

# CRIME BEAT

## Assaults

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

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

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

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

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

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

## Break-ins

On Sept. 1, a Kenway street resident reported a break-in in which \$50 cash was stolen.

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

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

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

On Sept. 4, a Mt. Auburn street resident reported a break-in in which a camera and VCR were stolen.

On Sept. 4, a Porter road resident reported a break-in in which \$1,400 worth of appliances were missing.

On Sept. 5, a break-in was reported at a Brattle street office in which \$30 cash was missing.

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

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

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

On Sept. 3, a Brookford street resident reported a break-in. Over \$2,000 worth of property, including jewelry, two cameras and clothing, was stolen.

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

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

## Robberies

On Sept. 1, an employee at a Mass. avenue video store reported \$130 was stolen from the cash drawer while he was replacing tapes in a back room.

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

On Sept. 5, a Rindge avenue resident reported he was robbed of \$50 in the hallway of his building.

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

On Sept. 5, a Memorial drive resident reported he was robbed at knifepoint of \$482, a jacket and sneakers. The incident took place on Brookline street.

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

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

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

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

## Arrests

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

On Sept. 1, Irene Theresa Evansick, 28, of Walden Square Rd. on warrant for selling heroin and shoplifting.

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

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

## Concert marks library branch debut

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

The concert celebrating the opening of the new library will be at 3:35 on Concord Ave. on September 22 at 10:30 am.

## Senior center hosts talk on Medicare

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

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

For more information about the concert and other library events call 898-9084.

Medicare patients in discharge planning and facts about DRG's (Diagnosis Related Groups). Learn what you have a right to expect in a hospital stay and discharge. Limited transportation available. Call 495-0110.

## Dante center flea market set

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

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

## St. Anthony's annual dinner set

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

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

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

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

## YMCA sets golf classic

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

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

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

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

For information on the Classic, individuals may contact Wade Lindhorst, YMCA Program Director or Richard Ford, YMCA Executive Vice President at 861-YMCA.

## Babe Ruth tryouts set

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

The tryouts will be Saturday,

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

## Library forum on home schooling set

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

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

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

More information about Home Schooling Night is available from the Cambridge Public Library Children's and Young Adult Services Department, 498-9889. Home Schooling Night is free and open to the public. The Cambridge Public Library is located at 449 Broadway.

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Ed Ver Plank

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Neighborhood Network

PROGRAM SCHEDULE FOR CHANNEL 3 "YOUR NEIGHBORHOOD NETWORK"

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

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

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

Tuesday, September 19  
6:30pm Heatbeat: Pelvic Inflammatory Disease  
7:00pm Cambridge: Infallible  
8:00pm The Forum: Kermit Commission

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

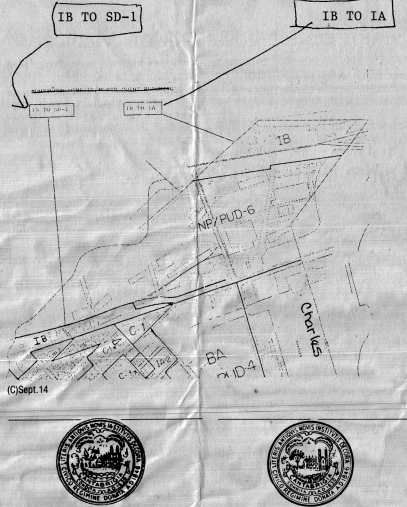
Thursday, September 21  
6:30pm The Computer As A Window into Dance  
7:00pm Bridge to Writer: w/Martha Collins  
7:30pm Special: Aids & Adolescents  
8:30pm TBA

1.01 Premises located on Assessor's Plat number 14. All or parts of lots numbered 67, 68 and 81, also known as the Boston Sand Gravel site and the Massachusetts Bay Transit Authority switching yard. In City Council September 11, 1989. Passed to be ordained by a ye a and nay vote: Yeas 8, Nays 0, Absent 1.

ATTEST:-

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

MONSIGNOR O'BRIEN/NORTH POINT REZONING



NOTICE OF PUBLIC HEARING. Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Wednesday, September 20, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

NOTICE OF PUBLIC HEARING. Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing to review a Notice of Intent on Wednesday, September 20, 1989 at 8:00 p.m. in the Ackermann Room of Cambridge City Hall.

NOTICE OF PUBLIC HEARING. Notice is hereby given, pursuant to the provisions of the Wetlands Protection Act, M.G.L. ch. 131, sec. 40, that the Cambridge Conservation Commission will hold a public hearing on Wednesday, September 20, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1089. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1090. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1091. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1092. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1093. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1094. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1095. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1096. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1097. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1098. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1099. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1100. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1101. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1102. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1103. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1104. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

ORDINANCE NO. 1105. Final Publication in The Chronicle on August 10, 1989. In the City of Cambridge, Massachusetts. A public hearing was held on August 10, 1989 at 7:00 p.m. in the Ackermann Room of Cambridge City Hall.

Church sets AIDS healing service

The need for healing in the face of the AIDS epidemic will bring clergy and AIDS together at Christ Church, Zero Garden Street, Cambridge, on Tuesday, September 19, at 7:30 pm. Participants from many faiths will be invited to sing hymns and pray for the healing power. The service is cosponsored by the Ecumenical Task Force on AIDS, which coordinates a series of healing services in eastern Massachusetts Bay.

Chamber hosts legislators

Thursday, September 21, the Cambridge Chamber of Commerce and the Harvard Square Business Association join together to sponsor a "Meet Your State Legislator" business breakfast. The breakfast will be held at the Harvard Club and will feature a presentation by the legislators and a reception with live music.

Kendall Square blood drive set

In response to the critical shortage of our region's blood supply, One Kendall Square in Cambridge is sponsoring an American Red Cross Blood Drive on Thursday, September 21, from 10:00 a.m. to 1:30 p.m. in the Building 600 Atrium. Neighborhood residents and employees of all Kendall Square businesses are urged to donate. The drive is being held to help meet the demand for blood during the summer months.

Adoption center expands

Celebrating its second successful year, The Circle of Love Adoption Center based here is expanding operations. The center is moving to new facilities at the same location to better serve the needs of pregnant women and adoptive parents. During a recent interview, Executive Director Judith Muzzioli-Bailey, who founded the Center, says she is pleased with the center's success.

City of Cambridge Board of License Commissioners

Notice is hereby given under General Laws Chapter 138, as amended that President & Fellows of Harvard College, Faculty Club, Robert Ballou, Jr., Manager, holder of an all alcoholic beverages as a club license at 20 Quincy Street has applied for a change of manager from Robert Ballou to Kevin O'Laughlin. A hearing on this application will be held on Tuesday evening, September 26, 1989 at six o'clock in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

City of Cambridge Board of License Commissioners

Notice is hereby given under General Laws Chapter 138, as amended that Cambridge Brewing Company, Inc., Philip Bannister, Manager holder of an all alcoholic beverages as a restaurant license at One Bunting Street, Cambridge, has applied for an increase in capacity and an entertainment license. The capacity will be increased from 132 to 176. The entertainment license is for Live Music, Instruments and/or Live Vocalists, with Amplification. A hearing on this application will be held on Tuesday evening, September 26, 1989 at six o'clock in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

City of Cambridge Board of License Commissioners

Notice is hereby given under General Laws Chapter 138, as amended that Joseph W. Inc., Joseph F. Capuzzi, Manager holder of an all alcoholic beverages as a restaurant license, 2 a.m. closing at 13 Sherman Street has applied for a change of premises location. The premises are described as follows: two bars and kitchen on first floor, storage in basement room on second floor. (no change in capacity). A hearing on this application will be held on Tuesday evening, September 26, 1989 at six o'clock in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

City of Cambridge Board of License Commissioners

Notice is hereby given under General Laws Chapter 138, as amended that Paul and Louise Bernheimer d/b/a Bernheimer's Antiques, Inc., has applied for an Antique Store license at 250 Brattle Street. (Currently licensed as Paul and Louise Bernheimer d/b/a Bernheimer's Antiques). The premises are described as follows: two bars and kitchen on first floor, storage in basement room on second floor. (no change in capacity). A hearing on this application will be held on Tuesday evening, September 26, 1989 at six o'clock in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

City of Cambridge Board of License Commissioners

Notice is hereby given under General Laws Chapter 138, as amended that James Thaddeus McDavitt, Anthony G. Paolillo, Thomas V. Scott, License Commission. A hearing on this application will be held on Tuesday evening, September 26, 1989 at six o'clock in the Michael J. Lombardi Municipal Building, 2nd floor, 831 Massachusetts Avenue, Cambridge.

ATTEST:- Robert W. Healy, City Manager, Joseph E. Conantour, City Clerk

PETITION OF Planning Board

re: Permanent Zoning - Monseigneur O'Brien Highway

Petition filed with the City Clerk May 18, 1989

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

9 day May

30 day June

26 day July

65 day = July 26, 1989 = all hearings

In City Council May 22, 1989

Referred to the Planning Board for report May 22, 1989

Planning Board Hearing July 18, 1989

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

12 day July

31 day Aug

30 days Sept

17 day Oct

90 day = October 17, 1989

City Council hearing published Chronicle on June 29, 1989

and July 6, 1989.

Hearing before the Ordinance Committee July 19, 1989 at 6 p.m.

Reported to the City Council August 7, 1989

Passed to a second reading on Aug. 7, 1989

published in Chronicle on Aug. 10, 1989

Boston Land & Gravel Repts.  
Planning Board report received on August 7, 1989

Ready for ordination on August 21, 1989

Passed to be ordained on Sept. 11, 1989

published in Chronicle on Sept. 14, 1989

COMPLETION DATE October 17, 1989

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



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

September 14, 1989

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

Dear Sir:

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

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

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

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

Joseph E. Connarton  
City Clerk.

JEC/dl

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

c.c. Les Barber, Community Development Dept.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

## AN ORDINANCE

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

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.



