ORDINANCE NO. 935.

Final Publication No. 2044. First publication in the Chronicle on May 22, 1980.

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter Two entitled "Administration" is hereby amended by adding at the end thereof four new articles entitled "Article XXXIV Assistant City Manager for Human Service Programs", "Article XXXV Commission for Human Service Programs", "Article XXXVI Neighborhood Councils" and "Article XXXVII Severability of Sections", which reads as follows:

ARTICLE XXXIV. ASSISTANT CITY MANAGER FOR HUMAN SERVICE PROGRAMS.

Section 1. Establishment of Department.

There is hereby established a Department of Human Service Programs that shall consist of the Civic Unity Committee, Community Schools, the Council on Aging, the Department of Recreation, the Youth Resources Bureau, and any other department that the City Council may determine could thereby operate its programs more effectively.

Section 2. Assistant City Manager for Human Service Programs Heads Department.

The Assistant City Manager for Human Service Programs shall be in charge of the Department of Human Service Programs, and shall be considered a department head within the provisions of General Laws of Massachusetts, Chapter 43, Section 103.

Section 3. Appointment and Term of Assistant City Manager for Human Service Programs.

The Assistant City Manager for Human Service Programs shall be appointed by and serve at the pleasure of the City Manager. It is the intention of this provision to fix all responsibility and vest all authority for the appointment and removal of the Assistant City Manager for Human Service Programs in the City Manager.

Section 4. No Civil Service or Tenure Rights.

The Assistant City Manager for Human Service Programs shall have not rights under Civil Service, nor acquire any rights of tenure in any manner.

Section 5. Power and Duties of Assistant City Manager for Humane Service Programs.

The powers and duties of the Assistant City Manager for Humane Services Programs shall be such as are designed and assigned from time to time by the City Manager. The Assistant City Manager for Humane Service Programs shall have all the powers, rights, and duties that the City Manager shall determine are necessary for the proper functioning and general effectiveness, as well as for the control, of the departments, divisions, boards, agencies, commissions, councils, and officers of human services in the City.

The duties of the Assistant City Manager for Humane Service Programs shall include but not be limited to:

1. Identification of humane service needs in the city and assessment of the adequacy of public and private resources to meet those needs.

2. Planning, coordination, and evaluation of the humane service programs of the City of Cambridge.

3. Education of the community to enhance understanding of humane service issues.

4. Maintenance of effective working relationships with other local organizations such as the Cambridge School Department, the Cambridge Housing Authority, the Cambridge-Somerville Home Care Corporation, and the Cambridge-Somerville Mental Health Services, as well as the local area boards of the various state agencies concerned with humane services, and those agencies in the private sector which contribute to the welfare of the citizens of Cambridge.

5. Communication and coordination with all federal, state, and private planning and service delivery agencies concerned with humane service activities, and taking such action regarding available funds and programs as is indicated to enhance the quality of life for Cambridge citizens.

6. Responding to reasonable requests from the Commission for Humane Service Programs for information and staff support, so that the Commission may fulfill its duties and responsibilities.

7. Development, with Neighborhood Councils, of mechanisms for the purpose of supporting and enhancing their capacity to respond effectively to the needs of their areas.

Section 6. Compensation for Assistant City Manager for Humane Service Programs.

The Assistant City Manager for Humane Service Programs shall receive as annual compensation the same amount set forth in Section 2-191 of this chapter.

ARTICLE XXXV. COMMISSION FOR HUMANESERVICE PROGRAMS

There shall be a commission consisting of nine members, herein called the Commission for HumaneService Programs, and appointed by the City Manager.

It shall be the function of the Commission to advise the City Manager on all policy issues and major problem areas pertaining to human service matters and to promote activities that enhance the quality of life for all the citizens of Cambridge.

Section 1. Membership, Appointment, and Terms of Commission for HumaneService Programs.

1. The Commission shall consist of nine members, all of whom shall be appointed by the City Manager. In making appointments to the Commission, the City Manager shall at all times endeavor to achieve a reasonable balance among the racial, ethnic, socio-economic, neighborhood, and age-group interests in the city. All members shall be bonafide residents of the City of Cambridge. There shall be one designee from the office of the Superintendent of Schools; two with experience and knowledge of humane services in the city's private sector; and six community representatives with experience and knowledge of the city's humaneservices.

2. The initial appointees shall serve for the following terms: two community representatives and one private sector representative for three years; one community representative and one private sector representative for two years; and three community representatives for one year; the School Department appointee shall serve at the discretion of the Superintendent.

3. After the initial terms, all Commissioners shall be appointed for a term of three years, with a limit of two consecutive terms for each members. The School Department appointment shall be at the discretion of the Superintendent. At least four of the members shall have served on a Neighborhood Council within six months prior to appointment.

4. The Commission shall elect, annually, a Chairperson and a Vice-Chairperson from among its members.

5. The City Manager shall, by public notice, solicit nominations from the citizens of Cambridge for vacancies on the Commission for HumaneService Programs.

6. If a Commission member shall fail to attend, in any calendar year, at least one quarter of the regular meetings of the Commission, without adequate explanation, the City Manager shall appoint a replacement for said member.

7. No Commission member shall serve as a Neighborhood Council member during his or her term on the Commission.

Section 2. Duties and Responsibilities of Commission for Human Service Programs.

It shall be the duty and responsibility of the Commission to:

1. Prepare, every three years and update annually, a planning document which shall set forth priority areas for human services and indicate the resources available to the city which can be utilized to support those efforts. This planning document shall also include, as an attachment, the complete set of recommendations received by the Commission from the Neighborhood Council in each Human Service Area, as well as all recommendations received from the Council on Aging. The first planning document shall be submitted to the City Manager no later than December 1 of 1981. Subsequent documents shall be submitted no later than December 1 of every third year thereafter.

