

INSERT

MAP

HERE

Idiosyncratic Rezoning Petitions

Area 1 (Windsor, Columbia, Webster, and Elm Streets): Industry B to Business A

	FAR	Height	Principal Uses	Lot Area/Dwelling Unit
Existing District: Industry B	4.0	120 feet	Light and heavy industry, retail, office and R&D	NA
Proposed District: Business A	1.0 Commercial 1.75 Residential	35 feet commercial 45 feet residential	Retail, office, R&D, housing	600 square feet per dwelling unit

Area 2 (Western Ave. from Howard St. to Putnam Ave.): Residence C-2 to Residence C-1

Existing District: Residence C-2	1.75	85 feet	Residential, institutional uses	600 square feet per dwelling unit
Proposed District: Residence C-1	0.75	35 feet	Residential	1200 square feet per dwelling unit

Area 3 (Putnam and Western Aves, Banks and Hingham Streets): Residence C-3 to Residence C-1

Existing District: Residence C-3	3.0	120 feet	Residential, institutional uses	300 square feet per dwelling unit
Proposed District: Residence C-1	0.75	35 feet	Residential	1200 square feet per dwelling unit

Area 4 (Sherman and Bolton Streets): Residence C-2 to Residence B

Existing District: Residence C-2	1.75	85 feet	Residential, institutional uses	600 square feet per dwelling unit
Proposed District: Residence B	0.5/0.35	35 feet	Residential	2500/4000 square feet per dwelling unit

Current Conditions - Area 2 and Area 3

BUILDING HEIGHTS

FLOOR AREA RATIOS

RESIDENTIAL UNITS/LOT

DWELLING UNIT DENSITY

WESTERN AVENUE C2 ZONE - Western Side

Categories	# of Lots	% of Total	Categories	# of Lots	% of Total	Categories	# of Units	% of Total	Categories	# of Lots	% of Total
0' to 35'	28	87.50%	0.00 to 0.6	8	25.00%	1-3 units	25	83.33%	< 1800 sq ft	8	25.81%
>35' to 45'	4	12.50%	>0.60 to 0.75	7	21.88%	> 4-10 units	5	16.67%	1800-1200 sq	9	29.03%
>45'	0	0.00%	>0.75 to 1.00	12	37.50%	> 10 units	0	0.00%	1200-600 sq	12	38.71%
			>1.00	5	15.63%				> 600 sq ft	2	6.45%
TOTAL:	32	100.00%	TOTAL:	32	100.00%	TOTAL:	30	100.00%	TOTAL:	31	100.00%

WESTERN AVENUE C2 ZONE - Eastern Side

Categories	# of Lots	% of Total	Categories	# of Lots	% of Total	Categories	# of Units	% of Total	Categories	# of Lots	% of Total
0' to 35'	36	80.00%	0.00 to 0.6	3	6.82%	1-3 units	35	77.78%	< 1800 sq ft	10	22.22%
>35' to 45'	9	20.00%	>0.60 to 0.75	10	22.73%	> 4-10 units	10	22.22%	1800-1200 sq	10	22.22%
>45'	0	0.00%	>0.75 to 1.00	7	15.91%	> 10 units	0	0.00%	1200-600 sq	13	28.89%
			>1.00	24	54.55%				> 600 sq ft	12	26.67%
TOTAL:	45	100.00%	TOTAL:	44	100.00%	TOTAL:	45	100.00%	TOTAL:	45	100.00%

BANKS/ELMER/HINGNAM C3 ZONE

Categories	# of Lots	% of Total	Categories	# of Lots	% of Total	Categories	# of Units	% of Total	Categories	# of Lots	% of Total
0' to 35'	38	90.48%	0.00 to 0.6	16	38.10%	1-3 units	27	72.97%	< 1800 sq ft	8	21.62%
>35' to 45'	3	7.14%	>0.60 to 0.75	0	0.00%	> 4-10 units	10	27.03%	1800-1200 sq	8	21.62%
>45'	1	2.38%	>0.75 to 1.00	7	16.67%	> 10 units	0	0.00%	1200-600 sq	13	35.14%
			>1.00	19	45.24%				> 600 sq ft	8	21.62%
TOTAL:	42	100.00%	TOTAL:	42	100.00%	TOTAL:	37	100.00%	TOTAL:	37	100.00%



City of Cambridge

In the Year One Thousand, Nine Hundred NINETY NINE

AN ORDINANCE

In amendment to the "Zoning Ordinances of the City of Cambridge"

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

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Motague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #126

Lots # 126, 127, 79, 78, 125, 124, 123, 118, 63, 62, 61, 60, 59, 132, 133, 129, 128, 122, 121, 58, 57, 4, 3, 2, 1, 9;

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

Lots # 172, 173, 35, 37, 38, 39, 40, 24, 25, 26, 22, 174, 175, 169, 14, 15, 10, 11, 12, 13, 197, 196, 195, 194, 176;

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

Passed to a second reading at the City Council meeting held on July 26, 1999 and on or after August 9, 1999 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk

Planning Board Petition

Recommended Changes to the Zoning Map of the City of Cambridge

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Motague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #126

Lots # 126, 127, 79, 78, 125, 124, 123, 118, 63, 62, 61, 60, 59, 132, 133, 129, 128, 122, 121, 58, 57, 4, 3, 2, 1, 9;

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

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Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

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4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

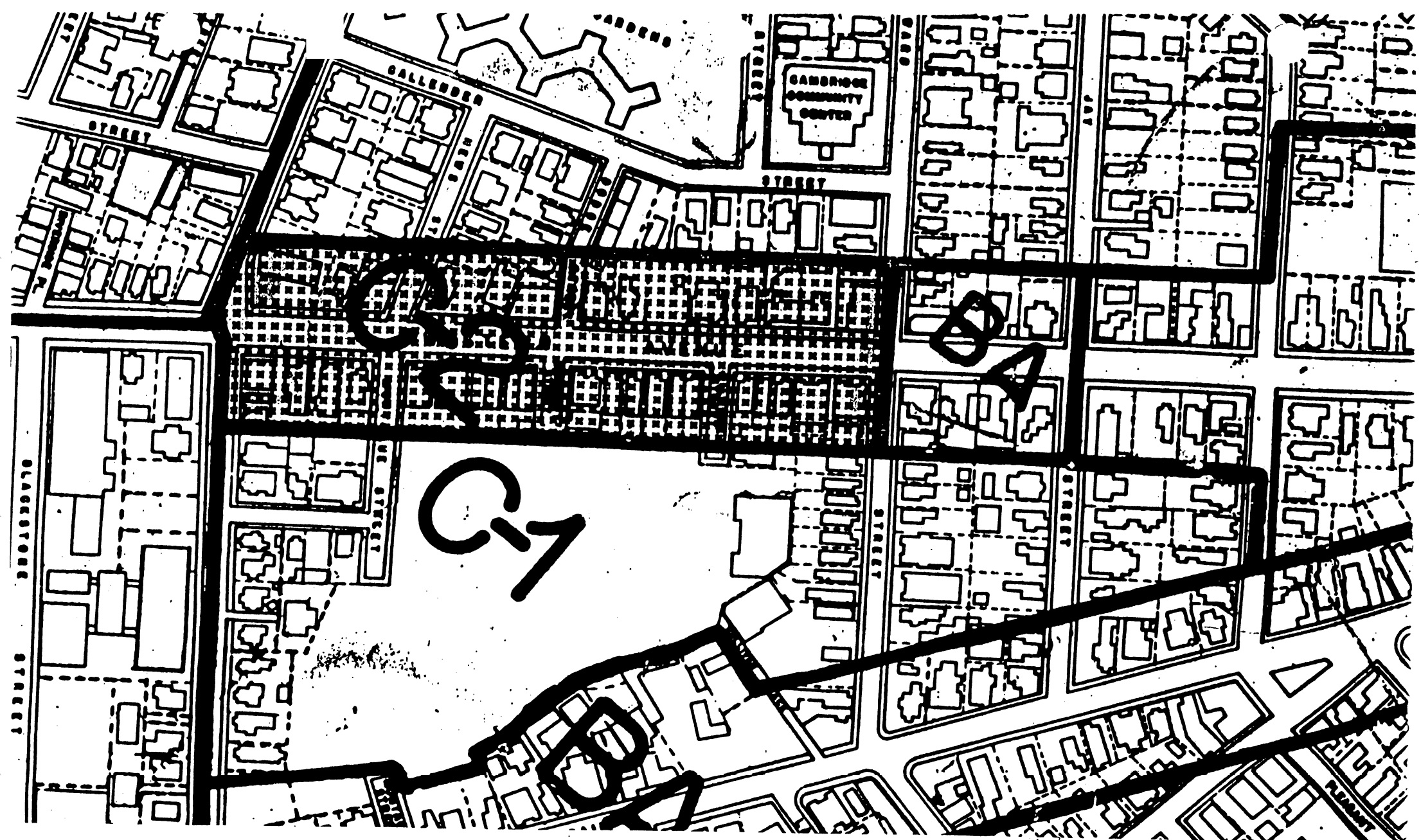
1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