17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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



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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

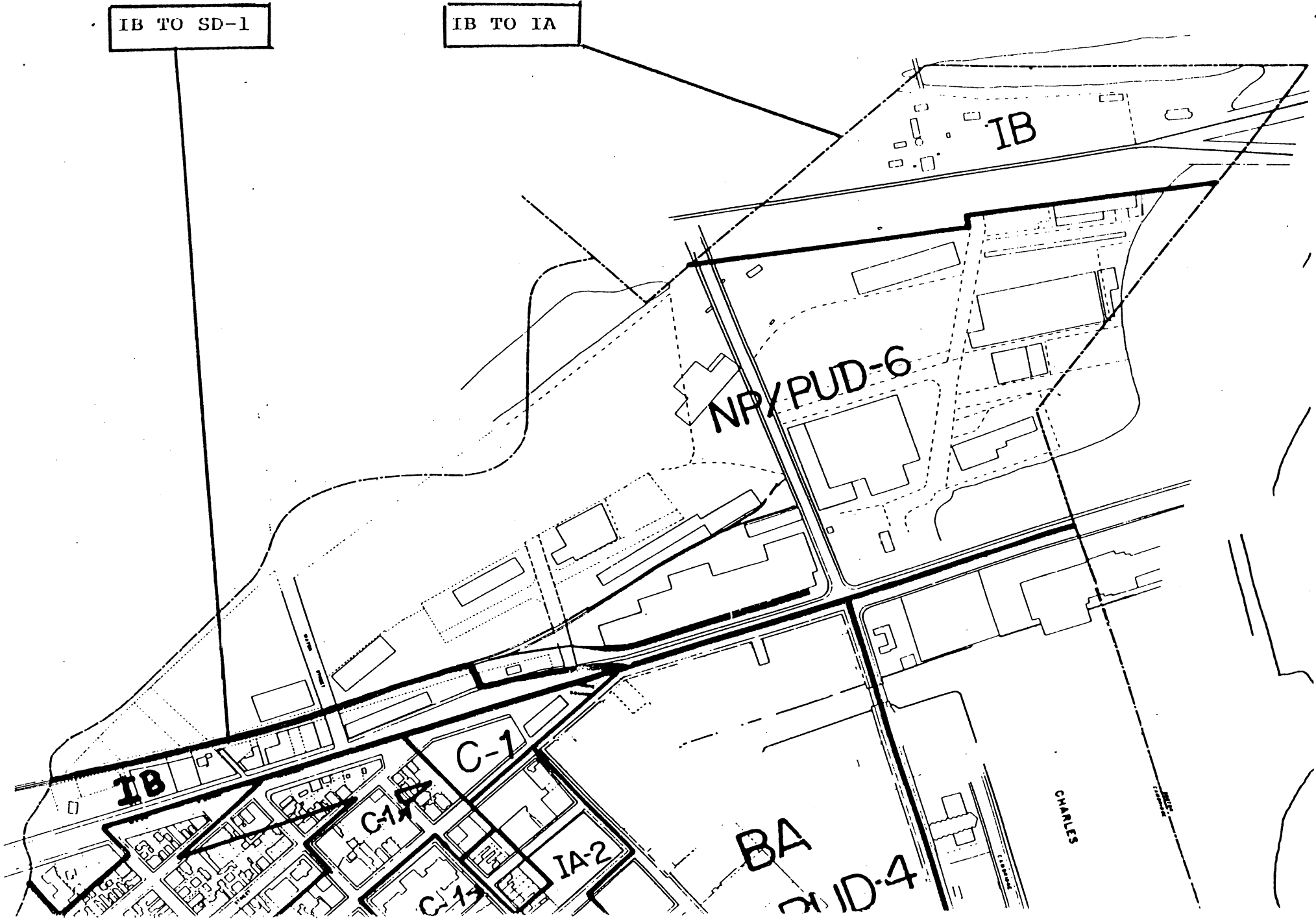
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

September 14, 1989

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

Dear Sir:

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

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

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

Your kind attention in this matter will be greatly appreciated.

Vary truly yours,

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

Joseph E. Connarton,  
City Clerk

JEC/dl

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

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



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

## AN ORDINANCE

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

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.



17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

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

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

17.154 Mechanical Equipment and Refuse Storage Areas:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

1.0 Rezone an area currently zoned Industry B to Industry A circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,

1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,

1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.

1.01 Premises located on Assessor's Plat numbered 1A:

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA



# City of Cambridge

MASSACHUSETTS

In City Council Sept 11 1989

*Monsignor O'Brien*

*Mayor*

*Unfinished Business # 6*

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

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# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

- A. Amend the Text of the Zoning Ordinance as follows:
- In Section 3.11, insert the following line after the existing line "Industry A District..... Warehouse, storage and light manufacturing", and renumber accordingly:  
  
Special Business, Office.....Various Uses governed  
and Industrial Districts by the requirements of  
Article 17.000
  - In Subsection 10.48 and Subsection 11.202 add the following lines after the existing line "Article 13.000 -PUD Districts, all permits."  
  
Section 17.131b - Additional FAR, Special District I  
Section 17.17 - Transfer of Development Rights, Special  
District I
  - Create a new Article 17.000 - Special Business, Office and Industrial districts as follows:  
  
Article 17.000 Special Business, Office and Industrial  
Districts  
  
17.10 Special District I  
  
17.10 SPECIAL DISTRICT I  
  
17.11 SCOPE - This Section 17.10 regulates development within the Special District I at Monsignor O'Brien Highway as shown on the Zoning Map of the City of Cambridge, as amended. Except as herein provided in this Section 17.10, all requirements of and regulations applicable to the Industry A-1 District shall apply equally to the Special District I.  
  
17.12 PERMITTED USES - Uses permitted in the Industry A-1 District shall be equally allowed in the Special District I with the exception of the following:
    - The following uses shall be permitted by special permit from the Board of Zoning Appeal:
      - Hotel and Motel Uses, Section 4.31 i (2)
      - Car-washing establishment using-mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.
    - The following uses shall be prohibited:  
  
Parking lot or parking garage for private passenger cars, Section 4.32b

17.13            DIMENSIONAL REGULATIONS

17.131           Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA







17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA



01/16



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

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

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

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

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

Article 17.000   Special Business, Office and Industrial  
Districts

17.10       Special District I

17.10       SPECIAL DISTRICT I

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

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

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

1. Hotel and Motel Uses, Section 4.31 i (2)
2. Car-washing establishment using-mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.

- b. The following uses shall be prohibited:

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

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

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

17.154 Mechanical Equipment and Refuse Storage Areas:

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

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

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

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

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

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

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

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

- 1.1 Thence proceeding in a northwesterly direction along the centerline of Monsignor O'Brien Highway to a point of intersection with the northeastern extension of the centerline of Sciarappa Street,
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  - 1.3 Thence turning and proceeding in a northwesterly direction along the southeastern extension of the northeastern side lot line and the northeastern side lot lines of lots numbered 93, 97A, 97, 22, 23, 224, 25, 26, and the northwestern extension of these lot lines to the northwestern side lot line of lot numbered 128 on Assessor's Plat numbered 22 for a distance of approximately 325 feet,
  - 1.4 Thence turning and proceeding in a northeasterly direction and continuing in a generally northeasterly direction along the northwestern side lot line of lot number 128 and the Cambridge/Somerville City Limits to the northeastern side lot line of lot numbered 39 on Assessors Plat numbered 1A,
  - 1.5 Thence turning and proceeding in a southeasterly direction along the northeastern rear lot lines of lots numbered 39, 40, 26, 29, 19, 18, 43, 25, 92, 31, 9, and 6 on Assessor's Plat number 1 A to the northeastern side lot line of lot numbered 6 on Assessor's Plat numbered 1A,
  - 1.6 Thence turning and proceeding in a southwesterly direction along the southeastern side lot line of lot numbered 6 and the southwestern extension of the southeastern side line of lot numbered 6 on Assessor's Plat numbered 1A to the centerline of Monsignor O'Brien Highway, the point of origin.
- 1.01        Premises as shown on Assessor's Plat numbered 22:
- All or parts of lots numbered 128, 109, 18, 17, 16, 15, and 14, odd numbers 5-9 Sciarappa Street and even numbers 240-262 Monsignor O'Brien Highway.
- 1.02        Premises as shown on Assessor's Plat number 1A:
- All or parts of lots numbered 35, 39, 40, 37, 27, 26, 29, 19, 18, 43, 94, 95, 92, 31, 9, and 6, odd numbers 125-261 Monsignor O'Brien Highway.

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

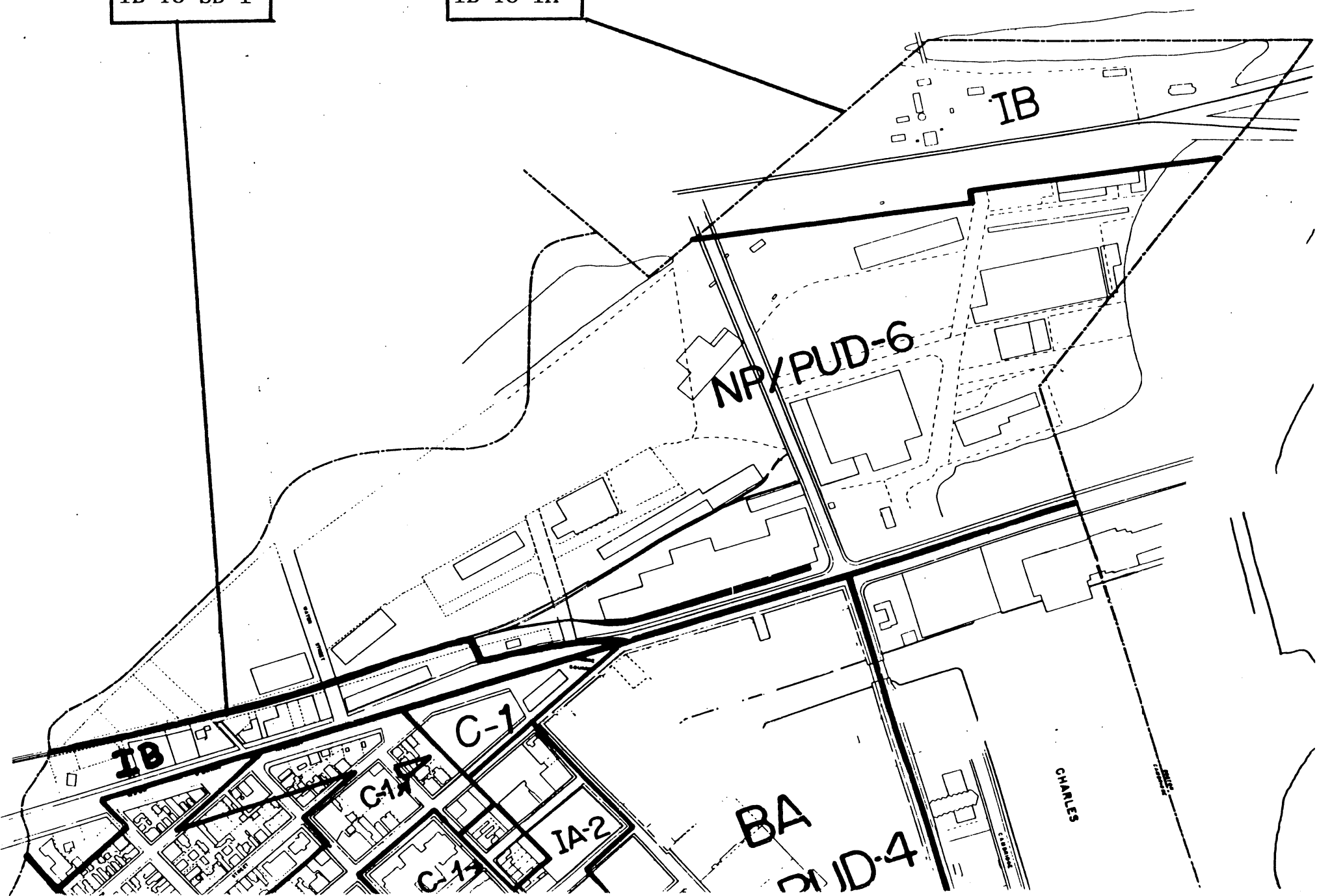
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.





# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

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

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

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

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

Article 17.000 Special Business, Office and Industrial  
Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I

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

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

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

1. Hotel and Motel Uses, Section 4.31 i (2)
2. Car-washing establishment using-mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.

- b. The following uses shall be prohibited:

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

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

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- a. A principal building entrance shall face Monsignor O'Brien Highway;
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be located within the public right of way consistent with the requirements for street tree planting established by the City of Cambridge.

