mykulak
Mark I. Fogel
Gregory A. Falk
Patrick A. Guida
Mark A. Berthiaume
John E. Ottaviani
Louis J. Scerra, Jr.
James A. Lightman
Stephanie Pax Flanigan
Jonathan L. Moll
Charlotte Smith Murphy

Michael H. Riley
John A. Kutz
Peter M. Golemme
Elliot K. Gordon
Paul C. Bijkersma
Carolyn J. Nygren
Cheryl K. Nicholas
Isaac Lyunkis
Lawrence R. Kulig
Lucy J. Gamon
Barbara E. Hunt
Stephen C. Filler
Vicki L. Partnow
Gary A. Cohen
Maura A. Murphy
Caroline M. O'Brien
Arthur L. Streeter
Nancy C. Toscano
Brooks S. Thayer
Beverly A. Kogut

Of Counsel

Joseph S. Ayoub, Sr., P.C.
Richard B. Parker
David P. Ulin
Robert C. Horner

February 19, 1988

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

Re: Truesdell Rezoning Petition

Dear Mr. Connarton:

On or about January 21, 1988, Ms. Laura Conrad and others filed with you a request to amend the Zoning Map of the City of Cambridge by changing the designation of two distinct areas, one of them being the area bounded by Broadway, Market, Clark, Hampshire and Portland Streets (consisting of lots numbered 1, 86, 87, 5, 6 and 7 on Assessor's Plat 42) from Industrial B to Business C (the "Conrad Petition").

This firm represents T.F.S. Broadway, L.P. and Tofias, Fleishman, Shapiro & Co., P.C. (collectively "Tofias"), the owner and the occupant of Lot 86 which comprises almost two-thirds of the land proposed to be included in the change from Industrial B to Business C. By this letter, Tofias makes written protest against such change in accordance with General Laws Chapter 40A, Section 5.

Ms. Conrad was one of the persons who on September 17, 1987 filed with you a request to amend the Zoning Map to change the area bounded by Broadway, Market, Clark, Hampshire and Portland Streets from Industrial B to Industrial C (the "Truesdell Petition"). By letter to you dated November 12, 1987, we

Joseph E. Connarton, City Clerk
February 19, 1988
Page 2

stated Tofias' protest to that petition, with respect to which the City Council subsequently failed to take action within ninety days of the Planning Board's hearing.

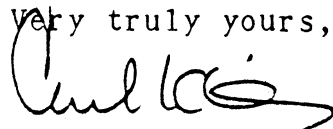
We believe that the Conrad Petition ought to be rejected as well. First, the mere joining together of two distinct changes to the zoning map in one petition does not alter the application of General Laws Chapter 40A, Section 5 with respect to each change. The Conrad Petition seeks to change one area from Residential C-1 to Residential C and a separate, distinct area, albeit adjoining, from Industrial B to Business C. As the notice of public hearing published by the Planning Board properly recognizes, the petition includes two separate rezonings, each one of which must be dealt with separately for purposes of Section 5.

Secondly, and more importantly to Tofias, the impact of the change on our parcel is significantly greater than that originally proposed by the Truesdell Petition. Although the dimensional table does state that the permitted height is fifty-five feet, the footnote to the table limits height to thirty-five feet within fifty feet of a residential zone. Industrial C in contrast permits a height of forty-five feet. Not unlike the Truesdell Petition, the Conrad Petition would also increase our parking requirements and impose sideline requirements. These requirements and the drastically reduced F.A.R. have substantial adverse impacts on the use of our property.

Tofias acquired their property and relocated their offices to Cambridge two years ago in the belief that they had found a permanent home. The existing building meets their short term needs and the site permits expansion should it be needed long term. The adoption of the petition presently before City Council casts substantial doubt on their ability to remain in Cambridge over the long term.

We respectfully request that the petition be rejected.

Very truly yours,



Carl K. King, P.C.

CKK:ess

Joseph E. Connarton, City Clerk
City of Cambridge
795 Massachusetts Avenue
Cambridge, MA. 02139

RECEIVED BY
OFFICE OF CITY CLERK

1988 FEB 30 AM 9:43

Dear Mr. Connarton:

CAMBRIDGE MA.