2. Convene an annual convention of all Neighborhood Councils. All members of the City Council, as well as the general public, shall be invited to participate. Staff shall be present to give assistance and information. The purpose of the meeting is to generate discussion on human service concerns in the neighborhoods.

3. Adopt such other duties and responsibilities as may be agreed upon by the Assistant City Manager and the Commission.

4. Hold regular Commission meetings, at least ten each year.

ARTICLE XXXVI. NEIGHBORHOOD COUNCILS.

Section 1. Establishment of Neighborhood Councils.

The City Manager shall establish Human Service Program Areas in the city, with the consent of the City Council. The Areas shall be coterminus with the elementary school districts, as established on April 1, 1980.

Each Human Service Program Area shall have a Neighborhood Council, which shall be representative of that Area democratically chosen and open to membership by all residents of the area.

Each Council shall elect from among its members, annually, a Chairperson and Vice-Chairperson. Each Council shall adopt by-laws that, at a minimum, are not inconsistent with the provisions of this Ordinance or with any other provisions of the Code of the City of Cambridge.

Section 2. Function and Purpose of the Neighborhood Councils.

It shall be the function of each Neighborhood Council to promote, encourage, and coordinate new and existing services to enhance the quality of life for the citizens it represents.

Section 3. Duties and Responsibilities of Neighborhood Councils.

It shall be the duty and responsibility of each Neighborhood Council to:

1. Identify the community needs and resources in the Area and recommend appropriate program and policy priorities.

2. Prepare, every three years and update annually, a set of recommendations regarding human service priorities within its Area for submission to the Commission for Human Service Programs for inclusion in its triennial planning document by October 1, 1981, and by October 1 of every third year thereafter.

3. Develop, every year, the budget designated for support of programs in the Area to be submitted to the Assistant City Manager for Human Service Programs. The Neighborhood Council shall use the budget development process as an opportunity to monitor and revise, as necessary its triennial plan.

4. Screen applicants and prepare a listing of qualified candidates for the position designated by the Assistant City Manager as the senior staff position in the Area.

5. The Neighborhood Council may submit names for consideration for appointment to the Commission for Human Service Programs.

Section 4. Implementation of Neighborhood Councils.

During a one year period subsequent to the adoption of this Ordinance, the duties of the Neighborhood Councils shall be performed by the respective Community Schools Councils. The Assistant City Manager shall provide support for the Community Schools Councils to broaden their memberships and to increase their scope of services during the transition phase.

Upon completion of this period, the Assistant City Manager for Human Service Programs and the Commission for Human Service Programs shall recommend to the City Council an amendment to this ordinance which details a plan for final merger of those duties and the establishment of permanent Neighborhood Councils.

ARTICLE XXXVII. SEVERABILITY OF SECTIONS.

Section 1. Severability of Sections.

If any section, sub-section, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction said portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

All positions presently under Civil Service shall remain under Civil Service and therefore under the protection of the Massachusetts Department of Civil Service.

This Ordinance shall be in force from the day it takes effect and the City Council may review and evaluate the progress of the administration, programs, and the like from time to time. The City Council may alter, amend, or if it desires, rescind the Ordinance if it finds that the Ordinance is not working for the best interest of the citizens of Cambridge.

This Ordinance shall take effect as of July 1, 1980.

In City Council June 9, 1980.

Passed to be ordained as amended by a yea and nay vote: Yeas 6; Nays 3; Absent 0.

James L. Sullivan, City Manager.

ATTEST:- Paul E. Healy, City Clerk.

Humane

Having a good qualities of human beings, as kindness, mercy or Compassion: Tending to evoke or promote these qualities.

~~Human relating to, or being~~

Human = Pertaining to or being a man as distinguished from a lower animal.

In the Health and Hospital department, we are projecting increased revenue of $1,275,000. This projection results from increased occupancy in the hospital (which year-to-date is running at 75% of capacity), increased collections in the neighborhood health clinics, higher charges at Neville Manor, and lower expenditures in the health department. We are suggesting also that increased occupancy at the hsoptial can be achieved without a corresponding increase in costs, although we recognized that some costs will rise to some extent.

Revenues

In addition to cutting expenses, the city can increase revenues from fines and fees by $5.0 million. Sewer charges can be increased by $1.5 million, though it is recognized that these charges are simply a shift of the burden from the taxpayer to the user. Water rates need to be increased by at least $125,000 to cover properly the cost of billings and collections.

Parking fine rates can be increased and ticketing pursued more aggressively to produce about $420,000 of additional income. License fees for liquor licenses, taxis, etc., can generate $316,000 additional, and building permits and fees can well be increased to bring another $166,000. The City might institute fines for minor civil offenses such as shovelling sidewalks and collect an estimated $100,000 per year.

Conclusion

This increase in revenues of $5.0 million and the reductions in costs of $7.0 million do not, however, make up the full gap of $20.0 million. There remains a gap of $8.0 million that can only be covered by increased

improve services. The Committee has recommended merging some of these small departments into Human Services; others into Finance; and a few to be combined and operated under the general direction of the City Clerk. If all of these suggestions were carried out, the number of departments reporting to the Deputy City Manager would be reduced by 8 to 10.

In the larger deparments, there seem to be opportunities for reductions in staff to perform some functions, reallocation of personnel, elimination of some activities, and a general tightening up on administration and personnel. Reductions of 10 positions in each of the police and fire departments are recommended as well as a 15% reduction in employment in the public works and water departments.

Tighter fiscal management is needed to control city expenditures with or without the constraints of Proposition 2½. The Committee recommends consolidation of functions in the Department of Finance, including the transfer of all routine accounting activities from the Auditor's office. This consolidation should improve efficiencies and free the auditor to perform his responsibilities to the Council and the public to act as their financial watchdog.

Accurate monthly financial statements are needed in managing the city's finances to know if revenues are coming in as budgeted and expenses are within budget. More accurate, up-to-date records are needed, and accounting systems need to be developed to insure complete financial statements within no more than 20 days after the end of each month.