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- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

- c. The development plans for both the donating and receiving lots meet the intent and requirements of Section 17.10 as a whole and this sub-section 17.17 and are both subject to the special permit authorization and such conditions as may be attached thereto.
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Passed to be ordained by a yeas and nays vote:- Yeas 8; Nays 0;  
Absent 1.

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





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

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

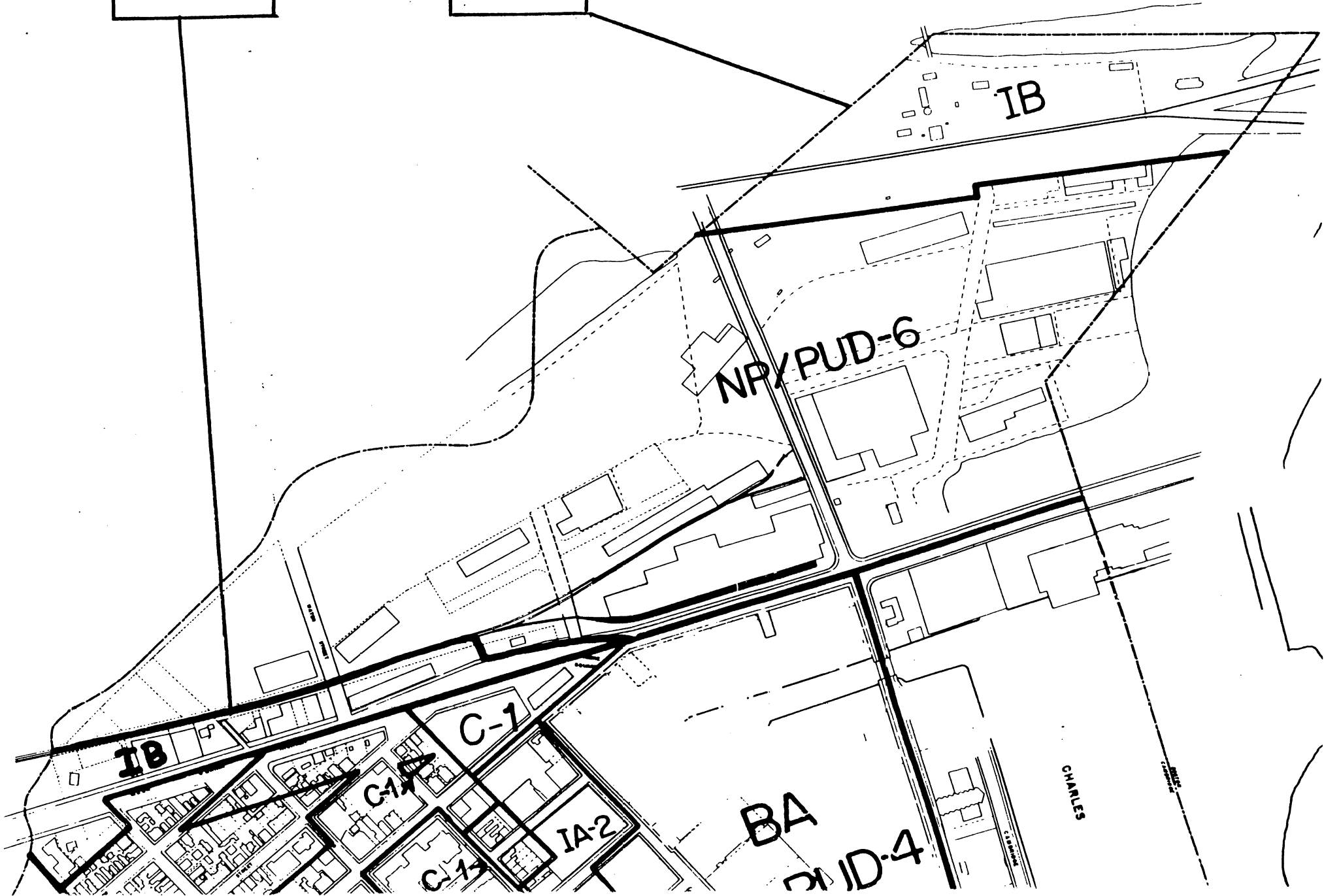
Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

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

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

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

Article 17.000 Special Business, Office and Industrial  
Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I

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

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

- a. The following uses shall be permitted by special permit from the Board of Zoning Appeal:
  1. Hotel and Motel Uses, Section 4.31 i (2)
  2. Car-washing establishment using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.

- b. The following uses shall be prohibited:

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

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

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

17.154 Mechanical Equipment and Refuse Storage Areas:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

In City Council September 11, 1989.

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

Robert W. Healy, City Manager.

ATTEST:- Joseph E. Connarton  
City Clerk.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA



In City Council August 7, 1989

The Committee on Ordinances, comprised of the entire membership of the City Council, conducted a public hearing on Wednesday, July 19, 1989 beginning at 6:02 p.m. in the Sullivan Chamber, City Hall, for the purpose of discussing a petition of the Planning Board to amend the Zoning Ordinances by establishing a new Article 17.000 entitled Special Business, Office and Industrial Districts, as well as establishing a new zoning district in the area of Monsignor O'Brien Highway.

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

At this time, Michael Rosenberg, Assistant City Manager for Community Development, stated that members of his staff had been working throughout the past year with the landowners and community residents in an effort to come to an agreement regarding their concerns.

Mr. Joseph Kellogg of the Community Development Department, outlined some of the technical aspects of the petition, including the creation of a new Special District I (SD-I), which, among other things includes a Floor Area Ratio (F.A.R.) of 3.0, a height limitation of 85 feet with uses currently allowed within an Industry A-1 zone. Furthermore, he stated that parking requirements will be more the same as currently allowed within Industry B or Business B. Also, he stated that certain design standards would be required which include building articulation, ground floor activity, parking lots in the rear of the building, etc.

At this time, Councillor Walsh requested all those in favor of the petition to come forward.

No one appeared in favor.

Councillor Walsh requested all those in opposition to the petition to come forward.

No one appeared in opposition.

At this time, Vice-Mayor Alice Wolf moved the petition be referred to the full City Council without recommendation.

The motion - prevailed.

The hearing was adjourned at 6:17 p.m.

For the Committee,

Councillor William H. Walsh  
Chairman.

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances, without recommendation on the petition of the Planning Board to amend the Zoning Ordinances by establishing a new Article 17.000, Special Business, Office & Industrial Districts & on establishing a new zoning district in the Msgr. O'Brien Highway area.

In City Council,

August 7, 1989

8-7-89

Report Accepted.

Petition Passed to a  
2nd Reading



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

June 30, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances scheduled for Wednesday, July 19, 1989 at 6:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinance and Map by establishing a new Article 17.000 entitled "Special Business, Office and Industrial Districts and a new zoning district Special District I in the Monsignor O'Brien Highway area.

Also to rezone an area of land currently known as Boston Sand and Gravel from Industry B to Industry A and to amend the Zoning Ordinance in Article 4.000 entitled "Use Regulations".

Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
*Joseph E. Connarton*  
Joseph E. Connarton  
City Clerk

JEC/dl  
Enc.(1)

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, July 19, 1989 at 6:00 p. m. in the Sullivan Chamber, City Hall Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinance and the Zoning Map of the City of Cambridge by establishing a new Article 17.000 - Special Business, Office and Industrial Districts and a new zoning district: Special District I, Section 17.10 and establishing that district in the area of the Monsignor O'Brien Highway as shown on the accompanying map, which district has the following requirements: a Floor Area Ratio of 3.0, and a height of 85 feet, except as modified; and with special regulations which would allow transfer of development rights.

Also to amend the Zoning Map of the City of Cambridge by rezoning an area of land currently known as the Boston Sand and Gravel site north of the North Point/PUD-6 district from Industry B to Industry A., and to amend the text of the Zoning Ordinance in Article 4.000 -Use Regulations in Section 4.38 to allow heavy industry with a special permit: and to create a new footnote 52 to read as follows:

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

and to amend Section 5.34 - Dimensional Requirements to create a height of 85 feet for Industry A, and a new footnote (e) to read as follows:

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

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

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

For the Committee,

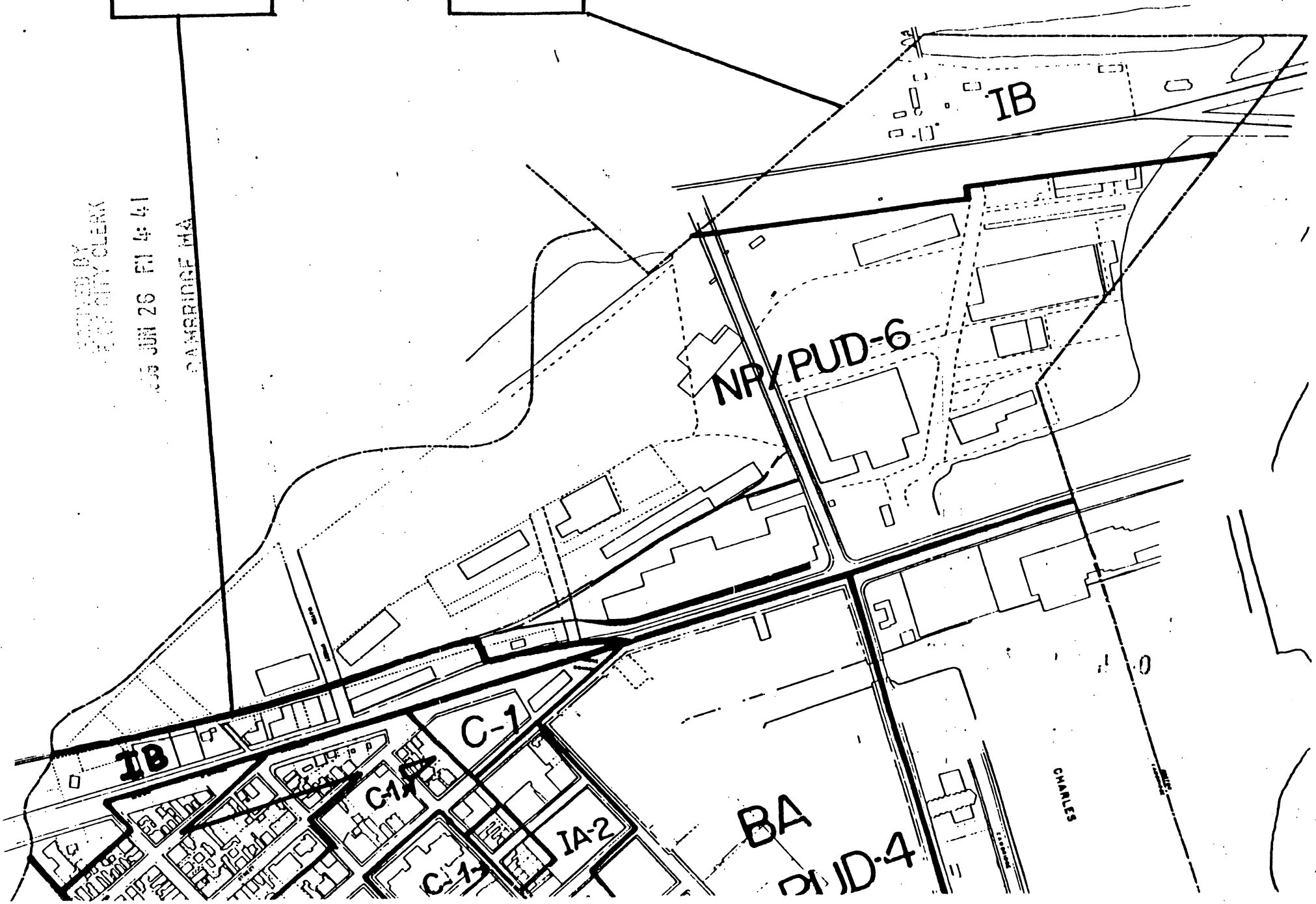
Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA

APPROVED BY  
CITY CLERK  
JUN 26 11 46 41  
CAMBRIDGE MA



**Cambridge Community  
Development  
57 Inman Street  
Cambridge, MA. 02139  
(617) 498-9034**

**LETTER OF TRANSMITTAL**

TO City Clerk's Office  
City Hall  
Cambridge, MA

DATE 25 July 1989	JOB NO.
ATTENTION Mr. Joseph Connarton	
RE: Msgr. O'Brien/Boston Sand & Grave Rezoning	

GENTLEMEN:

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     ~~Notes from hearing~~

COPIES	DATE	NO.	DESCRIPTION

THESE ARE TRANSMITTED as checked below:

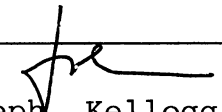
- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

Joe:

As you requested from Mike Rosenberg, I am herewith sending you a copy of the summary I used to make our presentation at the Ordinance Committee's hearing on the above referenced rezoning proposals. If you have any questions, please call.