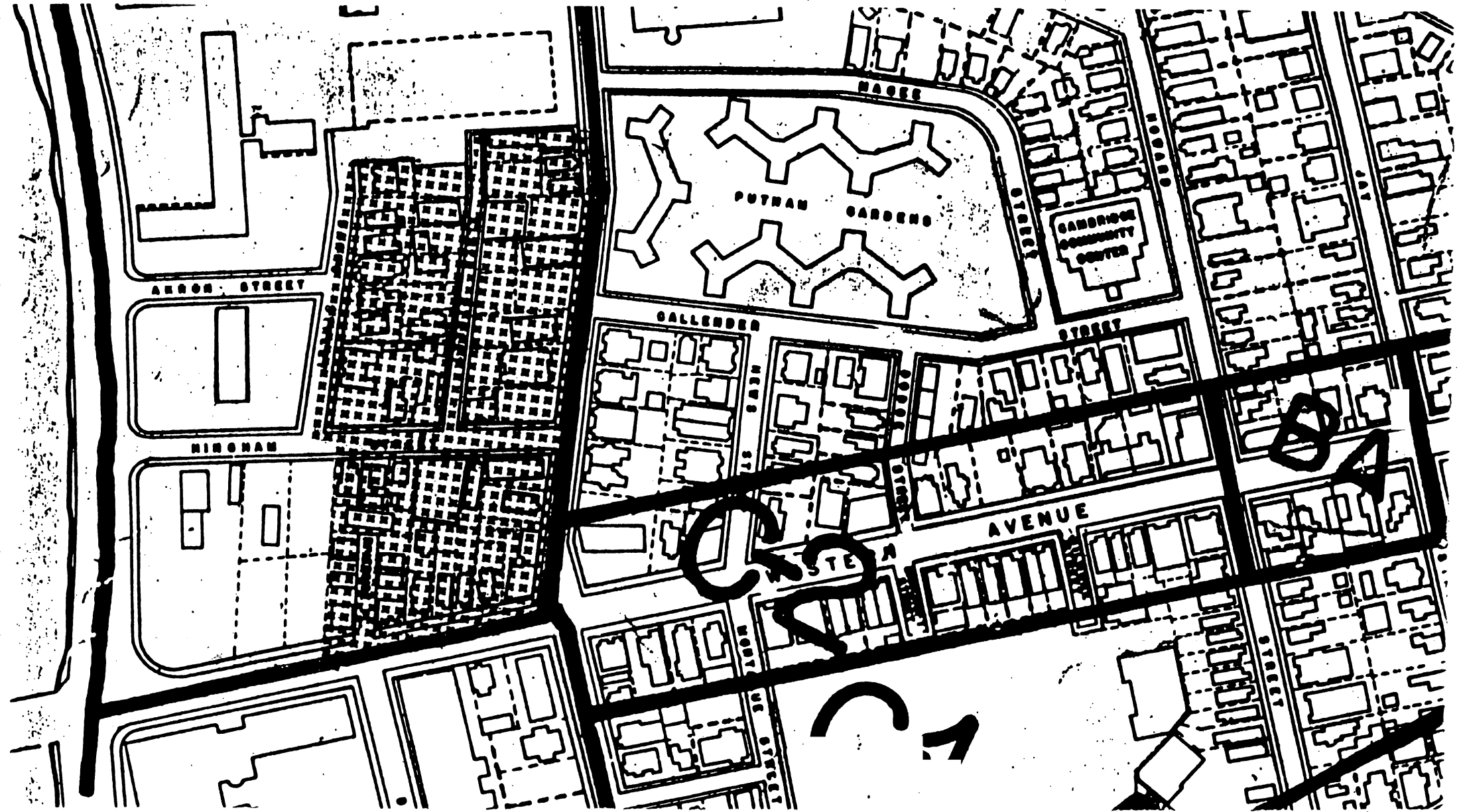


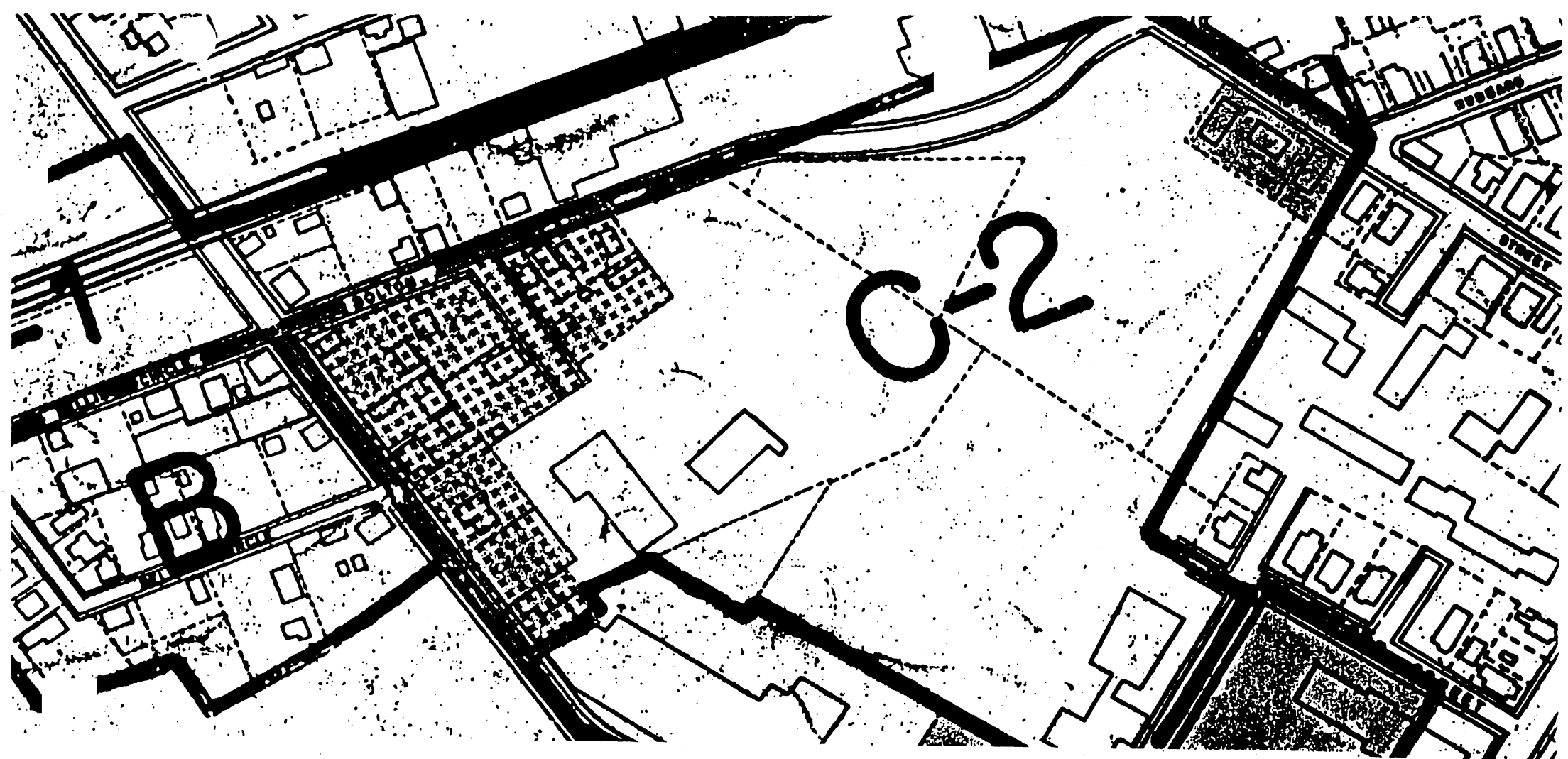
**1. Industry B to Business A in Neighborhood 3
Columbia Road and Webster Avenue at the Somerville City Line.**



2. Residence C-2 to Residence C-1
Western Avenue in Riverside

3. Residence C-3 to Residence C-1
Putnam Avenue, Western Avenue, Banks Street, Hingham Street and
Elmer Street in Riverside





**4. Residence C-2 to Residence B
Neighborhood 9 at Sherman Street and Bolton Street**



Ms. Sarah Smith, 267 Putnam Avenue, stated that she supported as much Residence C-1 zoning as suggested on Putnam Avenue.

No one else appeared in support.

Councillor Davis requested the opponents to come forward.