FIRST PUBLICATION NO. 2116

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration" Article XXXIV entitled "Assistant City Manager for Human Service Programs", Article XXXV entitled "Commission for Human Service Programs", Article XXXVI entitled "Neighborhood Councils" and Article XXXVII entitled "Severability of Sections" is hereby amended by striking out the word "human" where it appears in these sections and substituting in place thereof the word "humane"

Passed to a second reading at the City Council meeting held on June 22, 1981 and on or after July 13, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

Marlboro Lights

The spirit of Marlboro in a low tar cigarette.



Warning: The Surgeon General Has Determined That Cigarette Smoking Is Dangerous to Your Health.

12 mg "tar," 0.8 mg nicotine av. per cigarette, FTC Report Dec.'79

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 135598A
Order for Service by Publication
Jean I. Moody
Plaintiff
VS.
Paul L. Moody
Defendant

Upon motion of plaintiff for an order as amended directing **Paul L. Moody,** the defendant herein, to appear, plead or answer, in accordance with Supplemental Rule 407 of the Probate Courts, it appearing to the Court that this is an action - to dissolve the bonds of matrimony - for custody of an allowance for minor children - for conveyance of real or personal property located within the Commonwealth - that the said **Paul L. Moody** cannot be found within the Commonwealth and that his present whereabouts are unknown; that personal service on said defendant is therefore not practicable, and that said defendant has not voluntarily appeared in this action; it is

Ordered that said **Paul L. Moody** is directed to appear, plead, answer or otherwise move with respect to the complaint herein on or before the fourteenth day of September 1981, or in default thereof this Court will proceed to the hearing and adjudication of this suit;

Ordered that a copy of the summons be mailed to the defendant at his last known address by registered or certified mail.

Date: June 18, 1981
Vincent F. Lesley
Judge of Probate

(C)June25,July2,9

FIRST PUBLICATION NO. 2116
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-One
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration" Article XXXIV entitled "Assistant City Manager for Human Service Programs", Article XXXV entitled "Commission for Human Service Program", Article XXXVI entitled "Neighborhood Councils" and Article XXXVII entitled "Severability of Sections" is hereby amended by striking out the word "human" where it appears in these sections and substituting in place thereof the word "humane".

Passed to a second reading at the City Council meeting held on June 22, 1981 and on or after July 13, 1981 the question comes on passing to be ordained.

ATTEST:- Paul E. Healy, City Clerk.

(C)July2

No. 100694
NOTICE OF PUBLIC HEARING

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, July 21, 1981 at 7:30 p.m. in the Community Development Conference Room, 57 Inman Street, Cambridge, Mass.

The purpose of the hearing will be to receive comments on the Final Development Plan submitted by **Cabot, Cabot, and Forbes** for a Planned Unit Development Special Permit in accordance with the requirements of Section 13.30 PUD-2 District: Development Controls and Subsection 12.36 Final Development Plan. The proposed development will be located between Cambridge Parkway and Commercial Avenue, such street address being a portion of 35-41, all of 43-49 and half of 51-65 Cambridge Parkway. The proposed office development will contain approximately 272,172 square feet of gross floor area.

The hearing on July 21 will emphasize the review of modifications made to the Development Proposal in response to any conditions imposed by the Board. Copies of the Final Development Plan will be on file no later than Friday, July 17, 1981 at the Office of the City Clerk, City Hall and at the Community Development Department, 57 Inman Street, Cambridge. For further information contact Marc Levye at 498-9034.

(C)July 2.9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 243263
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Alison B. Hill** late of Cambridge, in said County, deceased.

You are hereby notified pursuant to Mass.R.Civ.P. Rule 72 that the thirty-fourth thru thirty-sixth accounts of **Fiduciary Trust Company** and **Richard Perry** as Trustees (the fiduciaries) under the will of said deceased for the benefit of **Edward B. Hill** and others have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the twentieth day of July, 1981, the return day of this citation. You may upon written request by registered or certified mail to the fiduciaries, or to the attorney for the fiduciaries, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciaries pursuant to Mass.R.Civ.P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this fifteenth day of June, 1981.
Paul J. Cavanaugh
Register

(C)June25,July2,9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 138209A
Summons by Publication
Cheryl Howard
Plaintiff
VS.
Richard F. Howard
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, **Cheryl Howard,** seeking Divorce.

You are required to serve upon **Edwin C. Hamada,** plaintiff's attorney, whose address is 29 Commonwealth Avenue, Boston, MA 02116 your answer on or before September 14, 1981. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
June 16, 1981
Paul J. Cavanaugh
Register of Probate

(C)June25,July2,9

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 307, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, July 16, 1981 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge:

Doughnuts
Supplemental / Elemental Diets
Manhole Frame & Covers
X-Ray Services

See proposal for bid deposit.

The City of Cambridge reserves the right to waive any informalities or to reject any or all proposals.

Specifications may be obtained at the Office of the Purchasing Agent, Room 307, City Hall, Cambridge, Mass.

Each proposal must be in a sealed envelope plainly marked "Proposal for 'Designate Item' ", and addressed to Richard C. Rossi, Purchasing Agent, City Hall, Cambridge, Massachusetts.

Richard C. Rossi
Purchasing Agent

(C)July2.9

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

Regulation No. 81-15

Regulation No. 66-1 Schedule 10 "Parking Time Limited On Certain Sides of Certain Streets" is hereby amended by adding the following: St. Mary Road, south side, from 46' west of Prospect Street to Prospect Street, for One Hour 8AM to 6PM, Except Sundays.