As a Cambridge land owner, I oppose in its entirety the changes in the Cambridge Zoning Ordinance and Zoning Map proposed by Major Brooks and others known as the "Brooks, et al Petition, 1988" which, among other things, proposes to create a new "Residence C-.75 District," to remove certain parcels from the recently redefined Harvard Square Overlay District, to create new restrictions on the shape and size of roofs that can be built in the new C-.75 District, to define a "principal building" to be any building, regardless of size having a dwelling unit, and to make non-conforming all lots in Residence A-1, A-2, and C-.75 Districts which have more than one "principal building." A photocopy of the newspaper notice of such proposal appears on this page.

Massachusetts General Laws Chapter 40A, Section 5, states generally that no zoning ordinance can be adopted except by a two-thirds vote of the City Council. For Cambridge, this would mean six councillors. The statute provides that prior to final approval of a change to the ordinance, if there is a written protest stating the reasons for the protest, signed by "the owners of twenty per cent or more of the area of the land proposed to be included in such change, or of the area of the land immediately adjacent extending three hundred feet therefrom," then a three-fourths vote (7 councillors) would be necessary to enact the proposed change to the ordinance. I am an owner of real estate which will be affected by the proposed changes and I now so file such a protest.

I oppose the proposed amendment to the Cambridge Zoning Ordinance and Zoning Map because it does not serve the best interests of the City of Cambridge. I believe that current regulation is sufficient and that further regulation will only decrease the value of my property. Furthermore, such an amendment would make "non-conforming" many of the buildings (not only in the rezoned areas, but also in all existing A-1 and A-2 Residential zoning districts), thereby affecting owners' rights to rebuild if they were destroyed by fire or casualty.

NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, February 2, 1988 at 7:30 P.M. in the Community Development Department Conference Room, third floor, City Hall Annex, 57 Inman Street on a petition by Major Brooks, et al, to amend the Zoning Ordinance and the Zoning Map of the City of Cambridge by creating a new Residence C-.75 District and inserting new definitions in Article 2.000 relating to definitions of roof types. The new Residence C-.75 District has a height limit of 35 feet and restrictions relating to roof type and a floor area ratio of .75. The zoning map is rezoned in the Riverside neighborhood from the current Residence A-2, C-1, C-2, C-3, Office 1, Business A, 1, and B-1, Harvard Square Overlay District and Harvard Roadside and Leslie Institutional Overlay Districts to the new Residence C-.75, Residence C-1, Office 1, and Business A-1, and to Open Space as shown on the accompanying map. Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts. Questions concerning this petition may be addressed to Lester Barber or Lisa McLenigan at 454-9214.

M 119

Sincerely,

Name of Owner/ or Agent ST. PAUL'S CHURCH

34 Mount Auburn Street
Property Address

2/26/88
Date

CONRAD PETITION

ZONING PETITION

Tremont/Hampshire/Clark/Broadway/Portland

The map accompanying the ordinance passed to be ordained entitled the zoning ordinance of the City of Cambridge is hereby amended

1) By striking the designation Residence C-1 and inserting in place thereof the designation Residence C insofar as it relates to the following named areas of land:

All lots to the SE of the centerline of Tremont St. on Assessor's Plat 87;

All lots excepting lots 98, 99, 94, 82, 83 on Assessor's Plat 85;

All lots on Assessor's Plat 77;

All lots to the NE of the centerline of Broadway, excepting lot 28, on Assessor's Plat 76;

Beginning at a point, said point being the intersection of the centerline of Tremont St. and the centerline of Hampshire St. and proceeding thence southerly 1500 feet more or less to a point said point being the intersection of the centerline of Hampshire St. and the centerline of Clark St;

proceeding thence southwesterly 400 feet more or less to a point said point being the intersection of the centerline of Clark St. and the centerline of Broadway;

proceeding thence northwesterly 300 feet more or less to a point said point being the intersection of the centerline of Broadway and the southwesterly extension of the boundary line between lots 28 and 27 on Assessor's Plat 76;

proceeding thence northeasterly along said southwesterly extension of the boundary line between lots 28 and 27 on Assessor's Plat 76 and then along said boundary line between lots 28 and 27 on Assessor's Plat 76 more or less 95 feet to a point said point being the intersection of said boundary between lots No. 28 and 27 on Assessor's Plat 76 and the boundary between lots No. 28 and No. 19 on Assessor's Plat 76;