Ms. Martha Eddison Sieniewicz, 14 Hews Street, stated that she is a property owner of 301-305 Western Avenue. She stated that the zoning change on the Area III Proposal (Hingham Street) is a good idea. She is opposed to the Western Avenue zone change. She further stated that she was concerned with businesses not being allowed in this zone. Mr. Barber informed her that businesses are not allowed now; the businesses are non-conforming. The height restriction, she said, is a good idea.

Patricia Hill, 238 Putnam Avenue, stated that she liked the height requirement in the Area II and III proposals. She feels that rezoning in the area should be postponed due to the fact that Harvard University is planning to build a museum. She stated that she likes shopping along Western Avenue. She suggested to change the zoning in the area to Residence C-2B. Mr. Barber stated that Residence C-2B is strictly residential and will not allow commercial use. Ms. Hill stated that she would like more businesses and restaurants along Western Avenue.

Councillor Triantafillou asked if these changes were transitional zones. Mr. Barber stated that the proposals are in response to a City Council order.

Mr. Barber stated that this is a Planning Board policy decision. This is a district that the Planning Board does not want to see built beyond Residence C-1; thus, the Planning Board wants to see the area rezoned to Residence C-1.

Ms. Hill asked about the set up of the Residence C-2B district. Mr. Barber stated that the Residence C-2B was established for a site on Massachusetts Avenue in 1986.

Councillor Davis asked if there is a more appropriate zone that will allow small businesses and restaurants. Mr. Barber responded that this proposal is a major policy decision by the Planning Board. If the area is rezoned for retail along Western Avenue, this is a major policy issue for the city, he said. He further stated that if the City Council wants to change the area to include retail, that is a different zoning discussion. This proposal, he stated, would not preclude another change in the zoning from taking place.

Councillor Davis made a motion that the petition be forwarded to the full City Council without recommendation. The motion carried on a voice vote.

The meeting adjourned at six o'clock and fifty minutes p.m.

For the Committee,

A handwritten signature in black ink, appearing to read 'Henrietta Davis', written over the text 'For the Committee,'.

Councillor Henrietta Davis
Chair

062399.ordinancecommreport.zoningchanges.doc



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Nine

AN ORDINANCE

In Amendment to the "Zoning Ordinance of the City of Cambridge."

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

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

In City Council September 13, 1999.

Passed to be ordained as amended by a ye and nay vote:
Yeas 9; Nays 0; Absent 0.

ATTEST:-

D. Margaret Drury, City Clerk

City of Cambridge

MASSACHUSETTS

In City Council 9/13, 1999

Ord. # 9 Ord as amended by P.B. ~~107~~

	YEA	NAY	ABSENT	PRESENT
Ms. Kathleen L. Born	✓			
Ms. Henrietta Davis	✓			
V. Mayor Anthony Galluccio	✓			
Mr. Kenneth E. Reeves	✓			
Ms. Sheila T. Russell	✓			
Mr. Michael A. Sullivan	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Ms. Katherine Triantafillou	✓			
Mayor Francis H. Duehay	✓			

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City of Cambridge

In City Council July 26, 1999

The Ordinance Committee conducted a public meeting on Wednesday, June 23, 1999 at six o'clock and six minutes p.m. in the Sullivan Chamber.

The purpose of the meeting was to discuss a proposal to consider four zoning district changes for four areas in the city proposed by the Planning Board.

Present at the meeting were Councillor Henrietta Davis, Chair of the committee, Councillors Katherine Triantafillou and Kathleen Born, Lester Barber, Director of Land Use and Planning and Donna P. Lopez, Deputy City Clerk.

Councillor Davis opened the meeting by stating that Mr. Lester Barber, Director of Land Use and Planning, would give a presentation on the proposal.

Mr. Barber stated that the proposal was part of a series and there will possibly be more petitions to correct idiosyncratic zoning. This process, he stated, was a result of a City Council order directing the Community Development Department to review the Zoning Ordinance and recommend changes where the zoning is clearly inappropriate.

This petition contains four proposals to change the zoning, he said. They are not linked to each other. The proposals are as follows:

Area I – To change the zoning from Industry B to Business A in the Windsor, Columbia, Webster and Elm Street area;

Area II – To change the zoning from Residence C-2 to Residence C-1 on Western Avenue from Howard Street to Putnam Avenue;

Area III – To change the zoning from Residence C-3 to Residence C-1 on Putnam and Western Avenues and on Banks and Hingham Streets; and

Area IV – To change the zoning from Residence C-2 to Residence B in the Bolton and Sherman Street area.

Mr. Barber distributed technical information on the proposals which are attached as **ATTACHMENT A**.

Councillor Davis opened the meeting to the proponents of the petition.

Def.

Committee Report #3

A report from Councillor Davis,
Chair of the Ordinance Committee,
for a meeting held on June 23, 1999,
for the purpose of discussing a
proposal to consider four zoning
district changes for four areas in
the city proposed by the Planning
Board.

In City Council July 26, 1999

REPORT ACCEPTED

PLACED ON FILE

PASSED TO A SECOND
READING



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 6, 1999

To the Honorable the City Council:

Subject: Planning Board Petitions to Rezone Four Small Areas in the City.

Recommendation. The Planning Board recommends the following actions:

(1) Adopt the Business A designation for that area between Cambridge Street and the Somerville city line currently zoned Industry B. While the area is used mostly for industrial purposes (junk yards), it is not very densely developed and is immediately abutted by residential uses in Cambridge. The location is not appropriate for the building density that would be allowed in the current Industry B district (i.e. a maximum FAR of 4.0); lower density retail and office development or housing (which is not allowed in the Industry B district) would be the most appropriate future development options for this location.

(2) Postpone any action on the rezoning from Residence C-2 to Residence C-1 of that area along Western Avenue between Putnam Avenue and Howard Street. This area is characteristically a low scaled residential area intermixed with some non-conforming retail and office uses. While small in scale, the density of dwelling units and building area is rather high, with the majority of lots falling somewhere between the Residence C-1 density proposed and the Residence C-2 density currently allowed. Testimony at the hearing by property owners and residents indicated a desire to have this area considered in a broader context with consideration of rezoning proposals for the adjacent Hingham Street area and the nearby Harvard University-owned Mahoney's nursery sales site. As in the case of Proposal #3, which follows, the Planning Board would recommend that further consideration of this rezoning proposal be held in abeyance until that more comprehensive discussion can take place, noting only that the current zoning designation is not an appropriate one for regulating future development in this location.

(3) Postpone any action on the rezoning from Residence C-3 to Residence C-1 of that area generally bounded by Western Avenue, Putnam Avenue, and Banks Street. While the current zoning is inappropriate as a guide to future change in this area, which is very similar in character to Western Avenue as described above, residents testifying at the hearing expressed a strong interest in linking consideration of rezoning of this area to that of the Harvard University-owned properties adjacent, abutting Memorial Drive. At the hearing, a spokesperson for the University indicated a willingness to undertake such a dialogue with residents and the City in the near term. The Planning Board would

recommend that further consideration of this rezoning proposal be held in abeyance until that more comprehensive discussion can take place.

(4) Adopt the Residence B designation for that area at Sherman Street and Bolton Street currently zoned Residence C-2. This small area consists mostly of small wood frame structures two and a half stories or less in height. Two lots contain small brick apartment buildings constructed to the current Residence C-2 density. While those two structures would be made non-conforming by the proposed change, this eleven lot district should not be totally redeveloped to that higher density. Rezoning to a Residence B district best reflects appropriate public policy and would maintain the current scale and character of the area affected.

Respectfully submitted for the Planning Board,

 Carolyn Mieth, Vice Chair

Description of Changes to the Zoning Map

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

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Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Motague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

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Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

Lots # 172, 173, 35, 37, 38, 39, 40, 24, 25, 26, 22, 174, 175, 169, 14, 15, 10, 11, 12, 13, 197, 196, 195, 194, 176;

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

Comparison of Use and Dimensional Characteristics

Area 1 (Windsor, Columbia, Webster, and Elm Streets): Industry B to Business A

	FAR	Height	Principal Uses	Lot Area/Dwelling Unit
Existing District: Industry B	4.0	120 feet	Light and heavy industry, retail, office and R&D	NA
Proposed District: Business A	1.0 Commercial 1.75 Residential	35 feet commercial 45 feet residential	Retail, office, R&D, housing	600 square feet per dwelling unit

Area 2 (Western Ave. from Howard St. to Putnam Ave.): Residence C-2 to Residence C-1

Existing District: Residence C-2	1.75	85 feet	Residential, institutional uses	600 square feet per dwelling unit
Proposed District: Residence C-1	0.75	35 feet	Residential	1200 square feet per dwelling unit

Area 3 (Putnam and Western Aves, Banks and Hingham Streets): Residence C-3 to Residence C-1