This regulation shall take effect July 9, 1981.
PROMULGATED
DATE
June 12, 1981
George Teso
Traffic Director

(C)June18,25,July2

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The Board of Zoning Appeal will hold a public hearing on **Thursday, July 16, 1981** in the **Walnut Room, City Hall, Cambridge, Mass.** The following cases will be heard:

7:00 P.M. Case No. 4839
7 Story Street, Residence C-2 Zone, **Carole K. Bellew.** Variance - Conversion of basement into office space. Violation of Article 4, Section 4.34b; Article 5, Section 5.31 (Dimensions); Article 6, Section 6.441 (Parking) of Zoning Ordinance.

7:20 P.M. Case No. 4840
2326-2328 Massachusetts Avenue, Business A Zone, **The Brookline Fund, Herbert Bremner, President.** Special Permit - Parking within five feet of property line and building. (Renewal) Violation of Article 6, Section 6.441 (parking of Zoning Ordinance.)

7:40 P.M. Case No. 4841
87-95 Bristol Street: 19-25 Market Street and **262-266 Windsor Street,** Residence C-1 Zone, **James & Anna M. Chiccarelli.** Variance - auto body and auto repair shop. Violation of Article 4, Section 4.37 g and h (use) of Zoning Ordinance.

8:00 P.M. Case No. 4842
352 Harvard Street, Residence C-1 Zone, **Ilona Von Karolyi** and **Christian Van Panhuys.** Variance - Conversion of accessory building into residential use. Violation of Article 4, Section 4.21, Para. h, i, j: Article 5, Section 5.31 Table 5-1 (Dimensions); Article 6, Section 6.441, 6.47 (parking); Article 8, Section 8.22e (alteration of nonconforming building) of Zoning Ordinance.

8:20 P.M. Case No. 4843
214-216 Pearl Street, Residence C-1 Zone, **Charlotte Goldberg.** Variance - subdivision of the lot. Violation of Article 5, Section 5.15 (subdivision); Section 5.31 (Dimensions); Article 6, Section 6.36 (Parking) of Zoning Ordinance.

8:40 P.M. Case No. 4844
19-21 Madison Avenue, Residence B Zone, **Yvette Gaston.** Special Permit - Addition to rear of three-family dwelling. Violation of Article 8, Sec. 8.22c of Zoning Ordinance.

9:00 P.M. Case No. 4845
10 Ashton Place, Residence B Zone, **Arthur M. Fraumeni.** Variance - Conversion of single family dwelling into a two-family dwelling. Violation of Article 4, Section 4.21h (separation of accessory principal building); Article 5, Section 5.26 (conversion): Section 5.31 (Dimensions): Article 8, Section 8.22e (alteration of nonconforming structure) of Zoning Ordinance.

Eileen McGaughey
Secretary

(C)July2.9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court

To **Exelda M. DeYoung** of Cambridge in the County of Middlesex, and to her heirs apparent or presumptive and to the Massachusetts Department of Mental Health.

A petition has been presented to said Court alleging that said **Exelda M. DeYoung** is a mentally ill person and praying that **Doris E. Fantini** of Cambridge in the County of Middlesex, or some other suitable person, be appointed her guardian.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the 16th day of July 1981, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this 20th day of May 1981.
Paul J. Cavanaugh
Register

(C)June25,July2,9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, SS. Probate Court No. 535761
NOTICE OF Administration Without Sureties
Estate of
Paraskevi Voula Makrigiannis
late of **Cambridge**
in the County of **Middlesex**
NOTICE

A petition has been presented in the above-captioned matter praying that **Penny Loupos** of Cambridge in the County of Middlesex be appointed Administratrix of said estate without giving surety on her bond.

If you desire to object to the allowance of said petition, you or your Attorney should file a written appearance in said Court at Cambridge on or before July 13, 1981.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court at Cambridge, Massachusetts, the twenty-second day of May in the year of our Lord one thousand, nine hundred and eighty-one.
Paul J. Cavanaugh
Register of Probate Court

(C)June18,25,July2

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

By force of the power vested in me by Special Act of the Legislature of 1961 (Chapter 455), I hereby amend the Traffic Regulations of the City of Cambridge by adding the following regulation.

REGULATION NO. 81-16

Regulation No. 66-1 Schedule 7A "Parking Prohibited During Certain Hours On Certain Sides Of Certain Streets, Tow Away Zone" is hereby amended by adding the following: Norfolk Street, east side, from 616' north of Broadway to 656' north of Broadway, between 8AM and 4:30PM, except Saturday and Sunday.

This regulation shall take effect July 23, 1981.
PROMULGATED
DATE
June 26, 1981
George Teso
Traffic Director

(C)July2,9,16

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain mortgage deed given by **Joseph K. Clinton** and **Nancy J. Clinton** to East Cambridge Savings Bank, situated in Cambridge, Middlesex County, Massachusetts dated June 27, 1980 and recorded in Middlesex South District Deeds, Book 13998, Page 267, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11 A.M. on the fifth day of August, 1981 on the premises all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts and shown as Lot 27 on a plan recorded with Middlesex South District Deeds in Plan Book 66, Plan 4, bounded:

Northeasterly by Chestnut Street, fifty (50) feet;

Southeasterly by Lot 28 on said plan and by land now or formerly of Balcon and Wilkins, one hundred four and 12/100 (104.12) feet;

Southwesterly by land now or formerly of Butland, twenty-three and 7/10 (23.7) feet;

Northwesterly by Lot 30 on said plan, three and 64/100 (3.64) feet;

Southwesterly again, by said Lot 30 on said plan, twenty-six and 34/100 (26.34) feet; and

Northwesterly again, by Lot 26 on said plan, one hundred (100) feet.

Containing 5,092 square feet of land, by any or all of said measurements more or less or however otherwise said premises may be bounded, measured or described.

For title, see deed from Peter Fosdick, Trustee of Nichol Realty Trust u/d/t dated June 26, 1975 and recorded in Middlesex South District Deeds, Book 12827, Page 656.

Said premises are now known as and numbered 160 Chestnut Street, Cambridge Massachusetts.