Thence turning left and proceeding northwesterly along said boundary between lots No. 28 and lots No. 19 on Assessor's Plat 76 and its northwesterly extension 91 feet more or less to a point said point being the intersection of the northwesterly extension of said boundary line between lots No. 28 and No. 19 on Assessor's Plat 76 and the centerline of Windsor St.;

thence turning left and proceeding southerly along the centerline of Windsor St. 155 feet more or less to a point said point being the intersection of the centerline of Windsor St. and the centerline of Broadway;

thence turning right and proceeding northwesterly along the centerline of Broadway 500 feet more or less to a point said point being the intersection of Broadway and a line parallel to and 100 feet southeasterly of the centerline of Columbia St.;

thence turning right and proceeding northeasterly along said line parallel to and 100 feet southeasterly of the centerline of Columbia St. to a point said point being the intersection of said line and a line parallel to and 100 feet northeasterly of the centerline of Broadway;

thence turning left and proceeding northwesterly along said line parallel to and 100 feet northeasterly of Broadway 600 feet more or less to a point said point being the intersection of said line and the centerline of Norfolk St.;

thence turning left and proceeding southwesterly along the centerline of Norfolk St. 100 feet to a point said point being the intersection of the centerline of Norfolk St. and the centerline of Broadway;

thence turning right and proceeding northwesterly along the centerline of Broadway 290 feet more or less to a point said point being the intersection of the centerline of Broadway and the centerline of Tremont St.;

thence turning right and proceeding northeasterly along the centerline of Tremont St. 1050 feet more or less to a point said point being the point of origin.

2) By striking the designation Industrial B and inserting in place thereof the de-

Designation Business C insofar as it relates to the following named areas of land:

On Assessor's Plat 42, all lots to the northeast of the centerline of Broadway;

Beginning at a point said point being the intersection of the centerline of Portland St and the centerline of Broadway;

proceeding thence northwesterly 275 feet more or less to a point said point being the intersection of the centerline of Broadway and the southerly extension of the centerline of Market St;

proceeding thence northerly along the southerly extension of the centerline of Market St and then along the centerline of Market St 395 feet more or less to a point said point being the intersection of the centerline of Market St and the centerline of Clark St;

proceeding thence easterly along the centerline of Clark St 290 feet more or less to a point said point being the intersection of the centerline of Clark St and the centerline of Hampshire St;

Proceeding thence along the centerline of Hampshire St southerly 580 feet more or less to a point said point being the intersection of the centerline of Hampshire St and the centerline of Portland St;

Proceeding thence southwesterly along the centerline of Portland St 200 feet more or less to the point of origin.

- Laura E. Conrad* 233 Broadway Camb. ✓
- Ellen Reed* 237 1/2 Broadway Camb. ✓
- ~~_____~~
- Johi O. Steyn* 11 Market St. Camb 02139
- John P. Misher* 237 Broadway Camb. ✓
- Rita Hallett* 237 Broadway Camb. ✓
- Celia Smith* 255 1/2 Broadway Camb.
- John Chubb* 255 1/2 Broadway Camb. 02139 ✓
- Beth Suss* 257 Broadway Camb. 02139 ✓
- Susan Hancock* 221 Norfolk St Camb 02139
- Elaine O'Reilly* 221 Harvard St Cambridge 02139

AMERICAN
CAMBRIDGE MA.
67 8 11 12
FIELD



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

March 9, 1988

To: Board of Assessors

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

Subject: Written protest to the petition of Laura Conrad, et al

Attached you will find three additional written protests received by this office to the petition of Laura Conrad, et al.

Would you please verify the ownership of the property order that I may properly inform the City Council as to the number of votes required in order to adopt the petition.

The Conrad petition is scheduled to be heard by the Ordinance Committee of the City Council on Thursday, March 10, 1988.

Your prompt attention and cooperation is greatly appreciated.

JEC/mh
Enclosures



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

March 9, 1988

To: Joan Lastovica, City Engineer

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

Subject: Written protest to the petition of Laura Conrad, et al

Attached you will find three additional written protests received by this office to the petition of Laura Conrad, et al.

Would you please verify the square footage effected in order that I may properly inform the City Council as to the number of votes required in order to adopt the petition.

The Conrad petition is scheduled to be heard by the Ordinance Committee of the City Council on Thursday, March 10, 1988.

Your prompt attention and cooperation is greatly appreciated.