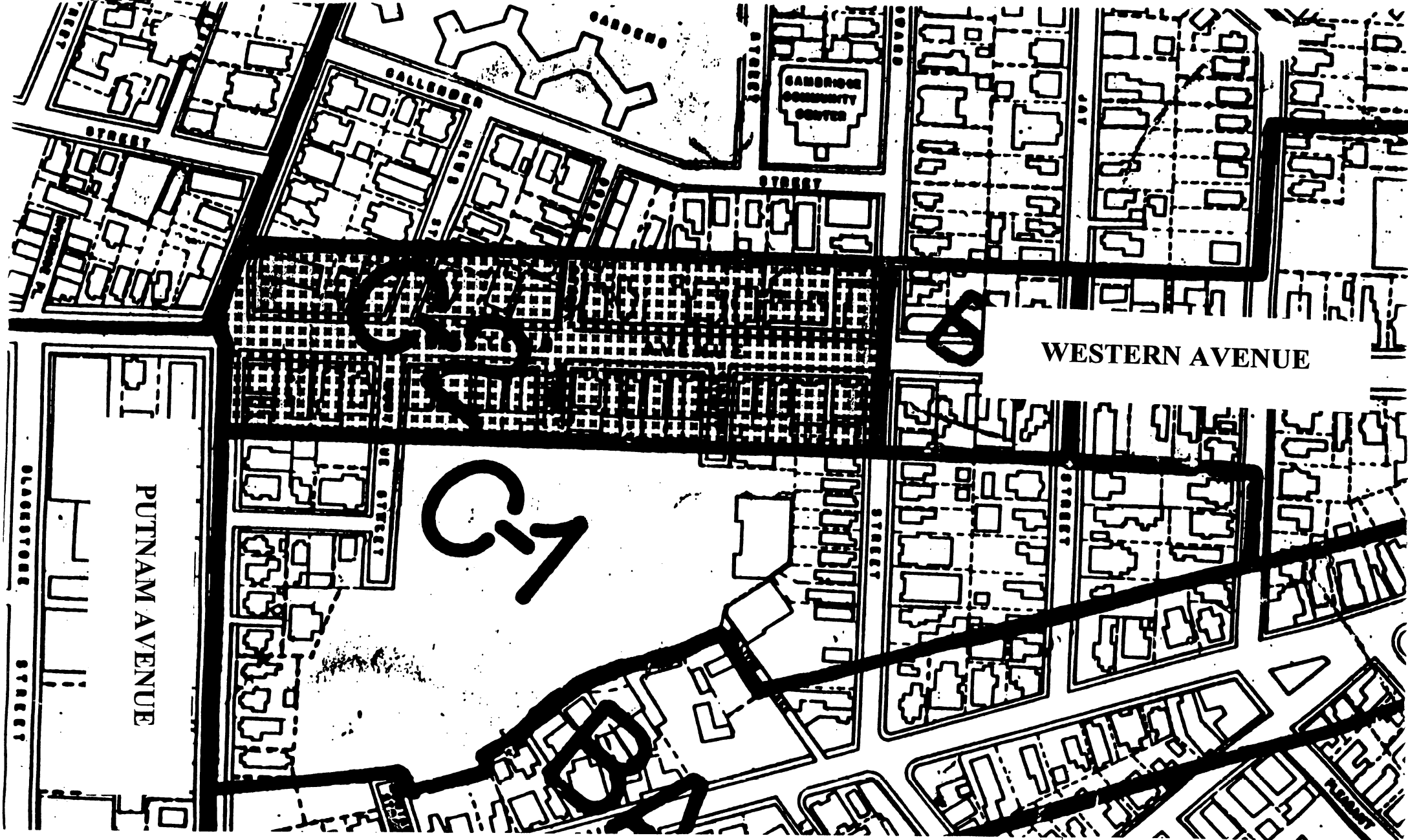
Existing District: Residence C-3	3.0	120 feet	Residential, institutional uses	300 square feet per dwelling unit
Proposed District: Residence C-1	0.75	35 feet	Residential	1200 square feet per dwelling unit

Area 4 (Sherman and Bolton Streets): Residence C-2 to Residence B

Existing District: Residence C-2	1.75	85 feet	Residential, institutional uses	600 square feet per dwelling unit
Proposed District: Residence B	0.5/0.35	35 feet	Residential	2500/4000 square feet per dwelling unit



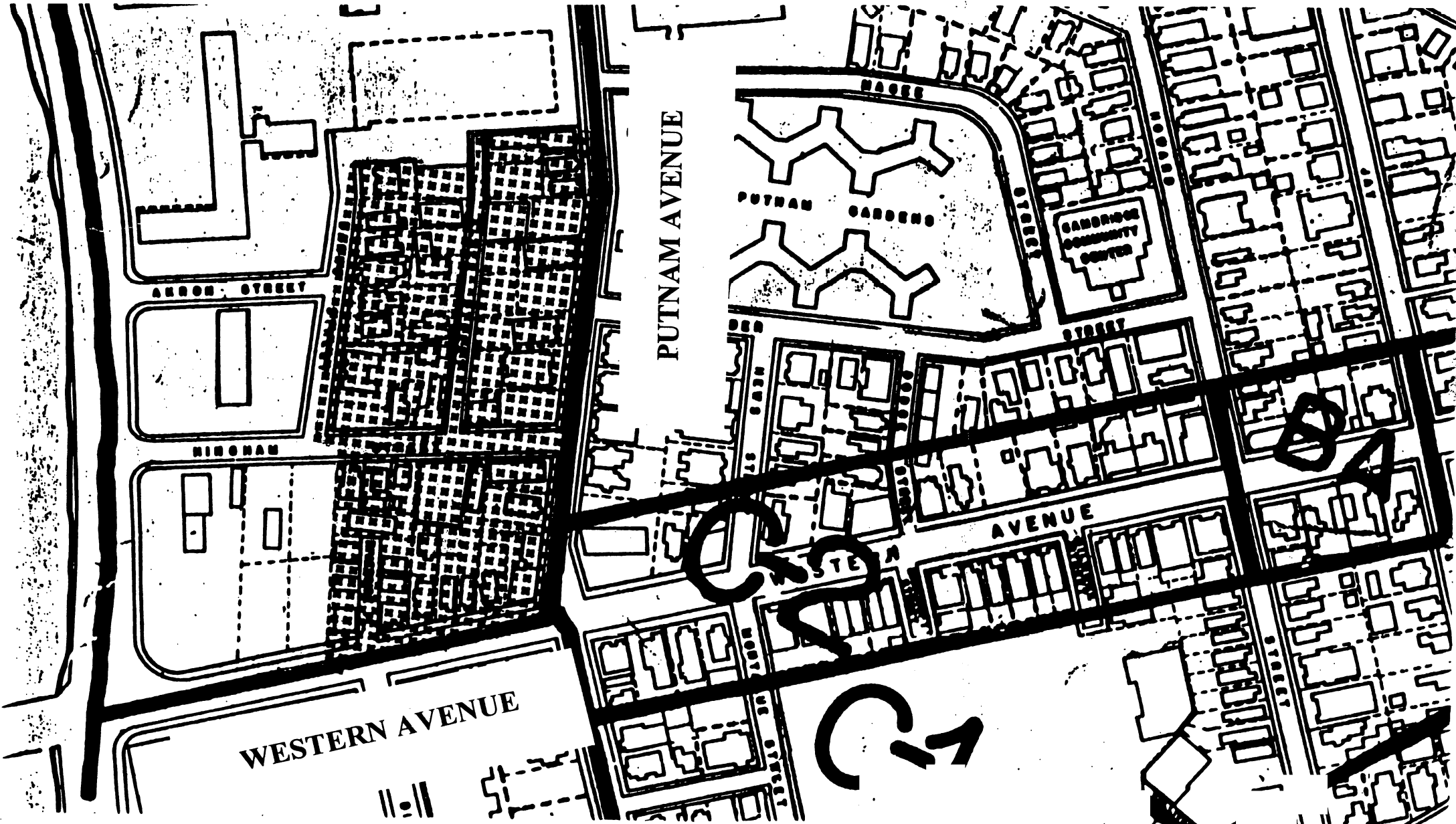
**1. Industry B to Business A in Neighborhood 3
Columbia Road and Webster Avenue at the Somerville City Line.**