The above premises are to be conveyed subject to and with the benefit or restrictions and easements of record insofar as the same are in force and applicable, and to all unpaid taxes, tax titles, municipal liens, and assessments, if any.

Terms of Sale: Five thousand Dollars ($5,000.00) will be required to be paid in cash, or by certified check, at the time and the place of the sale. Other terms to be announced at sale.

East Cambridge Savings Bank
by David T. Brewster, Treasurer
Present holder of said mortgage
Date: June 29, 1981

(C)July2.9.16

ORDINANCE NO. 962
FINAL PUBLICATION NO. 2118.
First publication in the Chronicle on June 11, 1981
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-One
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

Chapter Fifteen entitled "Police Department", Article III entitled "Regulations for Security Alarm Systems", Section 15-17 entitled "Direct Connection to the Police Department" is hereby amended by striking out the present subparagraph (A) and substituting in place thereof a new sub-paragraph (A) which reads as follows:

(A) Alarm systems shall be connected to the Communications Console in the police department by obtaining prior written approval from the Chief which shall be granted upon receipt of a fifty dollar ($50.00) fee for the benefit of direct communication to the police console number which shall be a separate number from the emergency 911 line.

In City Council June 29, 1981.

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

James L. Sullivan, City Manager.
ATTEST:- Paul E. Healy, City Clerk.

(C)July2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No.
Summons by Publication
Beverley Adamson
Plaintiff
VS.
Glassgo Adamson
Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, **Beverley Adamson,** seeking a Divorce.

You are required to serve upon **Mark J. Shaw,** plaintiff's attorney, whose address is 89 State Street, Boston, MA 02109 your answer on or before September 14, 1981. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge, MA.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.

Paul J. Cavanaugh
Register of Probate

(C)June25,July2,9

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court No. 477551
NOTICE OF FIDUCIARY'S ACCOUNT

To all persons interested in the estate of **Nicholas A. Strater** of Cambridge, in said County, a person under conservatorship.

You are hereby notified pursuant to Mass. R. Civ. P. Rule 72 that the third thru sixth accounts of **New England Merchants National Bank** as Conservator (the fiduciary) of the property of said ward have been presented to said Court for allowance.

If you desire to preserve your right to file an objection to said accounts, you or your attorney must file a written appearance in said Court at Cambridge on or before the twenty-second day of July, 1981, the return day of this citation. You may upon written request by registered or certified mail to the fiduciary, or to the attorney for the fiduciary, obtain without cost a copy of said accounts. If you desire to object to any item of said accounts, you must, in addition to filing a written appearance as aforesaid, file within thirty days after said return day or within such other time as the Court upon motion may order a written statement of each such item together with the grounds for each objection thereto, a copy to be served upon the fiduciary pursuant to Mass. R. Civ. P. Rule 5.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this seventeenth day of June, 1981.
Paul J. Cavanaugh
Register

(C)July2.9.16

Reg. 40590
COMMONWEALTH OF MASSACHUSETTS
LAND COURT

To the City of Cambridge, a municipal corporation, located in the County of Middlesex, and said Commonwealth; **Dwight H. Andrews, Bella R. Hatvany, Ellen Hatvany, Joseph DeMilia, Malcom Owen Slavin, Neil Levine, Gillian Levine, Balise DeSimone, Mary DeSimone, D. Johnson, V. Johnson, Ernest Gardiner, Madeline Gardiner, Theresa M. Gidari, Herbert Pratt, Patricia Pratt, Salvatore Guerino, Mary Guerino,** all of said Cambridge; **Northeast Federal Savings & Loan Association,** a duly existing corporation, having an usual place of business in Watertown, Middlesex County, and said Commonwealth; **William H. Culhane, William J. Connell, Thomas Culhane, Catherine C. Connell, Patrick J. Connell and Johanna Daly,** all residences unknown; or their heirs, devisees or legal representatives; and to all whom it may concern:

Whereas, a petition has been presented to said Court by **Frances Forman,** of said Cambridge, to register and confirm her title in the following described land:

A certain parcel of land with the buildings thereon, situate in said Cambridge, bounded and described as follows:

Southeasterly by Foster Place, 50.00 feet; **Southwesterly** by land now or formerly of **Anthony E. Cecere** and **Ursula W. Cecere,** 42.00 feet; **Northwesterly** by land now or formerly of **Bela R. Hatvany** and **Ellen Hatvany,** 50.00 feet: **Northeasterly** by land now or formerly of **Dwight H. Andrews,** 42.00 feet.

The petitioner claims as appurtenant to the above described land rights or easements as follows: **The right to use Foster Place in common with other abutters thereon from Locus to Foster Street for all purposes for which ways are commonly used in Cambridge.**

The above described land is shown on a plan filed with said petition and all boundary lines are claimed to be located on the ground as shown on said plan.

If you desire to make any objection or defense to said petition you or your attorney must file a written appearance and an answer under oath, setting forth clearly and specifically your objections or defense to each part of said petition, in the office of the Recorder of said Court in Boston (at the Court House), on or before the twentieth day of July next.

Unless an appearance is so filed by or for you, your default will be recorded, the said petition will be taken as confessed and you will be forever barred from contesting said petition or any decree entered thereon.

Witness, William I. Randall, Esquire, Chief Justice of said Court, this eighteenth day of June in the year nineteen hundred and eighty-one.

Attest with Seal of said Court. (Seal)
Jeanne M. Maloney,
Deputy Recorder
Edward J. Samp, Esq.
8 Beacon Street
Boston, MA

(C)June25,July2,9.

ORDINANCE NO. 965.
FINAL PUBLICATION NO. 2121.
First publication in the Chronicle on June 18, 1981.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-One
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration", Article XVI entitled "Cambridge Historical Commission" is hereby amended by deleting the first sentence of Section 2-147(j), paragraph 3.5, and substituting in place thereof the following:

3.5 Upon a determination by the Commission that any building which is the subject of an application is a preferably preserved significant building, it shall so advise the person who submitted the application and the Building Commissioner, and no demolition permit shall be issued until six months after the date of such determination by the Commission.