JEC/mh
Enclosures

RCC
875
Ca

In order by

1st two properties
owned by RCC
Realty Associates

then by street, alpha-
betically

then within street by
street no., lowest
no. first

March 8, 1988

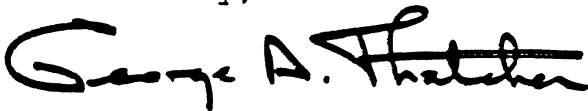
Mr. Joseph E. Connarton,
City Clerk
CITY OF CAMBRIDGE
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Connarton:

We and other property-owners who have signed the attached property-owners protest forms are opposed to the zoning changes proposed in a Petition filed with your office on January 21, 1988 by Laura Conrad et al. Said Petition of Laura Conrad et al seeks to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District.

Our records indicate that we and the other property owners who have signed the attached property-owners protest forms own in excess of 20% of the square feet of property falling within the zone affected by the Petition of Laura Conrad et al.

Sincerely,



George A. Thatcher

GAT:em
encls.

RECEIVED BY
OFFICE OF CITY CLERK
1988 MAR -8 PM 4:47
CAMBRIDGE MA.

PROPERTY OWNER'S PROTEST

February 16, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.
3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Addresses

<u>RCG REALTY TRUST</u>	<u>80-R Hampshire Street</u>
<u>Alex M. Steinbergh</u> , Trustee	<u>25 Market Street</u>
<u>R. Stanley Bowden</u> , Trustee	<u>266 Windsor Street</u>

PROPERTY OWNER'S PROTEST

February 15, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.
3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

100 A HAMPSHIRE TRUST

16 Union Street (100A/100 Hampshire)

Alex M. Steinbergh, Trustee

Alex M. Steinbergh

R. Stanley Bowden, Trustee

R. Stanley Bowden

February 5, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) percent of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

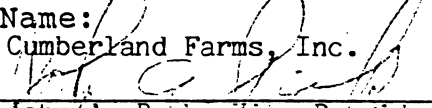
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Mr. Joseph E. Connarton
February 5, 1988
Page 2

5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name:
Cumberland Farms, Inc.

John A. Peck, Vice-President

Address:

191-203 Broadway, Cambridge, MA

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):
Allan Tobias Partner
 Allan Tobias, IFS Broadway
 Limited Partnership

Address of property:

 205 Broadway

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

Paul W Nugent

257-259 Broadway

Paul W Nugent

"

"

Dennis F Nugent

Dennis F Nugent

Peter T Nugent

Peter T Nugent

February 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

 Maureen V. Fitzgibbons

287 Broadway

Maureen V. Fitzgibbons
 Ellen Fitzgibbons

Ellen Fitzgibbons

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

Lillian T. Denkwicz
Lillian T. Denkwicz

293 Broadway
293 Broadway

Ellen F. Margiacetti

297 Broadway

Maria Valente

201 Norfolk Street

Roscoe Corrado

299 Broadway

Maria Gibson

4 Tremont St

Grace O'Keefe

12 Tremont St.

Alfred Corrado

301 Broadway

Jean F. McLusker

42 Tremont Street

Marguerite B. Paula

48 Tremont St

February 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Emily A. Calabrese

Emily A. Calabrese

Address of property:

301 Broadway

301 Broadway

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Claudio Carrara

Claudio J. Carrara

Address of property:

299 Broadway

299 Broadway

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.

3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Address of property:

George A. Mourgis, Tr.
G & S Trust

-----209 Columbia Street-----

George A. Mourgis

PROPERTY OWNER'S PROTEST

February 27, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

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Respectfully Submitted,

Name of Owner

Property Address

STU-LIN REALTY TRUST

243 Columbia Street

George Rothman, Trustee

Ethel Rothman, Trustee

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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February 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Paul R Crane

Name of owner(s):

Address of property:

 Paul Crane, Crane Plumbing
 and Heating

 56 Elm Street

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Respectfully Submitted,

Name of owner(s):

George A. Mourgis
George A. Mourgis

Address of property:

65-67 Elm Street

Maria Mourgis
Maria Mourgis

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):
Francois Morel

 Francois M. M. Morel

Address of property:
 69-71 Elm Street

Nicole Morel

 Nicole M. L. Morel

PROPERTY OWNER'S PROTEST

February 17, 1983

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of Owner

Property Address

THE MARTIN REALTY TRUST

118 Elm Street

Zelda Yogel Andler Trustee
Zelda Yogel Andler

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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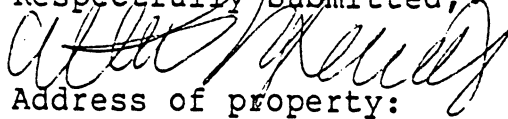
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Respectfully Submitted,



Name of owner(s):

Address of property:

124 Elm St.-----

Arthur J. Henning-----

Cambridge, MA 02139-----

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

Anthony J. Masters

 Anthony J. Masters

Regina A. Masters

 Regina A. Masters

Address of property:

 34 Hampshire Street

 34 Hampshire Street

February 1988

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

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For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

Wilbur A. ...
Joseph W. ...