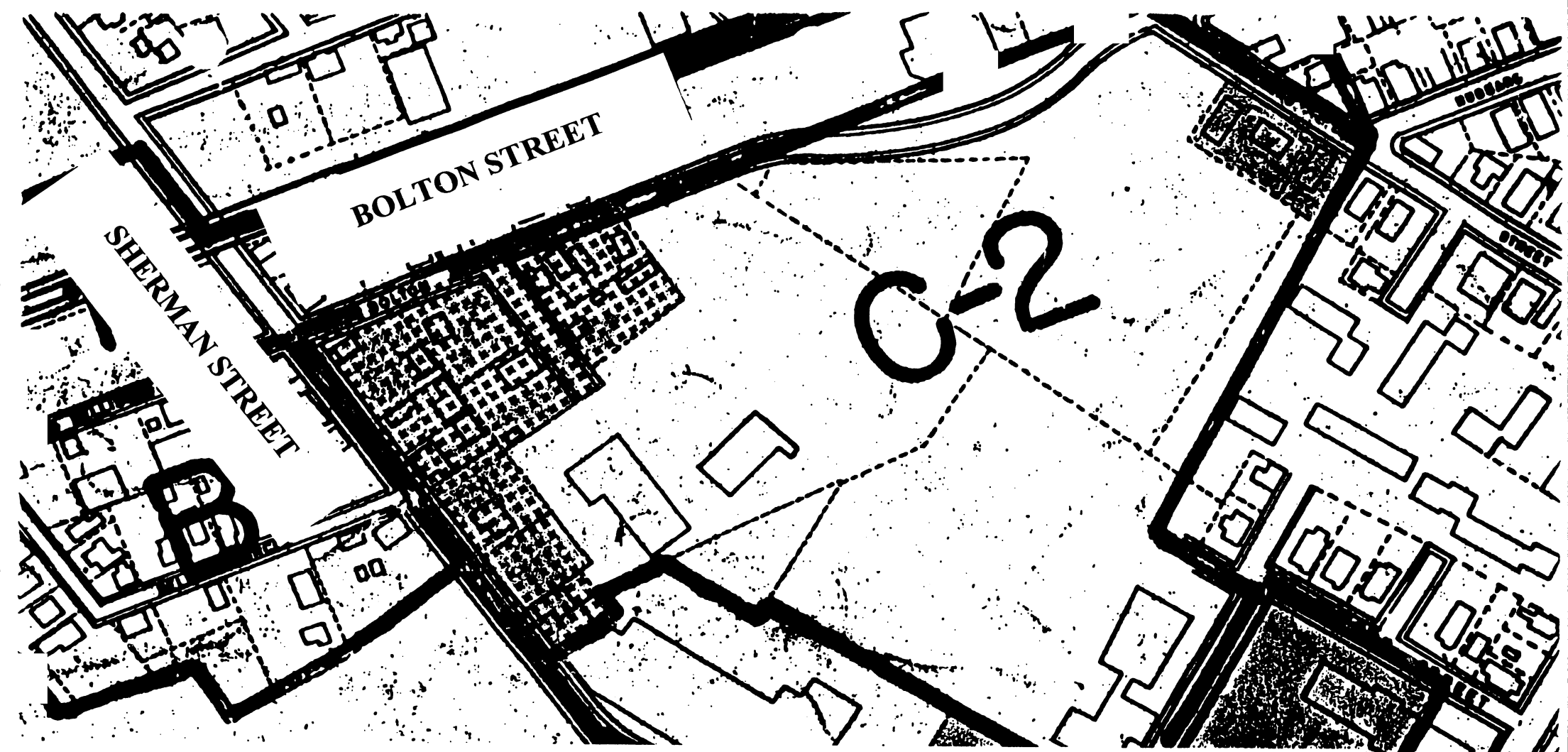


**2. Residence C-2 to Residence C-1
Western Avenue in Riverside**

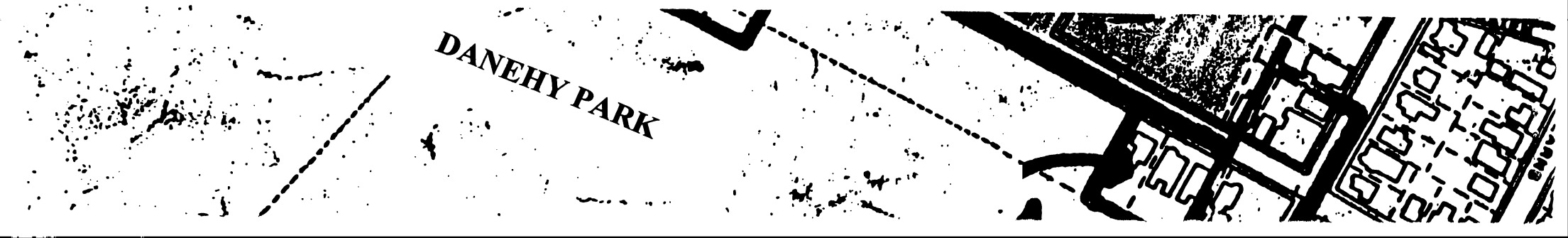
3. Residence C-3 to Residence C-1

Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street in Riverside





**4. Residence C-2 to Residence B
Neighborhood 9 at Sherman Street and Bolton Street**





CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



15.

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 13, 1999

To The Honorable, The City Council:

Please find attached for your consideration Planning Board Petitions to rezone four small areas in the City.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda 15

Relative to Planning Board
Petition to rezone four small
areas in the City.

In City Council September 13, 1999

*Referred to Calendar
Item #9*

PETITION OF Proposed Zoning District Changes
for 4 areas of city

Petition filed with the City Clerk April 26, 1999

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

April = 4 days
May = 31 days
June = 30 days
65 days

June 30

In City Council April 26, 1999

Referred to the Planning Board for report May 6, 1999

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be September 21, 1999.)

June = 7 days
July = 31 days
Aug = 31 days
Sept = 21 days
90 days =

September 21

City Council hearing published Chronicle on 6/3
and 6/10

Hearing before the Ordinance Committee June 23, 1999

Reported to the City Council July 26, 1999

Passed to a second reading on July 26, 1999

published in Chronicle on _____

Planning Board report received on _____

Ready for ordination on August 9, 1999

Passed to be ordained on September 13, 1999

published in Chronicle on September 16, 1999

COMPLETION DATE September 21, 1999



City of Cambridge

In the Year One Thousand, Nine Hundred Ninety-Nine

AN ORDINANCE

In Amendment to the "Zoning Ordinance of the City of Cambridge."

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

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

In City Council September 13, 1999.
Passed to be ordained as amended by a ye and nay vote:
Yeas 9; Nays 0; Absent 0.
ATTEST:-

D. Margaret Drury, City Clerk

*** SUCCESSFUL TX REPORT ***

07-27-99 11:12

ID:6173494269
CAMBRIDGE CITY CLERKS OFFICE

JOB No.	-----	
START TIME	-----	11:10
ID No.	-----	817814536650
RESOLUTION	-----	STANDARD
TOTAL PAGE	-----	04
MACHINE ENGAGED	-----	01 '35
INFORMATION	-----	OK
ERROR PAGE	-----	



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-~~XXX~~ 4269

ty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LO
DEPUTY CITY

FAX TRANSMITTAL SHEET

DATE:

7/27/99

TO:

Wendy Buckley
The Chronicle - Legal Ads

FAX #:

(781) 453-6650

PHONE #:

OF PAGES:

4

FROM:

Gail Jones
349-4257

Advertise on

7/29/99
2850

ADDITIONAL COMMENT:

Dates:

7/29 & 1

Please advertise for 1 week and
confirm receipt
thanks!



City of Cambridge

In the Year One Thousand, Nine Hundred NINETY NINE

AN ORDINANCE

In amendment to the "Zoning Ordinances of the City of Cambridge"

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

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Motague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #126

Lots # 126, 127, 79, 78, 125, 124, 123, 118, 63, 62, 61, 60, 59, 132, 133, 129, 128, 122, 121, 58, 57, 4, 3, 2, 1, 9;

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

Lots # 172, 173, 35, 37, 38, 39, 40, 24, 25, 26, 22, 174, 175, 169, 14, 15, 10, 11, 12, 13, 197, 196, 195, 194, 176;

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

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4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

Passed to a second reading at the City Council meeting held on July 26, 1999 and on or after August 9, 1999 the question comes on passing to be ordained.

ATTEST:-

D. Margaret Drury
City Clerk



CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE PLANNING BOARD

J. BRANDON WILSON
EXECUTIVE DIRECTOR

June 21, 1999

Cambridge City Council
Committee on Ordinances
795 Massachusetts Avenue
Cambridge, MA 02139

MEMBERS
LAURINDA BEDINGFIELD
ANTHONY CICCARIELLO
ELIZABETH MARIE GILLIS
KEVIN PRIOR
EUGENE F. POMFRET

Re: Proposed Rezoning of Neighborhood 3 from IB to BA

Dear Honorable Members of the Committee:

The Somerville Planning Department would like to offer its support for the rezoning proposed in Neighborhood 3. It is our understanding that changing the Cambridge Zoning Map to alter the zoning district around Columbia Road and Webster Avenue from Industry B to Business A would bring that neighborhood in line with the current zoning in that area, both in Cambridge and across the City line in Somerville. It also appears that this change would restrict certain uses that are currently permitted, such as auto body and paint shops, and would help upgrade the entire area, benefitting both the surrounding residences and businesses.