Also, section 2-147(j) is further amended by the addition of three new paragraphs which read as follows:

3.6 No permit for demolition of a building determined to be a preferably preserved significant building under Section 3.4 shall be granted until all proceedings relating to amendments of the zoning ordinance of the City of Cambridge have been completed, if such proceedings have been initiated prior to the expiration of any period of delay of demolition resulting from such determination, and if such amendments affect the site of the building whose demolition has been thereby delayed.

3.7 No permit for erection of a new structure on the site of an existing building over fifty years old may be issued prior to issuance of a permit for demolition of such existing building.

3.8 No permit for demolition of a building determined to be a preferably preserved significant building under Section 3.4 shall be granted until plans for use or development of the site after demolition have been filed with the Building Department and found to comply with all laws pertaining to the issuance of a building permit, or if for a parking lot, a certificate of occupancy, for that site. All approvals necessary for the issuance of such a building permit or certificate of occupancy including without limitation any necessary zoning variances or special permits, must be granted, and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this subsection.

Section 2-147(j) is further amended by deletion of paragraph 5 and substitution of the following paragraph:

5 Emergency Demolition. In the event that a Board of Survey is convened to consider the condition of a building over fifty years old, the Executive Director of the Historical Commission shall be notified to accompany the Board during its inspection. The Board of Survey shall pursue all reasonable courses of action to prevent emergency demolition of such a building which the Executive Director makes an initial determination is or may be a significant building, including but not limited to requiring the owner to secure it against further danger to the public.

Section 2-147(j) is further amended by the addition of the following paragraph 7.3.

7.3 Upon a determination by the Commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building in compliance with the regulations of the Building Department. Should the owner fail so to secure the building, the loss of such building through fire or other cause shall be considered voluntary demolition for the purposes of Section 7.2.

In City Council June 29, 1981.

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

James L. Sullivan, City Manager.
ATTEST:; Paul E. Healy, City Clerk.

(C)July 2

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. Probate Court

To all persons interested in a petition for adoption of **Scott David Flagg** of Cambridge in said County.

A petition has been presented to said Court by **James Cremens** and **Patricia A. Cremens** his wife, of Cambridge in said County, praying for leave to adopt said **Scott David Flagg** a child of **Kenneth L. Flagg** of Parts unknown and **Patricia A. Flagg** his former wife, and that the name of said child be changed to **Scott David Cremens.**

If you desire to object thereto you or your attorney should file a written appearance in said Court at Cambridge before ten o'clock in the forenoon on the twentieth day of August 1981, the return day of this citation.

Witness, Sheila E. McGovern, Esquire, First Judge of said Court, this ninth day of June 1981.
Paul J. Cavanaugh
Register

(C)June25,July2,9

INVITATION FOR BIDS

The **Cambridge Housing Authority** will receive bids from contractors for **Heating Plant Improvements** at Norfolk Street and Lincoln Way Developments at 3:00 P.M. Friday, July 17, 1981, at 678 Massachusetts Avenue, Cambridge, 10th Floor, no later than the time and date specified below and will publicly open and read aloud all bids. Any bid received after the time and date specified will not be considered. Bids to be delivered by mail must be sent to the Cambridge Housing Authority's mailing address: Cambridge Housing Authority, 270 Green Street, Cambridge, Massachusetts 02139.

General Bid on **July 17, 1981** at **3:00 P.M.** Bid Deposit - **$2,000.**

Plans, specifications and contractual documents, as developed by E. J. Flynn Engineers, Inc. are available at the Cambridge Housing Authority, 678 Massachusetts Avenue, Cambridge, MA., 10th Floor. A specification deposit of $25.00, in the form of a Certified Treasurer's Check, Cashier's Check, Payable to Cambridge Housing Authority, or cash is required and will be returned upon receipt of such documents in good condition. Deposits for specification not returned within thirty (30) days of bid opening will become property of the Cambridge Housing Authority.

Each general bid must be securied by an accompanying deposit in an amount as noted above, in cash, Certified Check or Treasurer's Check issued by a responsible bank or Trust Company, payable to Cambridge Housing Authority, or a bid bond. Although Cash is permissable, it is not preferred as a bid security.

Each proposal must be enclosed in a sealed envelope clearly endorsed with the Name and Address of the bidder, the project description and development name.

All bids for this project are subject to the provisions of either or both Massachusetts General Laws, Chapter 30, Section 39M as amended and Massachusetts General Laws, Chapter 149, Section 44A-44L inclusive.

The Cambridge Housing Authority reserves the right to waive any informalities in or to reject any and all bids if it be in the public interest to do so.

Attention is called to the provisions for equal employment opportunity and for payment of not less than the minimum salaries and wages as set forth in the specifications.

The successful bidder shall be required to furnish and pay for satisfactory performance and payment bonds in the penal sum of the contract price in a form satisfactory to the Cambridge Housing Authority.

No bid of a General Bidder shall be withdrawn after the opening thereof prior to thirty (30) days, Saturdays, Sundays and Legal holidays excluded after the approval by the funding agency of the award of the General Contract without the consent of the Cambridge Housing Authority. No bid of a Sub-Bidder shall be withdrawn prior to thirty (30) days Saturdays, Sundays and legal holidays excluded, from the award of the Contract of the General Contractor, without the consent of the Cambridge Housing Authority.

A pre-bid conference will be held at 10:00 A.M., July 7, 1981 at 116 Norfolk Street and 11:00 A.M. at Lincoln Way, Raymond and Walden Streets, Cambridge, MA.

CHA is an Equal Opportunity Affirmative Action M/F employer.