Address of property:

76-78 Hampshire St. Cambridge
Same

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

William Curran
Wendy P. Curran
of Cambridge
MA

Address of property:

92 Haverhill St
Cambridge
Mass.
02139

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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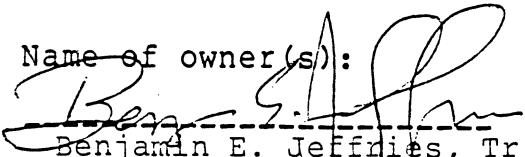
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Respectfully Submitted,

Name of owner(s):


 Benjamin E. Jeffries, Tr.
 Hampshire Street Realty Trust

Address of property:

134-136A Hampshire

12/Feb-1958

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):

WALSH BROTHERS, INCORPORATED
 BY: JOHN H. WALSH, JR. PRESIDENT

Address of property:

150 HAMPSHIRE STREET

PROPERTY OWNER'S PROTEST

February 15, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of Owner

Property Address

31 MARKET STREET, TRUST

31 Market Street

Thomas J. Costagliola, Trustee
Thomas J. Costagliola

OWNER 31B, 31C, 31D MARKET ST.

~~_____~~

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name of owner(s):
Francisco R. Valente

 Francisco Valente

Address of property:
201 Norfolk St Cambridge

 201 Norfolk Street

February 11, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

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Respectfully Submitted,

Name:

Paul J. Gindler

Address:

Electro Power Co Corp
253 Norfolk St Cambridge

February 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21,
1988

Dear Mr. Connarton:

On January 21, 1988, Laura Conrad, et al, filed a Petition with your office seeking to amend the Zoning Ordinance of the City of Cambridge by rezoning a parcel of land bounded by Clark Street, Hampshire Street, Tremont Street and Broadway from the Residence C-1 Zoning District to the Residence C Zoning District and by rezoning a parcel of land bounded by Broadway, Portland, Market, Clark, and Hampshire Streets from the Industrial B Zoning District to the Business C Zoning District (the "Petition"). This letter is being submitted to you as a written protest pursuant to the provisions of Massachusetts General Laws Chapter 40A, Section 5 against the adoption of such change by the Cambridge City Council. The undersigned represent the owners of more than twenty (20%) of the area of the land included in the Petition.

The undersigned landowners urge rejection of the Petition for the following reasons:

1. The Petition, if adopted by the City Council, would constitute spot zoning.
2. The Petition, if adopted by the City Council, would violate the principle of uniform classification of zoning districts.

3. Massachusetts law requires that zoning district boundary lines may only be changed as a result of a comprehensive, well considered planning process on behalf of a city or town promoting uniformity of uses and dimensional and density regulations.
4. The detriment imposed upon the undersigned landowners by the adoption of the Petition would far exceed any benefit to the general public.
5. The adoption of the Petition would amount to a taking without compensation inasmuch as the proposed rezoning would deprive the undersigned landowners of the reasonable use of their property.

For all of the reasons stated above, the undersigned landowners respectfully urge the City Council to reject the Petition. The undersigned landowners will present further arguments at the public hearings to be held by the Planning Board and the City Council.

Respectfully Submitted,

Name of owner(s):

George F. Gibson Jr.

 George F. Gibson Jr.

Address of property:

 4 Tremont St.



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

March 14, 1988

To: The Board of Assessors

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

Subject: Written protest to the petition of Laura Conrad, et al

Attached you will find an additional written protest received by this office to the petition of Laura Conrad, et al.

Would you please verify the ownership of the property order that I may properly inform the City Council as to the number of votes required in order to adopt the petition.

The Conrad petition was heard by heard by the Ordinance Committee of the City Council on Thursday, March 10, 1988.

Your prompt attention and cooperation is greatly appreciated.