COPY TO \_\_\_\_\_

SIGNED:  Joseph Kellogg

Summary of Monsignor O'Brien Highway Rezoning:

Creation of new Special District I (SD-1) which has the following features:

FAR: 3.0 (may go to 3.5 with Special Permit from Planning Board) (may transfer development rights from one parcel to another with Special Permit from Planning Board if meet certain requirements, but only may transfer from southwest side of road to northeast, not vice-versa; minimum parcel size is 20,000 square feet)

Height: 85 feet (may go up to 120 feet on northeast side only as long as building is within 45 degree bulk plane drawn from top of cornice line fronting on street which can be no higher than 85 feet)

On southwest side of highway, must step down to maximum of 35 feet as building gets closer to residential area. Can be no higher than 35 feet within 50 feet of back property line)

Uses: Same as that allowed in Industry A-1 zone.  
Housing is allowed at C-3 density or 300 square feet per dwelling unit.  
May operate car washing business if receive Special Permit from Board of Zoning Appeals.  
May build hotel/motel if receive Special Permit from Board of Zoning Appeals.

Parking: Same as Industry B or Business B for minimums.  
Maximum allowed is 4.5 spaces per 1,000 square feet of lot area. (works out to same as 1.5 spaces per 1,000 square feet of floor area, based on a 3.0 FAR)

Design: Certain design standards are required which include building articulation, ground floor activity; transparency; parking lots in rear; main entrance on M'O'Brien Highway.  
Trees to be planted every 25 feet.

Setbacks: Front setback of 3 feet  
No Side setback  
No Rear setback, except where abut residential zone in which case, must setback 20 feet, with green buffer, not parking.

-----  
Summary of Boston Sand and Gravel Rezoning

Rezone to Industry A zone.

Add height limitation of 85 feet. (may go to 130 feet for buildings related to processing of sand and gravel with Special Permit from Planning Board)

Allow uses that were existing prior to July 1, 1988 to continue and expand even if not allowed by IA zone.

CITY OF CAMBRIDGE, MASSACHUSETTS

**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 19, 1989

To The Honorable, The City Council;

SUBJECT: The Planning Board Petition to rezone the Boston Sand and Gravel site.

RECOMMENDATION

The Planning Board recommends the adoption of the petition to amend the Industry A dimensional requirements to create a height limit of 85 feet, and to rezone the Boston Sand and Gravel site to Industry A.

FINDINGS

The Planning Board held a public hearing on July 18, 1989 on the above petition. Joseph Kellogg of the Community Development staff presented the changes to the Industry A dimensional requirements. The petition would create a height limit of 85 feet and to allow the existing uses to continue while capping the development over the long term.

No one spoke in opposition to the petition.

David Campbell, of Boston and Sand Gravel, asked a number of questions regarding the allowable uses, and spoke in favor of the proposal which allows the Boston Sand and Gravel operation to continue.

Respectfully submitted for the Planning Board,

*Paul Dietrich (fm)*

Paul Dietrich, Chairman



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
TEL. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

August 7, 1989

To the Honorable, the City Council:

Enclosed please find a copy of the recommendation of the Cambridge Planning Board relative to the petition to rezone the Boston Sand and Gravel Site.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Agenda Item No. 39

Re: enclosed Planning Board recommendation  
on the petition to rezone the Boston Sand &  
Gravel site.

In City Council,

August 7, 1989

*Referred to the petition*

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

July 19, 1989

To The Honorable, The City Council;

SUBJECT: The Planning Board Petition to rezone Monsignor O'Brien Highway.

Recommendation

The Planning Board recommends the adoption of the zoning petition to create a new Special District 1 and to rezone portions of land abutting Monsignor O'Brien Highway to Special District - 1.

Findings

The Planning Board held a public hearing on the petition on July 18, 1989. At the hearing, Joseph Kellogg of the Community Development Department staff, presented the petition and reviewed the improvements in the zoning proposal developed after extensive meetings with the residents of the neighborhood and affected property owners. The abutting residential neighborhood is protected with the setback requirements on the southerly side of Monsignor O'Brien Highway, and a height limit; accompanying design guidelines would encourage street level activity. The parking requirement limits parking spaces to 4.5 spaces per 1,000 square feet of lot area.

Richard Vendetti of the East Cambridge neighborhood expressed some concern about the density and the traffic which could result from development built under this zoning.

No one spoke in opposition to the petition.

Salvatore Ramasci, property owner, spoke in favor to the petition, and the process which led to the petition.

Respectfully submitted for the Planning Board,

*Paul Dietrich (fm)*

Paul Dietrich, Chairman



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
TEL. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

RICHARD C. ROSSI  
Deputy City Manager

August 7, 1989

To the Honorable, the City Council:

Enclosed please find a copy of the recommendation of the Cambridge Planning Board relative to the petition to rezone Monsignor O'Brien Highway.

Very truly yours,

Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Agenda Item No. 37

Re: enclosed Planning Board recommendation  
on the petition to rezone Monsignor O'Brien  
Highway.

In City Council,

August 7, 1989

*Referred to the petition*



# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

August 8, 1989

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

Dear Sir:

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

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

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

Your kind attention in this matter will be greatly appreciated.

Very truly yours,

*Joseph E. Connarton*  
Joseph E. Connarton  
City Clerk

JEC/dl

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

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



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-Nine

## AN ORDINANCE

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

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

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

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

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

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

ATTEST:- Joseph E. Connarton  
City Clerk.



17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

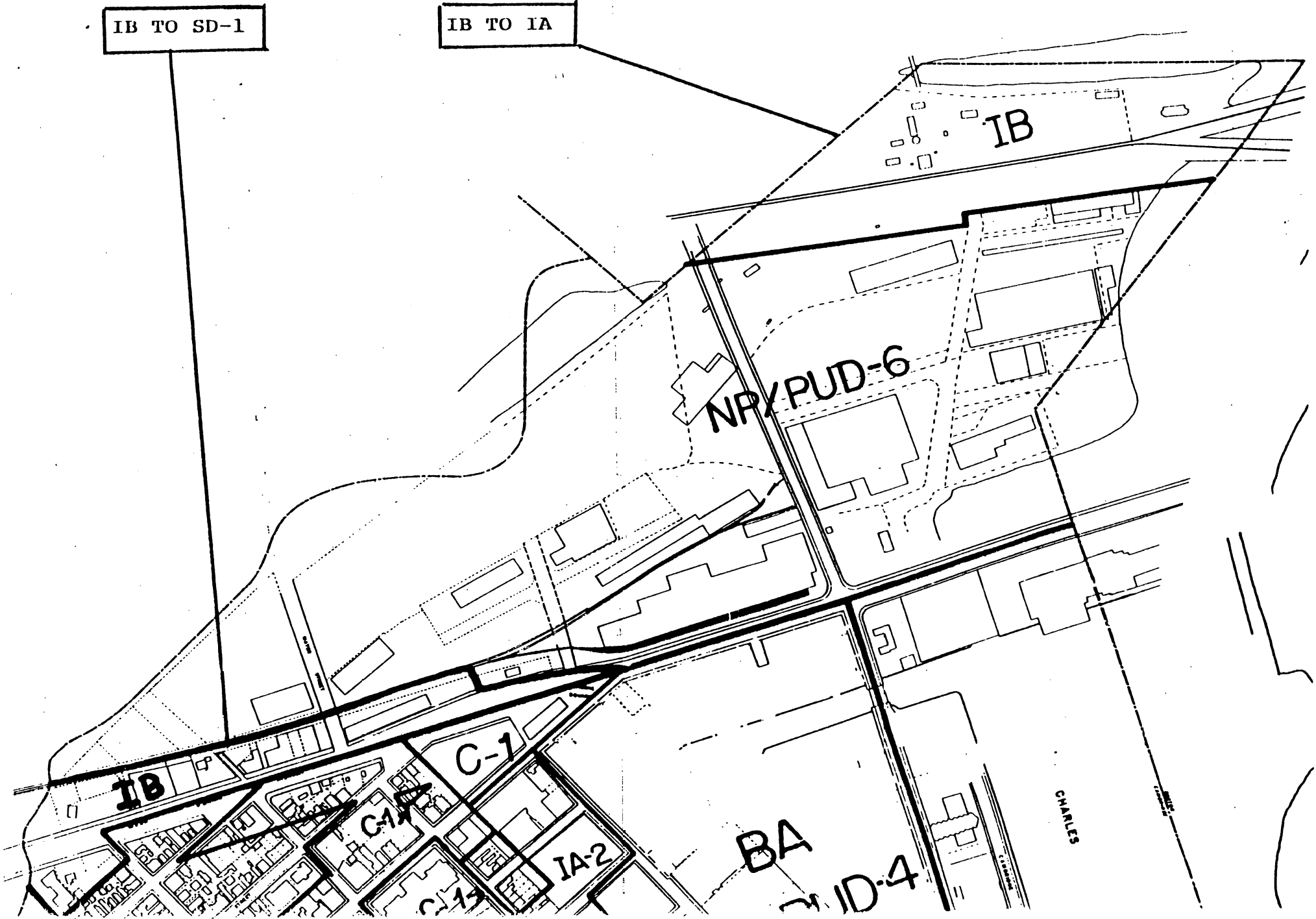
Passed to a second reading at the City Council meeting held on August 7, 1989 and on or after August 21, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
City Clerk

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

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

ATTEST:- Joseph E. Connarton  
City Clerk



# City of Cambridge

In the Year One Thousand, Nine Hundred Eighty - nine

## AN ORDINANCE

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

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

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

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

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

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

Section 17.13lb - Additional FAR, Special District I  
Section 17.17 - Transfer of Development Rights, Special  
District I

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

Article 17.000 Special Business, Office and Industrial  
Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I

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

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

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

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

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

- b. The following uses shall be prohibited:

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

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

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

ATTEST:- Joseph E. Connarton  
City Clerk

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO 1A





17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

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

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

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

ATTEST:- Joseph E. Connarton  
City Clerk

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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- b. Side Yard - None
- c. Rear Yard - None
- d. Notwithstanding the requirements of paragraphs a-c above all buildings shall be set back a minimum of 20 feet from any Special District/Residence C-1 district line; said setback shall consist exclusively of landscaped green area as defined in

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

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

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

17.154 Mechanical Equipment and Refuse Storage Areas:

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

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

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

- c. The development plans for both the donating and receiving lots meet the intent and requirements of Section 17.10 as a whole and this sub-section 17.17 and are both subject to the special permit authorization and such conditions as may be attached thereto.
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- 1.0 Rezone an area currently zoned Industry B Special District I an area circumscribed by a line said line beginning at a point said point being the intersection of the centerline of Monsignor O'Brien Highway with the centerline of the

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

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

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

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

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

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

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

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

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

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

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

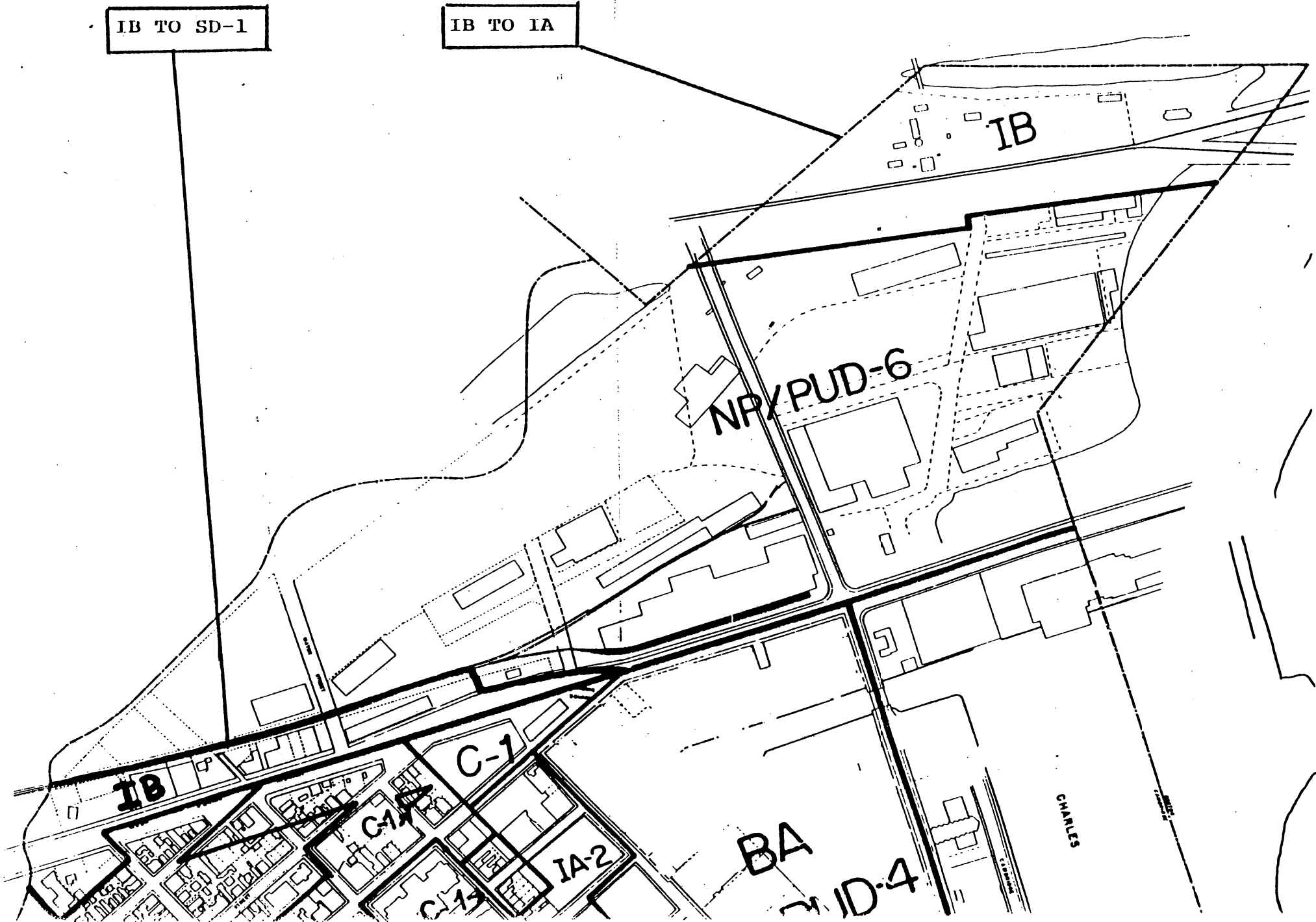
Passed to a second reading at the City Council meeting held on August 7, 1989 and on or after August 21, 1989 the question comes on passing to be ordained.

ATTEST:- Joseph E. Connarton  
City Clerk

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA



Committee on Ordinance

Present - Linnellor William Walsh

7/19/89

4:45 P.M.

- ① C. Russell
- ② C. D. Sullivan
- ③ C. Wolf
- ④ C. Duchay
- ⑤

Cambridgeport Interim Group

M. Rosenberg

45' height limit still  
in effect.  
wld like to seek an extension  
of 6 months to wrap up its  
work and come back to  
C/C late December / early  
January

Henry Kolm  
Property Owner affected

Maratovian looks me

C. Wolf

A delay is ~~not~~ really necessary in this case for proper planning.

Mary Flynn  
Response to F.H.D

We have had discussions w/ Mr. Kohler and the Advisory Committee. This proposal would allow for some expansion of his projects.

C. Durban

Agrees that extended delay should not be tolerated, but Community Dev. does need more time.

Stephen Keizer  
Hamilton SE.

Supports proposal.  
Rational zoning

C. Wolf

Any other executive work going on re: the Canterbury project

M. Rosenberg

Engineering and other studies on going re: better roadway plan

\* C. D. Sullivan

Ref to C/C w/ favorable recommendation

\* C. Dusehan

Study & Comm.  
Continue flex-ibility and room for improvement

Adj: 5:16 P.M.

5:39 P.M. Community Residences Personal Care Lodging

\* C. Wolf

Petition be referred to full C/C w/ favorable

\* C. D. Sullivan

Moved that memorandum of law be incorporated with recommendation of committee

Adj: 5:43 P.M.

6:02 PM Permanent Minsignor O'Brien Highway

M. Rosenberg

we have been working for the past year w/ landowners community residents to come to agreement on certain problems.

Joe Kellogg

Indebted B current light zoning

new zone provides housing, light industry, F.A.R. would go from 4.0 to 3.0 3.5 if you just SP

Outlined various height and set back changes which are in the works.

C. Wells

Moved to full c/c w/o recommendations

By 6:17 PM.

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, July 19, 1989 at 6:00 p. m. in the Sullivan Chamber, City Hall Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinance and the Zoning Map of the City of Cambridge by establishing a new Article 17.000 - Special Business, Office and Industrial Districts and a new zoning district: Special District I, Section 17.10 and establishing that district in the area of the Monsignor O'Brien Highway as shown on the accompanying map, which district has the following requirements: a Floor Area Ratio of 3.0, and a height of 85 feet, except as modified; and with special regulations which would allow transfer of development rights.

Also to amend the Zoning Map of the City of Cambridge by rezoning an area of land currently known as the Boston Sand and Gravel site north of the North Point/PUD-6 district from Industry B to Industry A., and to amend the text of the Zoning Ordinance in Article 4.000 -Use Regulations in Section 4.38 to allow heavy industry with a special permit: and to create a new footnote 52 to read as follows:

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

and to amend Section 5.34 - Dimensional Requirements to create a height of 85 feet for Industry A, and a new footnote (e) to read as follows:

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

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

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

For the Committee,

Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

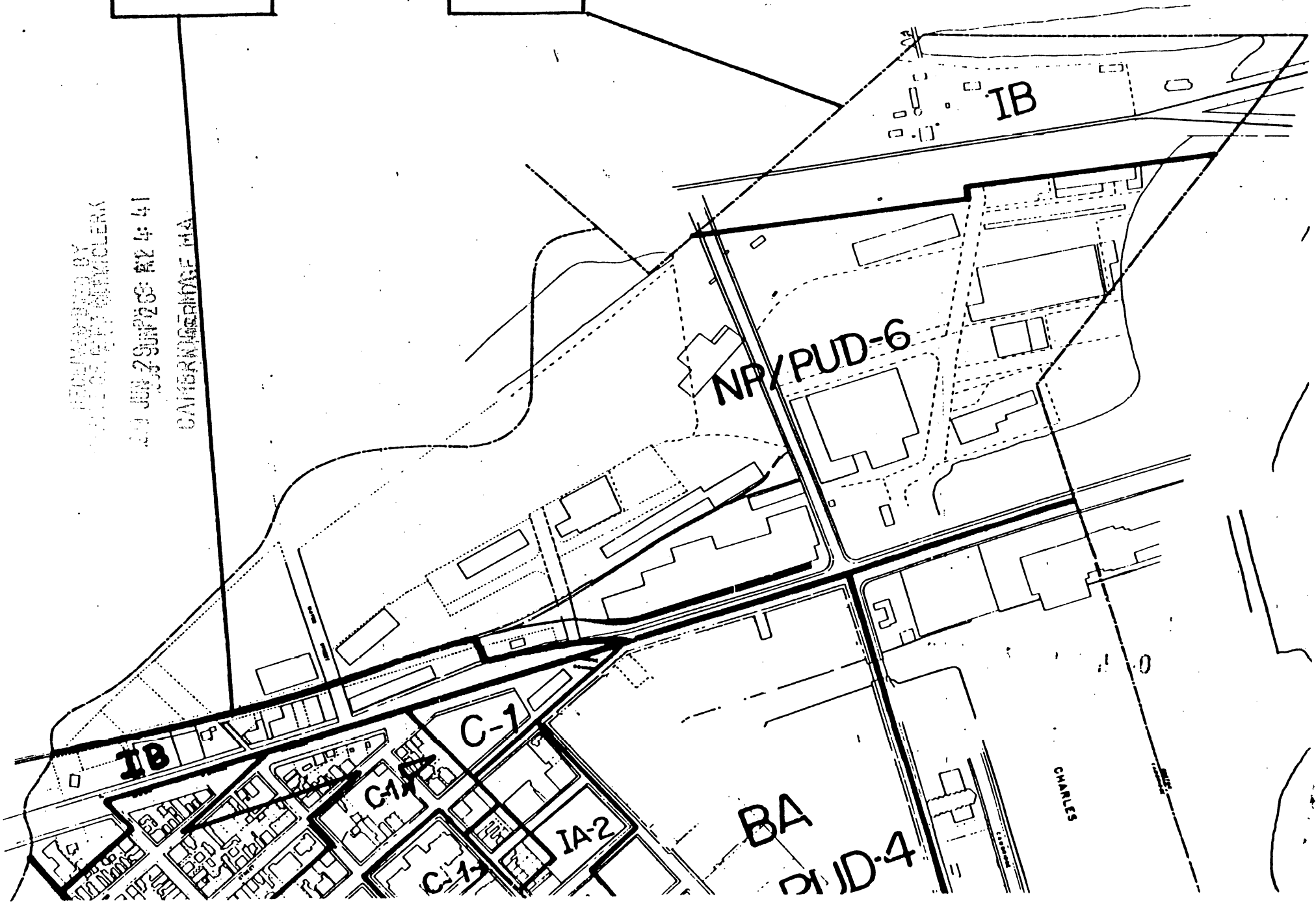
IB TO SD-1

IB TO IA

RECOMMENDED BY  
COMMISSIONER OF REVENUE

JUN 29 1978 4:41

CAMBRIDGE, MA



CHARLES

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

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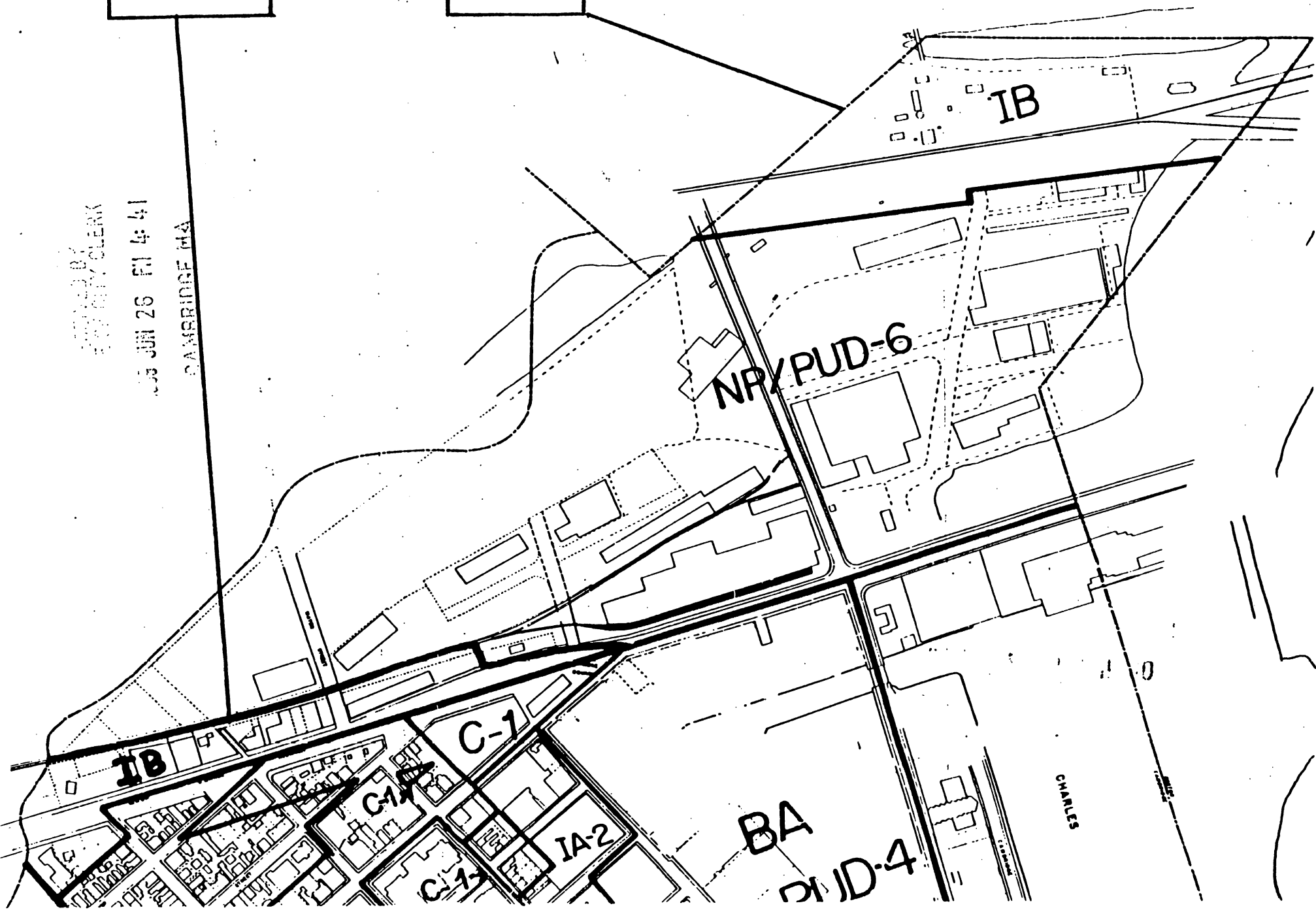
Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO 1A

APPROVED BY  
CITY CLERK  
JUN 26 11 41  
CAMBRIDGE MA



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

For the Committee,

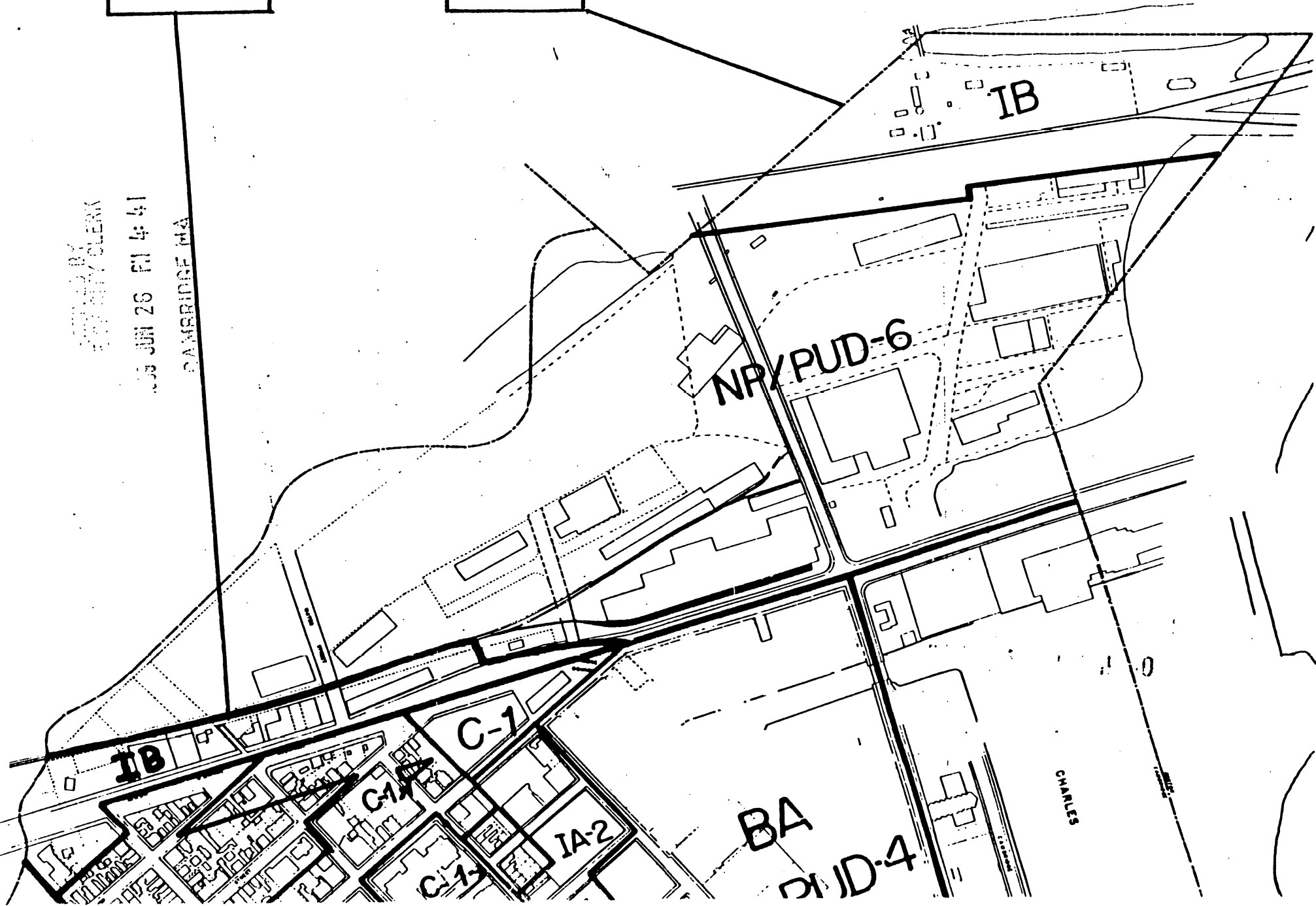
Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA

APPROVED BY  
CITY CLERK  
JUN 26 PM 4:41  
CAMBRIDGE MA



PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

Office of the City Clerk

Notice is hereby given that in accordance with the provisions of Chapter 40A, Section 5 of the General Laws, Tercentenary Edition and amendments thereto, that the Committee on Ordinances, comprised of the entire membership of the City Council, will hold a public hearing on Wednesday, July 19, 1989 at 6:00 p. m. in the Sullivan Chamber, City Hall Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinance and the Zoning Map of the City of Cambridge by establishing a new Article 17.000 - Special Business, Office and Industrial Districts and a new zoning district: Special District I, Section 17.10 and establishing that district in the area of the Monsignor O'Brien Highway as shown on the accompanying map, which district has the following requirements: a Floor Area Ratio of 3.0, and a height of 85 feet, except as modified; and with special regulations which would allow transfer of development rights.

Also to amend the Zoning Map of the City of Cambridge by re-zoning an area of land currently known as the Boston Sand and Gravel site north of the North Point/PUD-6 district from Industry B to Industry A., and to amend the text of the Zoning Ordinance in Article 4.000 -Use Regulations in Section 4.38 to allow heavy industry with a special permit and to create a new footnote 52 to read as follows:

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

and to amend Section 5.34 - Dimensional Requirements to create a height of 85 feet for Industry A, and a new footnote (e) to read as follows:

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

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

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

For the Committee,

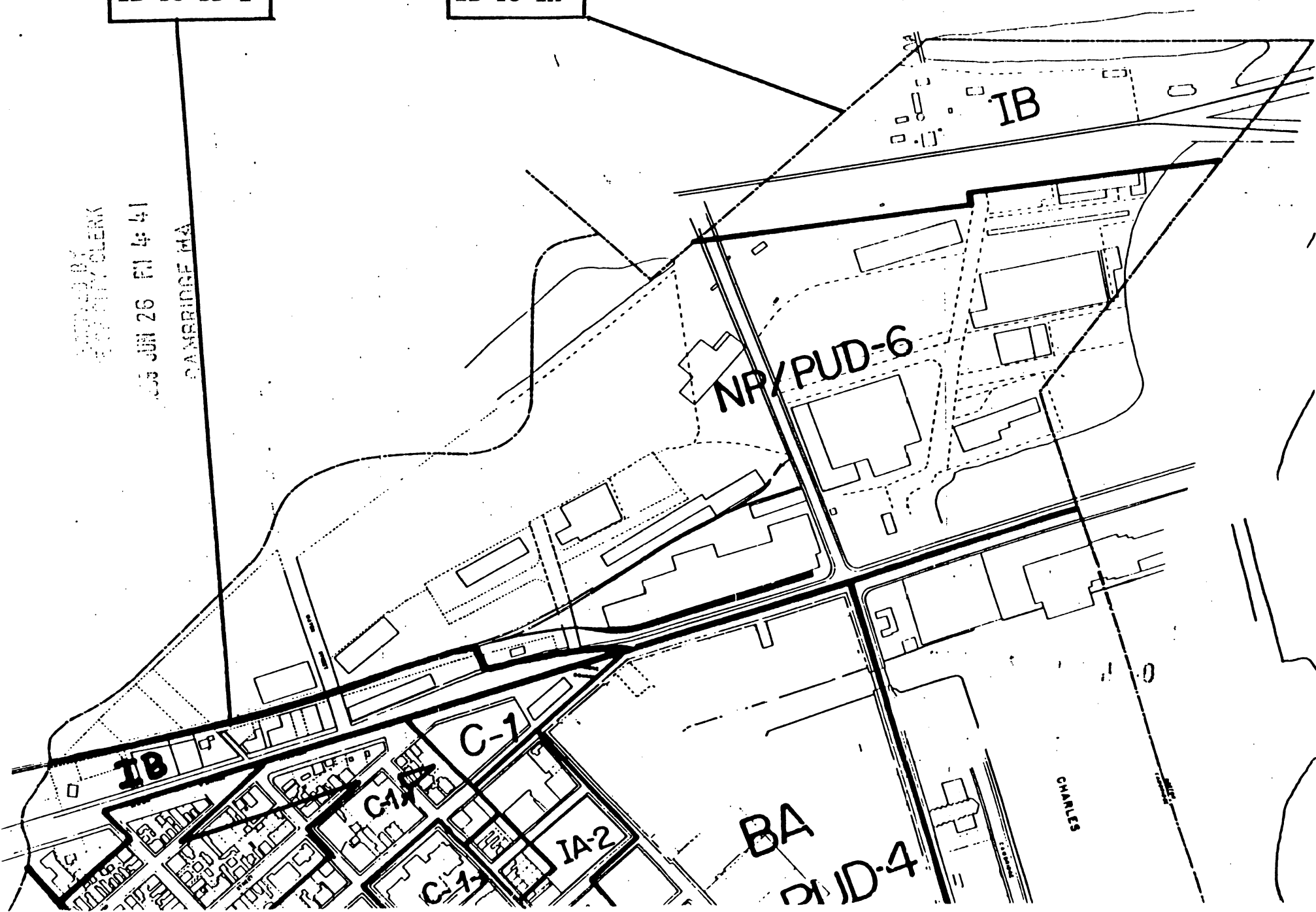
Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

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Also to amend the Zoning Map of the City of Cambridge by rezoning an area of land currently known as the Boston Sand and Gravel site north of the North Point/PUD-6 district from Industry B to Industry A., and to amend the text of the Zoning Ordinance in Article 4.000 -Use Regulations in Section 4.38 to allow heavy industry with a special permit; and to create a new footnote 52 to read as follows:

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

and to amend Section 5.34 - Dimensional Requirements to create a height of 85 feet for Industry A, and a new footnote (e) to read as follows:

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

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

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

For the Committee,

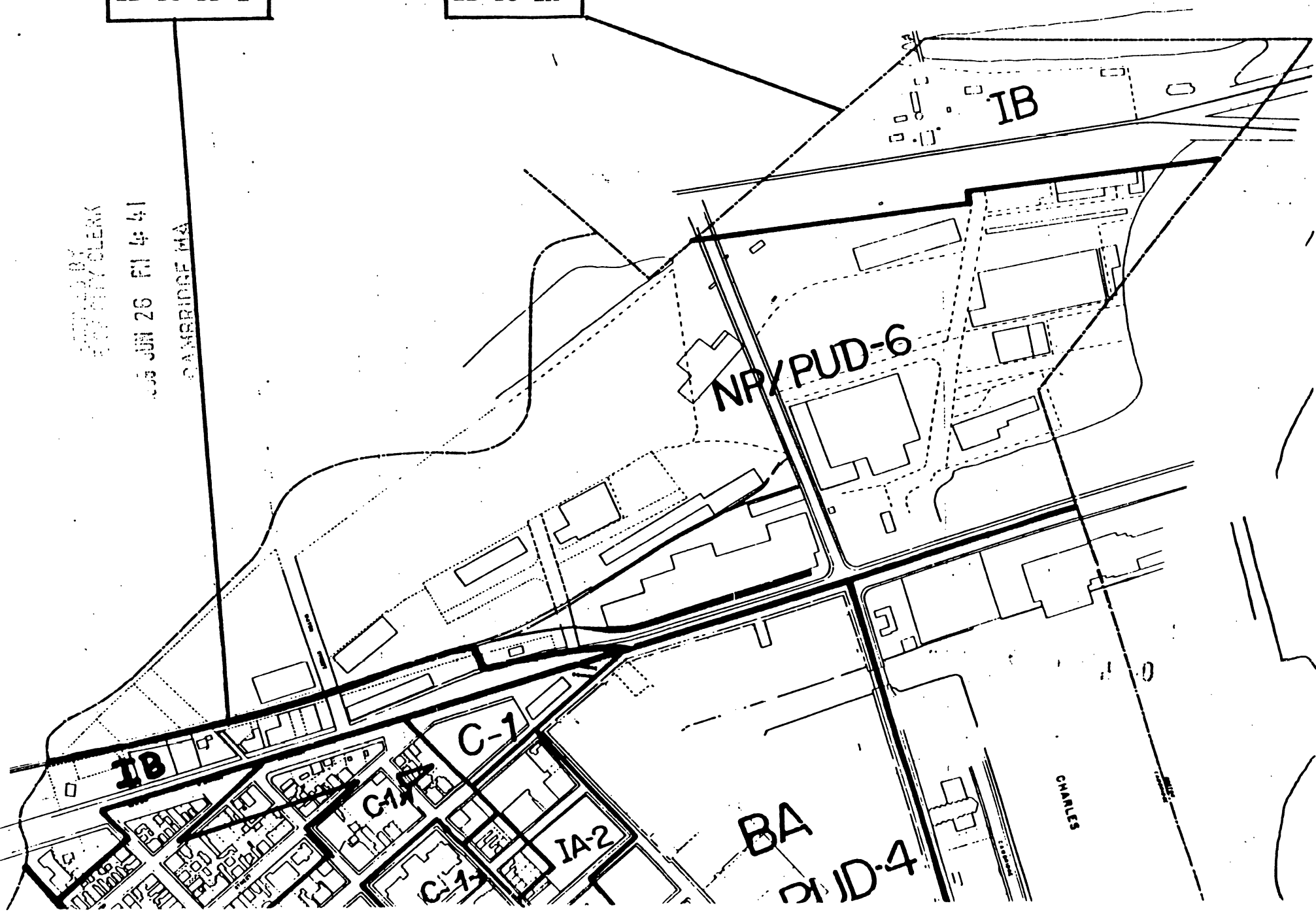
Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO 1A

APPROVED BY  
CITY CLERK  
JUN 26 PM 4:41  
CAMBRIDGE MA



PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

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Also to amend the Zoning Map of the City of Cambridge by rezoning an area of land currently known as the Boston Sand and Gravel site north of the North Point/PUD-6 district from Industry B to Industry A., and to amend the text of the Zoning Ordinance in Article 4.000 -Use Regulations in Section 4.38 to allow heavy industry with a special permit and to create a new footnote 52 to read as follows:

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

and to amend Section 5.34 - Dimensional Requirements to create a height of 85 feet for Industry A, and a new footnote (e) to read as follows:

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

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

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

For the Committee,

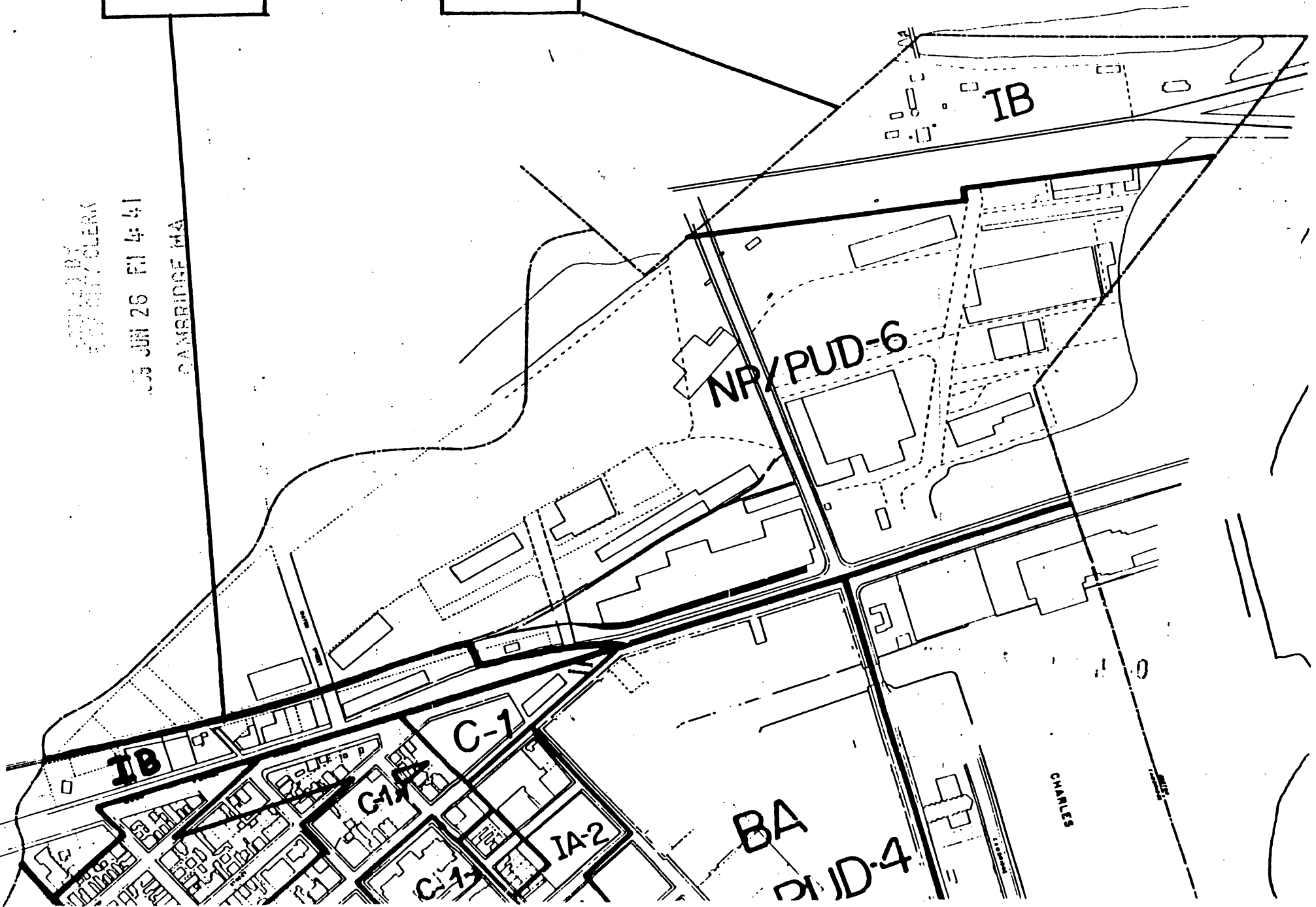
Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO 1A

APPROVED BY  
CITY CLERK  
JUN 26 PM 4:41  
CAMBRIDGE MA





# OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON  
CITY CLERK

JOHN E. FLYNN  
DEPUTY CITY CLERK

June 30, 1989

To Whom It May Concern:

Enclosed you will find a copy of a hearing scheduled before the Committee on Ordinances scheduled for Wednesday, July 19, 1989 at 6:00 p. m. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by the Planning Board to amend the Zoning Ordinance and Map by establishing a new Article 17.000 entitled "Special Business, Office and Industrial Districts and a new zoning district Special District I in the Monsignor O'Brien Highway area.