(C)June25,July2

ORDINANCE NO. 963.
FINAL PUBLICATION NO. 2119
First publication in the Chronicle on June 18, 1981.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-One
AN ORDINANCE

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

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

The Zoning Map accompanying the ordinance passed to be ordained September 26, 1977 entitled "The Zoning Ordinances of the City of Cambridge" is hereby amended by adding a new definition in Article 2.000 entitled "Accessory Apartment", which reads as follows:

Accessory Apartment. An accessory use with one or more rooms with separate kitchen and bathroom facilities, constituting a dwelling unit, located within and under the same ownership as a single family detached dwelling and designed for the occupancy of a single family.

Also, add new subsection 4.22 Accessory Apartments as follows and recodify existing subsections 4.22 and 4.23 as 4.23 and 4.24. 4.24-4.243 as 4.25-4.253, 4.25-4.255 as 4.26-4.265 and 4.26-4.264 and 4.27-4.274 respectively.

4.22 Accessory Apartments

The purpose of this subsection 4.22 is to allow for the creation of accessory apartments in Residence A districts. These districts contain a number of large single family homes that are underutilized. Alteration of these homes to provide additional dwelling units would be prohibited in most cases due to the existing floor area ratio and/or lot area per dwelling unit requirements of subsection 5.31. Given contemporary life styles, housing needs and energy and maintenance costs, it is beneficial to the City to allow greater flexibility in the use of such dwellings without substantially altering the environmental quality of such residential districts. This subsection 4.22 gives the Board of Zoning Appeal authority to relax such requirements in certain instances as enumerated below.

4.221

In a residence A district the Board of Zoning Appeal may grant a special permit for alteration of a single family, detached dwelling legally in existence as of the effective date of this subsection 4.22, to provide one accessory apartment if the following conditions are met:

1. The dwelling was constructed prior to June 1, 1940, and has not been substantially enlarged since that date. The addition in the aggregate of two hundred and fifty square feet or more of gross floor area shall be considered a substantial enlargement.

2. Prior to alteration the dwelling contains at least 3,500 square feet of gross floor area.

3. The lot on which such accessory apartment is located contains at least 3,000 square feet of lot area per dwelling unit.

4. Such accessory apartment shall not occupy more than 35% of the gross floor area of the principal dwelling in existence prior to the effective date of this subsection 4.22 and shall not be located in a garage.

5. Any alteration which would increase the floor area ratio beyond that permitted in the district or which would further increase an existing violation of the applicable floor area ratio shall not be permitted.

In granting a special permit the Board may impose such conditions, including requirements for off-street parking and limitations on other accessory uses of the premises, as it may deem appropriate to avoid detriment to the neighborhood or to nearby persons or property. The Board of Zoning Appeal shall evaluate each special permit application which involves exterior changes to a building with respect to the compatability of the proposed exterior changes with the appearance and character of the neighborhood and may require that there be no change or minimal change to any face of a building oriented toward a public way or visible from a public way.

4.222

The requirement for an off-street parking space specified in Article 6.000 shall not apply for the addition of one accessory apartment in a single family, detached dwelling in a Residence A district.

In City Council June 29, 1981.

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

James L. Sullivan, City Manager.
ATTEST:- Paul E. Healy, City Clerk.

(C)July2

ORDINANCE NO. 964.
FINAL PUBLICATION NO. 2120.
First publication in the Chronicle on June 18, 1981.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty-One
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Thirteen of the General Ordinances entitled "Offenses" is hereby amended by striking out in Article VIII entitled "Arrest Without Warrant", Section 13-19 as amended on September 29, 1975 and substituting in place thereof a new Article VIII entitled "Arrest Without Warrant", Section 13-20 entitled "Penalty for Vandalism, Destruction of Property and Other Related Offenses", which reads as follows:

ARTICLE VIII ARREST WITHOUT WARRANT

Section 13-20. Penalty for Vandalism, Destruction of Property and Other Related Offenses.

No person shall willfully, and maliciously, intentionally and without right:

A. Break down, injure, remove or destroy a monument erected for, of tree marked for, the purpose of designating the boundaries of a town or of a tract or lot of land, or a milestone, mileboard or guideboard erected upon a public way or railroad, or deface or alter the description of any such state or board.

B. Mar or deface a building or signboard, or extinguish a light, or break, destroy or remove a lamp, lamp post, railing or post erected on a bridge, sidewalk, public way, court or passage.

C. Deface or otherwise injure, remove, interfere with or destroy any traffic regulating sign, light, signal, marking or device lawfully erected or placed under public authority on any public way.

D. Or wantonly and without cause, destroy, deface, mar, or injure a schoolhouse, church or other building erected or used for purposes of education or religious instruction, or for the general diffusion of knowledge, or an outbuilding, fence, well or appurtenance of such schoolhouse, church or other building, or furniture, apparatus or other property belonging thereto or connected therewith.

E. Or wantonly and without cause, destroy, deface, mar or injure any playground apparatus or equipment located in a public park or playground.

F. Destroy, injure, deface or mar dwelling house or other building, whether upon the inside or outside.

G. Mar or injure the walls, wainscoting or any other part of a courthouse, or any other building or room used for county business or any building belonging to the Commonwealth or any building belonging to the City of Cambridge or the appurtenances thereof, by cutting, writing or otherwise.

H. Maliciously remove, displace, destroy, deface, mar or injure any monument, tablet or other device erected to mark an historic place or to commemorate an historic event.

Whoever violates any provision of this ordinance in the presence of a police officer authorized to serve criminal process and the identity of such person is unknown to the officer, such person may be arrested by such officer and detained in a safe place without a warrant until his identity is ascertained. Reasonable diligence shall be exercised by the arresting officer in ascertaining the identity of the offender and when identified he shall be released from arrest unless a warrant was issued against him. If the offender is known to the police office, he shall seek a complaint in court against such offender.

The organization(s) responsible for the distribution of posters or flyers with an intention that they be posted in violation of this ordinance shall be responsible for the immediate removal of said posters or flyers and the names of organization (s) named on illegally posted posters or flyers shall be forwarded to the appropriate area businessmen's association so that the association may notify said organization that such acts are prohibited by City Ordinance.