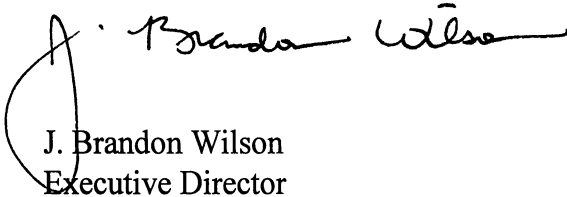
As you may know, the City of Somerville has invested over \$12 million over the past 10 years in the Boynton Yards Revitalization District, which is located directly north of the area in question. Somerville also rezoned the entire area in 1988, with the major goals being to eliminate conflicting land uses over time, and to encourage aesthetic upgrade of the area. That substantial public investment and concurrent rezoning has resulted in the phasing out of many of the types of uses permitted under your current IB zoning classification, and has attracted the clean, light commercial and industrial uses which are permitted under your proposed BA zoning. Current tenants of Boynton Yards, such as RCN Telecommunications, offer jobs to residents of both of our cities, yet have a smaller impact on nearby residential properties and the natural resources of the area. We are hoping to attract more businesses of this type as we enter the next phase of the project.

In sum, we believe that adopting the proposed rezoning represents good planning and will help upgrade this entire area over the long-term, to the benefit of both cities. We hope that you will choose to amend your zoning map accordingly.



Letter to Cambridge City Council
Page 2

Sincerely,



J. Brandon Wilson
Executive Director

cc: Mayor Dorothy A. Kelly Gay
Stephen Post, Executive Director, Community Development
Cambridge Planning Board



SOMERVILLE PLANNING BOARD

Somerville City Hall
93 Highland Avenue
Somerville, Massachusetts 02143

J. BRANDON WILSON
Executive Director



Cambridge City Council
Committee on Ordinances
795 Massachusetts Avenue
Cambridge, MA 02139



02139/3213



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, June 23, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor, Cambridge, Massachusetts**, on the four proposed zoning district changes for the following four areas in the City:

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Montague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

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(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

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Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

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Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

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Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

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 Henrietta Davis, Chair

NOTE:

Pursuant to the provisions of General Laws, chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

Public Notice
Relative to Zoning

City of Cambridge

Massachusetts

Office of the City Clerk

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A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

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 Henrietta Davis, Chair

NOTE:

Pursuant to the provisions of General Laws, chapter 40, Section 32A, Tercentenary Edition, the ordinance as aforesaid which exceeds in length eight octavo pages of ordinary book print may be summarized for publication in a newspaper of general circulation in the city with the further provision that said Zoning ordinance may be examined and obtained at the City Clerk's Office during office hours and that any objection to its invalidity by reason of any defect in the procedure of adoption may only be made within ninety days after the posting or the second publication.

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, June 23, 1999 at 6:00 p.m.** in the **Sullivan Chamber, City Hall, 795 Massachusetts Avenue, 2nd floor, Cambridge, Massachusetts**, on the four proposed zoning district changes for the following four areas in the City:

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Montague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 6, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.

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For the Committee,

Councillor Henrietta Davis, Chair

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**Public Notice
Relative to Zoning**

City of Cambridge

Massachusetts

Office of the City Clerk

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1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Montague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

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(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

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For the Committee,

Councillor Henrietta Davis, Chair

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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: THE HONORABLE, THE CITY COUNCIL
FROM: ^{JMD} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units:
- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ZONING/BUILDING INSPECTOR
INSPECTIONAL SERVICE DEPARTMENT**

FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK

DATE: JUNE 11, 1999

RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: WATERTOWN PLANNING BOARD
FROM: ^{DMJ} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: SOMERVILLE PLANNING BOARD
FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: DEPARTMENT OF COMMUNITY AFFAIRS
FROM: D.M.D.
D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: LES BARBER
COMMUNITY DEVELOPMENT DEPARTMENT**
**FROM: D.M.D.
D. MARGARET DRURY, CITY CLERK**
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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cc: Councillor Davis



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FAX (617) 349-4307

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: BOSTON REDEVELOPMENT AUTHORITY
**FROM: DMD
D. MARGARET DRURY, CITY CLERK**
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ARLINGTON PLANNING BOARD
**FROM: D.M.D.
D. MARGARET DRURY, CITY CLERK**
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

Wednesday, June 23, 1999	5:30 P.M.	To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: METROPOLITAN AREA PLANNING COUNCIL
DMJ
FROM: D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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cc: Councillor Davis



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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: BELMONT PLANNING BOARD
FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ROBERT R. BERSANI, MANAGING DIRECTOR
INSPECTIONAL SERVICES DEPARTMENT
DMD**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JUNE 11, 1999

RE: ORDINANCE COMMITTEE MEETING

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ROBERT W. HEALY, CITY MANAGER
FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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You or your designee is requested to be present at this time.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
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TO: RUSSELL HIGLEY, CITY SOLICITOR
FROM: ^{DMJ} D. MARGARET DRURY, CITY CLERK
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cc: Councillor Davis



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: BETH RUBENSTEIN, ACTING ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT**

FROM: D. MARGARET DRURY, CITY CLERK

DATE: JUNE 11, 1999

RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis

1999 MAY 27 P 3 31

RECEIVED
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Frances Bean
Mary Ann Bean
208 Maple St.
Malden, Mass
02148

May 26, 1999

Cambridge City Council

In receipt of your letter of May 17, 1999 addressed to Frances Bean and Mary Ann Bean regarding property at 115-117 and 121 Webster Avenue, we wish to inform you that it is our position to be recorded in opposition to any changes to the existing zoning ordinances.

In reading your proposed measures, we consider these to be very unfair and extremely vague. My sister and I do not want to lose any more rights that we presently have.

Yours truly,
Frances Bean
Mary Ann Bean
Owners and
Taxpayers

Consnet Communciation #11

A communication was received from
Frances Bean and Mary Ann Bean,
transmitting written opposition to
zoning changes relative to
115-117 and 121 Webster Avenue.

In City Council June 14, 1999

Referred to

petition



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ALL INTERESTED PERSONS
FROM: D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis

SYLVA, F. WARREN &
MARY A. SYLVA, TRS.
OF R & W REALTY ASSOCIATES
715 BAYPORT WAY
LONGBOAT KEY, FL 33548-2627

PIACENTINI, ALFRED &
ROBERT J. PARSONS,
TRS. OF A. & B. REALTY TRUST
290 RIVER ST
CAMBRIDGE, MA 02139-0000

GIUSTI, PRIMO & ANNETTE GIUSTI
& THE CITY OF CAMBRIDGE TAX
TITLE
1055 CAMBRIDGE AVE
CAMBRIDGE, MA 02139-0000

DALLMUS, CHRISTOPHER L. &
JOHN F. GIFFORD
432 COLUMBIA ST
CAMBRIDGE, MA 02141-0000

NICHOLSON YACHT CHARTER, INC.
432 COLUMBIA ST
CAMBRIDGE, MA 02139-0000

WILLIAM PRESSLEY &
ASSOCIATES, INC.
432 COLUMBIA STREET
CAMBRIDGE, MA 02141-0000

CAMBRIDGE ENTERPRISE
COLLABORATIVE, INC.
C/O COMMUNITY BUILDERS
95 BERKELEY ST
BOSTON, MA 02116-0000

FERREIRA, DERALDO
57 ROBINWOOD AVE
JAMAICA PLAIN, MA 02130-0000

PIACENTINI, ALFRED &
ROBERT J. PARSONS,
TRS. OF A. & B. REALTY TRUST
290 RIVER ST
CAMBRIDGE, MA 02139-0000

SHELL OIL COMPANY
P.O. BOX 2099
HOUSTON, TX 77252-2099

KOMESSAR, ALICE S.
P. O. BOX 390383
CAMBRIDGE, MA 02139-0000

LARANJEIRA, FERNANDO L. &
JOHN A. ZIZZA, TRS.
FERNANDO L. LARANJEIRA TRUST
15 POND STREET
WOBURN, MA 01801-0000

GASPAR, ADRIAN A. &
CONNIE M. GASPAR, TRS. OF THE
GASPAR FAMILY REALTY TRUST
432 COLUMBIA STREET, #13
CAMBRIDGE, MA 02141-0000