JEC/mh
Enclosures

RCG REALTY ASSOCIATES
875 Massachusetts Avenue
Cambridge, MA 02139
(617) 491-8315

RECEIVED BY
OFFICE OF CITY CLERK
1988 MAR 11 PM 2:53
CAMBRIDGE MA.

March 11, 1988

Mr. Joseph E. Connarton,
City Clerk
CITY OF CAMBRIDGE
795 Massachusetts Avenue
Cambridge, MA 02139

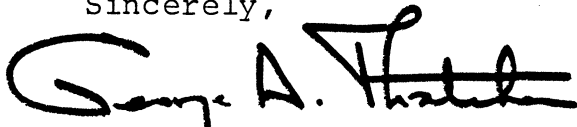
Dear Mr. Connarton:

Attached is an additional property-owners protest form
opposed to the zoning changes proposed in the Petition
filed by Laura Conrad et al with your office on January
21, 1988.

This should be included with the other property-owners
protest forms we filed with your office on March 8, 1988.

Thank you.

Sincerely,



George A. Thatcher

GAT:em
encl.

PROPERTY OWNER'S PROTEST

February 29th, 1988

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

Re: ZONING PETITION FILED BY LAURA CONRAD, ET AL, ON JANUARY 21, 1988

Dear Mr. Connarton:

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Name of Owner

Property Addresses

ANNA REALTY CORPORATION

235 Columbia Street

Joseph L. Chiccarelli, President

237 Columbia Street

Rita S. Lamberg, Treasurer & Clerk



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

March 14, 1988

To: Joan Lastovica, City Engineer

From: Joseph E. Connarton, City Clerk

JEC

Subject: Written protest to the petition of Laura Conrad, et al

Attached you will find an additional written protest received by this office to the petition of Laura Conrad, et al.

Would you please verify the square footage effected in order that I may properly inform the City Council as to the number of votes required in order to adopt the petition.

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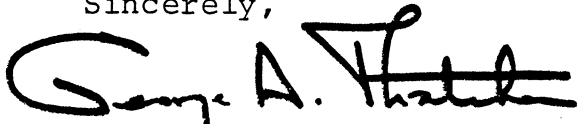
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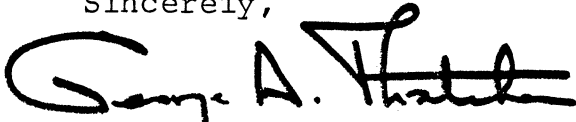
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CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Joseph E. Connarton, City Clerk

Date 3-15-88

From Board of Assessors

Reference

Subject Written protest to the petition of Laura Conrad, et al

- ✓ #1 The record owner of 76-78 Hampshire St. is Wilfred Suozzo & Joseph Silva.
- ✓ #2 The record owner of 92 Hampshire St. is Windsor Cafe.
- ✓ #3 The record owner of 134-136A Hampshire St. is Benjamin E. Jeffries, Tr. Hampshire, Street Realty Tr.
- ✓ #4 The record owner of 150 Hampshire St. is Walsh Bros.
- ✓ #5 The record owner of 31 Market St. is Thomas J. Costagliola.
- ✓ #6 The record owner of 201 Norfolk St. is Francisco Valente.
- ✓ #7 The record owner of 253 Norfolk St. is Electro Powerpacs Corp.
- ✓ #8 The record owner of 4 Tremont St. is George F. Gibson Jr.
- ✓ #9 The record owner of 12 Tremont St. is Thomas R. O'keefe.
- ✓ #10 The record owner of 254 Windsor St. is Rose Yogel Sprecher.
- ✓ #11 The record owner of 274-276 Windsor St. is Arthur & Betsy Speros.
- ✓ #12 The record owner of 280-282 Windsor St. is Barbara A. Mcfarland.
- ✓ #13 The record owner of 293-295 Windsor St. is Sidney Gross, Tr. Deena Realty Trust.

Kevin T. McDevitt, MAA, CRA
Chairman

0-48

Compilation of all written protests received to the petition of Laura E. Conrad, et al, to amend the Zoning Ordinances by rezoning from Residence C-1 to Residence C in the Tremont St., Hampshire St., Clark St., Broadway, Windsor St., Columbia St. & Norfolk St. area & by rezoning from Industrial B to Business C in the Broadway, Market St., Clark St., Hampshire St. & Portland St. area. (The Conrad petition failed of ordination on May 16, 1988).

May 16, 1988