In upon conviction under the above City Ordinance, it is shown that the act committed was a first offense, and if the person makes restitution to the party injured, the Justice of the District Court may continue the case without finding.

In City Council June 29, 1981.

Passed to be ordained by a yea and nay vote:- Yeas 7; Nays 1; Absent 1.

James L. Sullivan, City Manager.
ATTEST:- Paul E. Healy, City Clerk.

(C)July2

ORDINANCE NO. 966.
Final Publication No. 2122.
First publication in the Herald on June 5, 1981.
CITY OF CAMBRIDGE
In the Year One Thousand, Nine Hundred Eighty
AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Twenty-Three entitled "Regulations Pertaining to Controlled Rental Housing Units" is hereby amended as follows:

Chapter Twenty-Three. Regulations Pertaining to Controlled Rental Housing Units.

Section 1. Removal of Controlled Rental Units from Market.

(a) **Declaration of emergency.** A serious public emergency continues to exist in the City of Cambridge with respect to the housing of a substantial number of its citizens, as declared by Chapter 36 of the Acts of 1976, for the reasons stated in the Act. The emergency has worsened since 1976 because of the removal of a substantial number of rental housing units from the market, by condominium conversion, demolition, and other causes. As a result, more than 2,000 or over 10 percent of the controlled rental units in the city have been removed from the housing market since 1970, and the vacancy rate has fallen below one percent. In order to carry out the purposes of the Act, and to continue to provide a sufficient supply of decent, affordable rental housing accomodations especially for families of low and moderate income and for elderly people on fixed incomes, it is necessary for the Cambridge City Council, in the exercise of its powers under section 6 of the Home Rule Amendment and under section 5(c) of the act, to regulate the removal of controlled rental housing units from the market.

(b) **Definitions.** As used in this section:

(1) "Act" means Chapter 36 of the Acts of 1976, as amended from time to time.

(2) "Board" means the Rent Control Board established by section 5 of the Act.

(3) "Controlled rental unit" means any unit included in the definition under section 3(b) of the Act.

(4) "Removal from the market" as applied to a controlled rental unit, includes but is not limited to:

(i) occupy, as an owner of a unit which is a condominium unit, if the last previous occupant was a tenant; however, if the same person will occupy the controlled rental unit as a condominium unit owner, this ordinance will not apply.

(ii) demolish, but no unit has been removed from the market by demolition until its physical destruction has begun; or

(iii) rehabilitate, repair or improve, other than as required by the laws of the Commonwealth or the city, in such a way as to prevent residential occupancy during the course of the rehabilitation, repair or improvement. This provision shall not apply to rehabilitation, financed at least in part by Community Development Block Grant funds, of a building owned by a non-profit corporation and intended for owner-occupancy by low and moderate income persons: or

(iv) convert to a cooperative as the term is used in section 3(b)(4) of the Act, all or part of any building which contains any controlled rental unit.

But, this term "removal from the market" does not include occupancy of a non-condominium unit by the owner of the building in which it is located or by any member of his/her immediate family; or a condominium unit which the owner occupied before the tenant occupied it; or a condominium unit as to which unit it can be shown with respect to its initial sale after the recording of the master deed that a purchase and sale agreement has been entered into prior to August 10, 1979, a cancelled check being conclusive proof of the transaction, or a unit deed recorded in the Middlesex Registry of Deeds prior to August 10, 1979, whether or not the unit was being used for rental housing on August 13, 1979. No condominium unit once legally occupied by the unit owner shall ever again be subject to this section for any reason.

(c) **Removal regulated.** No owner or other person shall remove from the market any controlled rental unit, unless the board after a hearing grants a permit. The board may issue orders and promulgate regulations to effectuate the purposes of this section, and to prescribe the procedure for applications, notice, hearings, and the granting and withdrawal of permits. A permit to remove from the market a unit in a building converted or proposed to be converted to a condominium may be granted to the owner of the building before the sale of a unit.

(c½) **Prohibited acts by developers.** After August 1, 1981, no owner of a building for which a condominium master deed has been recorded shall directly or indirectly sell, offer for sale, or agree to sell any controlled rental unit therein, unless the board has granted a removal permit for that unit, or unless the sale or offer is to, or the agreement is with, a current tenant of the unit who holds an exemption certificate. The board shall issue an exemption certificate to any person who files with it an affidavit in a form prescribed by the board, stating that he is a current tenant of the unit, that he occupied it as a tenant before August 10, 1979, and that he intends in good faith to occupy it indefinitely as its owner. No person shall file a false affidavit under this subsection. Nothing in this subsection shall prevent an owner of a building or any portion thereof from conveying his entire interest in the building in good faith to one purchaser, who shall then be subject to the provisions of this subsection to the same extent as the

City of Cambridge

In the Year One Thousand, Nine Hundred Eighty-One

AN ORDINANCE

In amendment to an ordinance formerly entitled "The General Ordinances of the City of Cambridge" as revised in 1972 and now designated as "The Code of the City of Cambridge".

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

That Chapter Two entitled "Administration" Article XXXIV entitled "Assistant City Manager for Human Service Programs", Article XXXV entitled "Commission for Human Service Programs", Article XXXVI entitled "Neighborhood Councils" and Article XXXVII entitled "Severability of Sections" is hereby amended by striking out the word "human" where it appears in these sections and substituting in place thereof the word "humane"

O-36

Proposed amendment to the General Ordinances of the City of Cambridge in Chapter Two entitled "Administration" in Article XXXIV entitled "Assistant City Manager for Human Services Programs" by striking out the word "Human" which it appears in the ordinance and substituting in place thereof the word "Humane".

6/22/81 - Passed to second reading - published - Chronicle 7/2/81

12/19/83 Placed on file pursuant to Order #8