CAMBRIDGE ENTERPRISE
COLLABORATIVE, INC.
C/O COMMUNITY BUILDERS
95 BERKELEY ST.
BOSTON, MA 02116-0000

KETABI, MAHMOUD &
DAGFINN SAETHER
TRS OF MDMK REALTY TRUST
432 COLUMBIA ST
CAMBRIDGE, MA 02141-0000

WILLIAM PRESSLEY &
ASSOCIATES, INC.
432 COLUMBIA ST
CAMBRIDGE, MA 02141-0000

WEISBERG REALTY, INC.
C/O ATLAS JUNK
475 COLUMBIA ST
SOMERVILLE, MA 02143-4102

GLASSMAN, MORRIS &
HENRY GLASSMAN TRUSTEES OF
THE M & H REALTY TRUST
305 WEBSTER AVE
CAMBRIDGE, MA 02141-1031

NISSENBAUM, JOSEPH L.
& ALLEN L. NISSENBAUM, TRS.
COLUMBIA REAL ESTATE TRUST
480 COLUMBIA ST
SOMERVILLE, MA 02143-0000

RISELLI, THOMAS J.
42 CLIFFE AVE.
LEXINGTON, MA 02173-0000

MARTINS, ANTONIO C.
15 SUMMIT AVE
SOMERVILLE, MA 02143-1816

DENARO, JAMES F., TR.
OF J. DENARO REALTY TRUST
1065 CAMBRIDGE ST
CAMBRIDGE, MA 02139-1410

LIN, JOHN
10721 FALLS POINTE DR
GREAT FALLS, VA 22066-1622

CAHN, MICHAEL F. & RICHARD C.
LARSON, TRS OF BENFOR REALTY
C/O Q.E.D., INC
432 COLUMBIA ST
CAMBRIDGE, MA 02141-0000

RANA ASSOCIATES
432 COLUMBIA ST
CAMBRIDGE, MA 02141-0000

COOPERSTEIN, PAUL A. & BEVERLY S.
COOPERSTEIN, AS TRS. OF CAMBRIDGE
ONE REALTY TRUST
118 CARY AVE.
MILTON, MA 02186-000

PIACENTINI, ALFRED & ROBERT J.
PARSONS,
TRS. OF A. & B. REALTY TRUST
290 RIVER ST
CAMBRIDGE, MA 02139-0000

PHAM, DONG &
LOC-TUONG NGUYEN, TRS.
OF D & L REALTY TRUST
315-323 WEBSTER AVE
CAMBRIDGE, MA 02141-0000

PIMENTEL, MARIO, CARLOS
PIMENTEL & ROBERT E. PIMENTEL
294-306 WEBSTER AVE.
CAMBRIDGE, MA 02141-0000

CHEN, CHONG &
HSIAOLAN S. HSU
42 SACRAMENTO ST
CAMBRIDGE, MA 02138-0000

CHEN, CHONG &
HSIAOLAN S. HSU
42 SACRAMENTO ST
CAMBRIDGE, MA 02138-0000

HANLEY, TERENCE P.
P O BOX 41
AMESBURY, MA 01913-0141

HANLEY, TERENCE P.
P O BOX 41
AMESBURY, MA 01913-0141

CHEN, CHONG & HSIAOLAN S. HSU
42 SACRAMENTO ST
CAMBRIDGE, MA 02138-0000

AMORIM, JOAO MEDEIROS &
ADELAIDE S. AMORIM
1095 CAMBRIDGE ST.
CAMBRIDGE, MA 02141-0000

CHEN, CHONG & HSIAOLAN S. HSU
42 SACRAMENTO ST
CAMBRIDGE, MA 02138-0000

NUNES, ODETTE B.
C/O MARIA AVILA
20 BEACON HILL RD
DERRY, NH 03038-0000

BATISTA, TIBERIO & MARIA
BATISTA
1105 CAMBRIDGE ST.
CAMBRIDGE, MA 02139-0000

WISEBERG, JOSEPH M., TR.
OF ELM REALTY TRUST
333 ELM STREET
CAMBRIDGE, MA 02139-0000

HSU, HSIAOLAN & CHONG CHEN
42 SACRAMENTO ST
CAMBRIDGE, MA 02138-0000

CORREIA, DELMIRO
276 SUMMER STREET
SOMERVILLE, MA 02144-0000

RODRIGUES, CRISTIANO, ROSA
RODRIGUES,
ANTONIO LUIS & MARIA G. LUIS
293 ELM STREET
CAMBRIDGE, MA 02139-1427

RODRIGUES, CRISTIANO, ROSA
RODRIGUES,
ANTONIO LUIS & MARIA G. LUIS
293 ELM STREET
CAMBRIDGE, MA 02139-1427

DESOUSA, MANUEL C.,
MARIA C. SOUSA &
ANTONIO F. RIBEIRO
14 KILGORE AVENUE
MEDFORD, MA 02155-2153

Received at OC meeting of July 26, 1999

JULY 6 1999

DEAR MS. DAVIS,

I WAS UNABLE TO ATTEND THE PUBLIC HEARING REGARDING THE REZONING ALONG SHERMAN AND BOLTON STREETS ON JULY 6.

I DID CALL LISA PADENAS SUGGESTED AND SHE ADVISED CONTACTING YOU IN WRITING VOICING MY APPROVAL OF THE PROPOSED ZONING CHANGE TO RESIDENTIAL - B.

MY INTEREST IS IN REGARD TO THE POTENTIAL SURFACE WATER RUN OFF THAT MIGHT BE CREATED (INCREASED) AS THE RESULT OF ANY ZONING CHANGE. I WAS TOLD THE RESIDENCE - B WAS BETTER IN THAT RESPECT TO THE CURRENT ZONING.

IF YOU COULD KEEP US POSTED ON THE PROGRESS OF THIS ZONING CHANGE, WE WOULD BE VERY APPRECIATIVE.

THANK YOU,

James L. and Ann W. M. LeBell
#6 Bellin Circle
Cambridge, MA 02140-3208

In the
record

received at a meeting of July 26, 1999

JULY 6 1999

DEAR MS. DAVIS,

I WAS UNABLE TO ATTEND THE PUBLIC HEARING REGARDING THE RE ZONING ALONG SHERMAN AND BOLTON STREETS ON JULY 6.

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THANK YOU,

James L. and Ann W. M. Bell
#6 Bellis Circle
Cambridge, MA 02140-9208

In the
reply



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307



10.

April 26, 1999

To The Honorable, The City Council:

Please find attached for your consideration proposed zoning district changes for the following four areas in the City: 1.) Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line; 2.) Residence C-2 to Residence C-1 in Riverside (along Western Avenue); 3.) Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street); and 4.) Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street), received from the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1999

To the Honorable the City Council:

Subject: Four Proposed Zoning District Changes for Consideration by the City Council

The Planning Board hereby submits to the City Council for its consideration, proposed changes to the zoning district designation for four areas in the city. The four areas are among those that the Planning Board has identified as having current zoning district designations that are inappropriate because they are inconsistent with the existing development patterns in these areas and inconsistent with the city's policy for future development. These proposals are part of the Planning Board's continuing response to the Council request to identify such locations and recommend remedial action.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script, reading "Paul Dietrich".

Paul Dietrich, Chairman.

Planning Board Petition

Recommended Changes to the Zoning Map of the City of Cambridge

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Montague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #126

Lots # 126, 127, 79, 78, 125, 124, 123, 118, 63, 62, 61, 60, 59, 132, 133, 129, 128, 122, 121, 58, 57, 4, 3, 2, 1, 9;

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

Lots # 172, 173, 35, 37, 38, 39, 40, 24, 25, 26, 22, 174, 175, 169, 14, 15, 10, 11, 12, 13, 197, 196, 195, 194, 176;