Also to rezone an area of land currently known as Boston Sand and Gravel from Industry B to Industry A and to amend the Zoning Ordinance in Article 4.000 entitled "Use Regulations".

Your kind attention in this matter will be greatly appreciated.

Very truly yours,  
*Joseph E. Connarton*  
Joseph E. Connarton  
City Clerk

JEC/dl  
Enc.(1)

PUBLIC NOTICE  
RELATIVE TO ZONING**City of Cambridge**

MASSACHUSETTS

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Also to amend the Zoning Map of the City of Cambridge by rezoning an area of land currently known as the Boston Sand and Gravel site north of the North Point/PUD-6 district from Industry B to Industry A., and to amend the text of the Zoning Ordinance in Article 4.000 -Use Regulations in Section 4.38 to allow heavy industry with a special permit: and to create a new footnote 52 to read as follows:

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

and to amend Section 5.34 - Dimensional Requirements to create a height of 85 feet for Industry A, and a new footnote (e) to read as follows:

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

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

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

For the Committee,

Councillor William H. Walsh  
Chairman.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

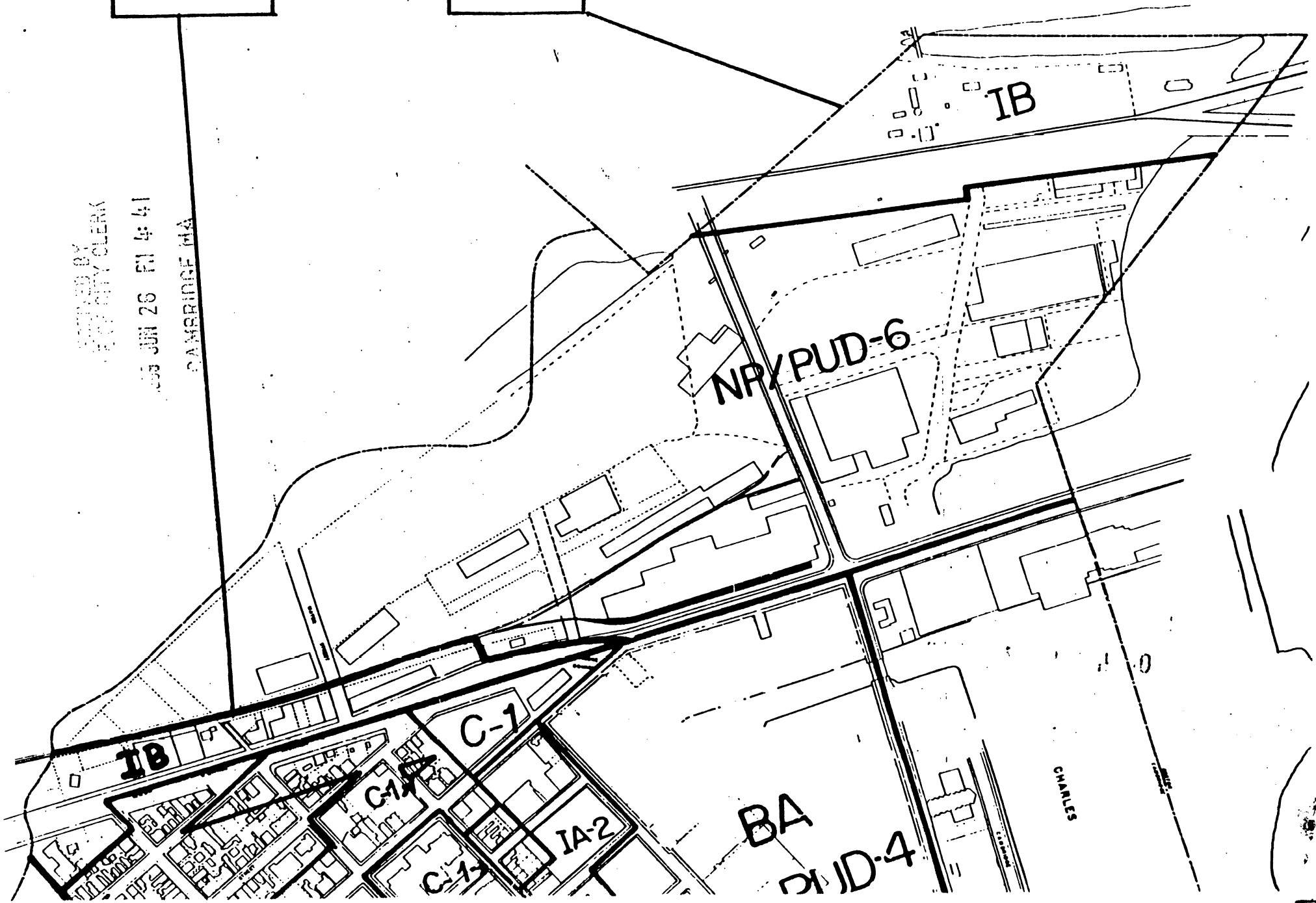
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FORWARDED BY  
CITY CLERK

JUN 26 11 48 41

CAMBRIDGE MA



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

RECEIVED BY  
OFFICE OF CITY CLERK  
1989 MAY 18 PM 6:22  
CAMBRIDGE MA.

May 18, 1989

To the Honorable, the City Council

SUBJECT: Monsignor O'Brien Highway Permanent Rezoning Proposal

The Planning Board hereby submits for City Council consideration a permanent rezoning proposal for that portion of the Industry B District along Monsignor O'Brien Highway deleted from the major rezoning of North Point adopted by the Council in October of 1988. While the area is small it is of critical importance as portions of it directly abut the residential East Cambridge neighborhood. The recommended rezoning has been developed by the Board over a period of several months in cooperation with the affected property owners. If adopted both the interests of those property owners and of the residents of East Cambridge who live immediately adjacent to the inappropriately located Industry B zoning district now in force in the area will be well served.

The Planning Board also submits for City Council consideration the rezoning proposal for the Boston Sand and Gravel portion of North Point. This rezoning would permit the property owners to continue the existing industrial use while capping the development over the long term at a reasonable density and height.

Respectfully submitted for the Planning Board

*David Kennedy (fm)*

David Kennedy, Vice Chairman

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

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

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

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

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

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

Article 17.000 Special Business, Office and Industrial  
Districts

17.10 Special District I

17.10 SPECIAL DISTRICT I

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

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

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

1. Hotel and Motel Uses, Section 4.31 i (2)
2. Car washing establishment using mechanical equipment for the purposes of cleaning automobiles and other vehicles, Section 5.36 h.

- b. The following uses shall be prohibited:

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

17.13 DIMENSIONAL REGULATIONS

17.131 Maximum FAR

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

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

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

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

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

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

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

17.14 OFF STREET PARKING AND LOADING REQUIREMENTS

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

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

17.15 SPECIAL DEVELOPMENT STANDARDS

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

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

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

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

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

- 17.153 Siting of Parking Areas Parking areas shall not be located in the front yard required for any lot in the district. Enclosed parking facilities are encouraged. On-grade open space parking areas shall be located behind the building or buildings served or arranged in such a way as to minimize their visibility from public ways. Where enclosed or structured parking is provided the structure shall be finished in materials equal in quality to that used on the principal structures on the site to which the parking facility is accessory.
- 17.154 Mechanical Equipment and Refuse Storage Areas:
- a. No refuse storage areas nor mechanical equipment areas shall be located in a front yard within the district. Where such areas are outside a building they shall be screened from view from street and parking areas, residential districts and open space areas, by a 6 foot high, durable non-living barrier (or earth berm) planted with at least one shrub or vine for each 10 feet of barrier towards the abutting property.
  - b. Mechanical equipment on the roof of any building shall be permanently screened from view from the ground.
- 17.16 Special District I shall be considered an area of special planning concern and shall be subject to the Development Consultation Procedure, Section 11.40.
- 17.17 Transfer of Development Rights - Notwithstanding the limitations of Article 2.000 with regard to the definition of "lot" and "owner", the Planning Board may by special permit authorize the transfer of some or all of the allowed gross floor area, as determined by Section 17.131 above, from one or more lots (donating lots) to one or more other lots (receiving lots) anywhere within the Special District I without regard to location of the lot or lots or their ownership, provided the following conditions are met or findings made:
- a. The receiving lot and donating lot in combination are at least 20,000 square feet in area.
  - b. The receiving lot is located northeasterly of Monsignor O'Brien Highway.

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

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

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

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

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

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

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

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

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

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

1.0 In Article 4.000 - Use Regulations do the following:

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

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

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

2.0 In Article 5.000 - Dimensional Requirements do the following:

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

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

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

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

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

- 1.0 Rezone an area currently zoned Industry B to Industry A circumscribed by a line said line beginning at a point said point being the intersection of the Cambridge/Boston City Limits and the eastern extension of the northern side lot line of lot numbered 62 on Assessor's Plat numbered 1A,
- 1.1 Thence proceeding in a generally northeasterly direction, then, westerly direction and finally southwesterly direction along the Cambridge/Boston City Limits to a point of intersection with the western extension of the northern side lot line of lot numbered 63 on Assessor's Plat numbered 1A,
- 1.2 Thence turning and proceeding in an easterly direction along the western extension of the northern side lot line and the northern side lot lines of lots numbered 62 and 63 and the eastern extension of the northern lot line of lot numbered 63 on Assessor's Plat numbered 1A to the point of origin.
- 1.01 Premises located on Assessor's Plat numbered 1A:  
  
All or parts of lots numbered 67, 68, and 81, also known as the Boston Sand and Gravel site and the Massachusetts Bay Transit Authority switching yard.

MONSIGNOR O'BRIEN/NORTH POINT REZONING

IB TO SD-1

IB TO IA





CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
TEL. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

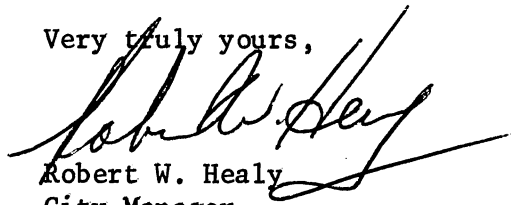
RICHARD C. ROSSI  
Deputy City Manager

May 22, 1989

To the Honorable, the City Council:

Enclosed please find a copy of the Cambridge Planning Board's recommendation relative to the Monsignor O'Brien Highway Permanent Rezoning Proposal.

Very truly yours,



Robert W. Healy  
City Manager

RWH/mbf  
Enc.

Re: enclosed Planning Board petition to  
amend the Zoning Ordinances relative to the  
Monsignor O'Brien Highway Permanent Rezoning.

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

9/14/89 Published - Chronicle

In City Council,

May 22, 1989

5/22/89 - Referred to the Planning Board  
Ordinance Committee

Copy sent to Leo Barber, Planning Board  
on 5/24/89 wh  
Copy to Councilor Walsh, Ordinance  
Committee Chair on 6/2/89 wh