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

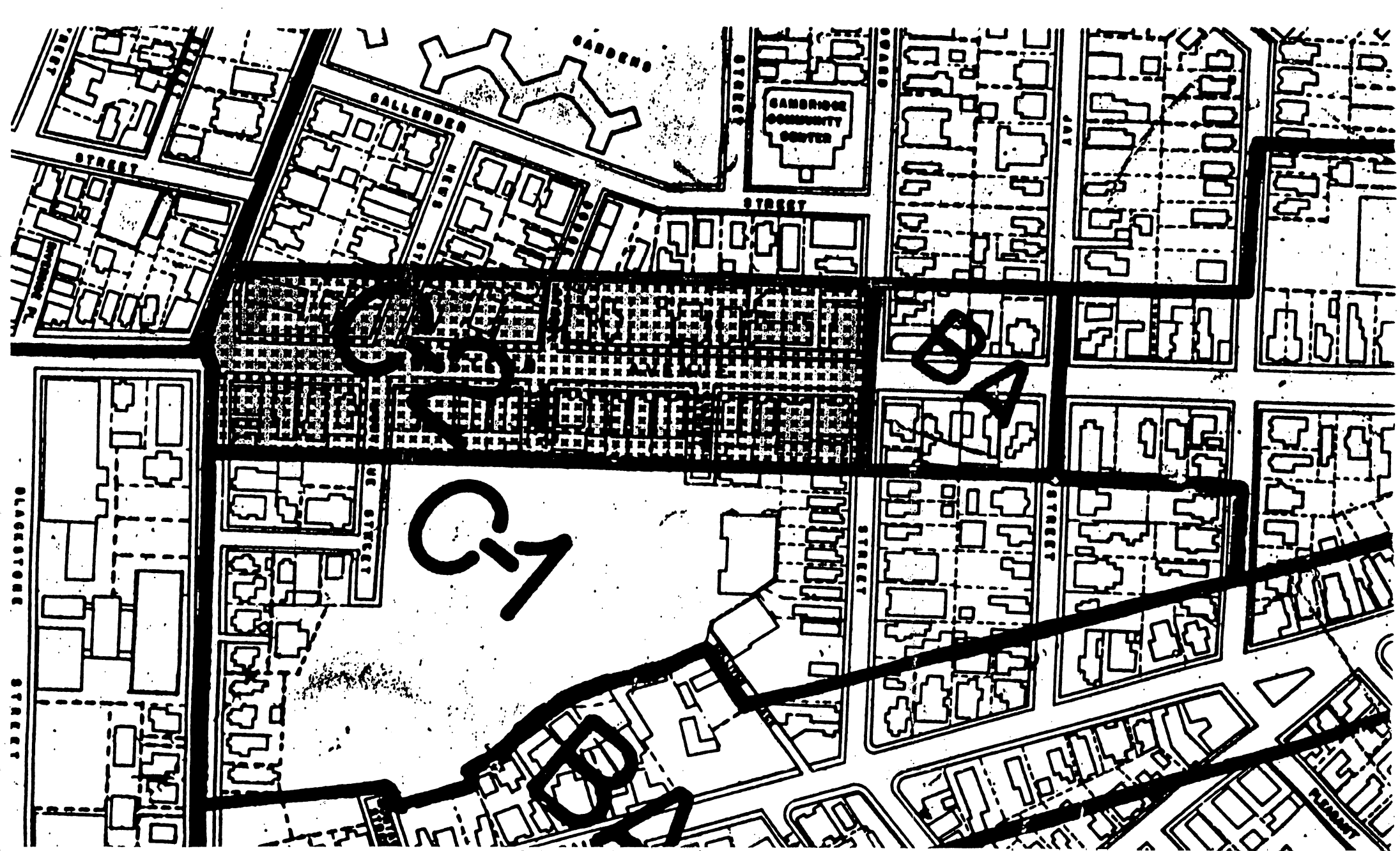
1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.



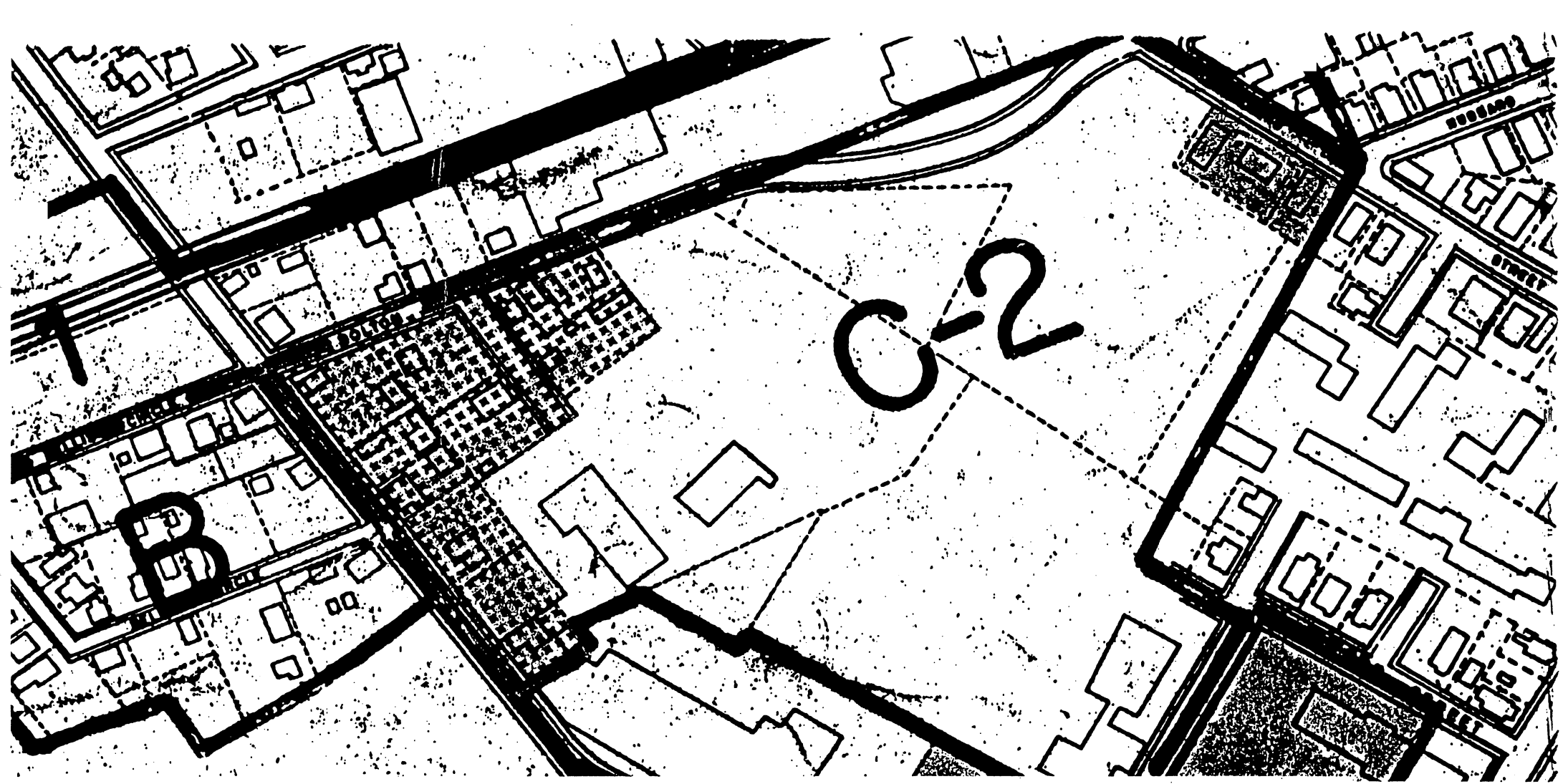
**1. Industry B to Business A in Neighborhood 3
Columbia Road and Webster Avenue at the Somerville City Line.**



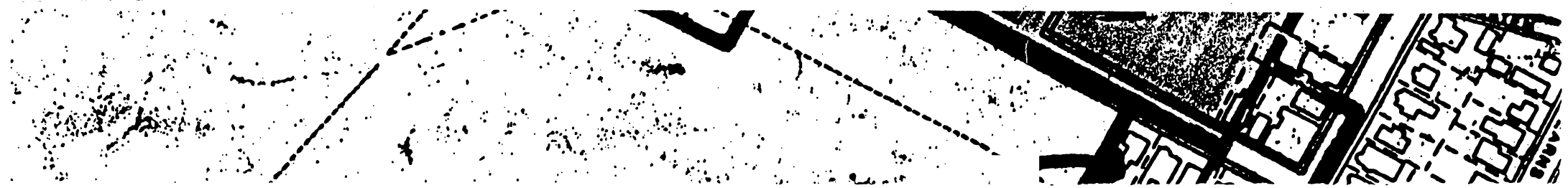
2. Residence C-2 to Residence C-1
Western Avenue in Riverside

3. Residence C-3 to Residence C-1
Putnam Avenue, Western Avenue, Banks Street, Hingham Street and
Elmer Street in Riverside





**4. Residence C-2 to Residence B
Neighborhood 9 at Sherman Street and Bolton Street**





CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139



10.

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

April 26, 1999

To The Honorable, The City Council:

Please find attached for your consideration proposed zoning district changes for the following four areas in the City: 1.) Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line; 2.) Residence C-2 to Residence C-1 in Riverside (along Western Avenue); 3.) Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street); and 4.) Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street), received from the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1999

To the Honorable the City Council:

Subject: Four Proposed Zoning District Changes for Consideration by the City Council

The Planning Board hereby submits to the City Council for its consideration, proposed changes to the zoning district designation for four areas in the city. The four areas are among those that the Planning Board has identified as having current zoning district designations that are inappropriate because they are inconsistent with the existing development patterns in these areas and inconsistent with the city's policy for future development. These proposals are part of the Planning Board's continuing response to the Council request to identify such locations and recommend remedial action.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script that reads "Paul Dietrich".

Paul Dietrich, Chairman.

Planning Board Petition

Recommended Changes to the Zoning Map of the City of Cambridge

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Montague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #126

Lots # 126, 127, 79, 78, 125, 124, 123, 118, 63, 62, 61, 60, 59, 132, 133, 129, 128, 122, 121, 58, 57, 4, 3, 2, 1, 9;

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

Lots # 172, 173, 35, 37, 38, 39, 40, 24, 25, 26, 22, 174, 175, 169, 14, 15, 10, 11, 12, 13, 197, 196, 195, 194, 176;

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 6, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

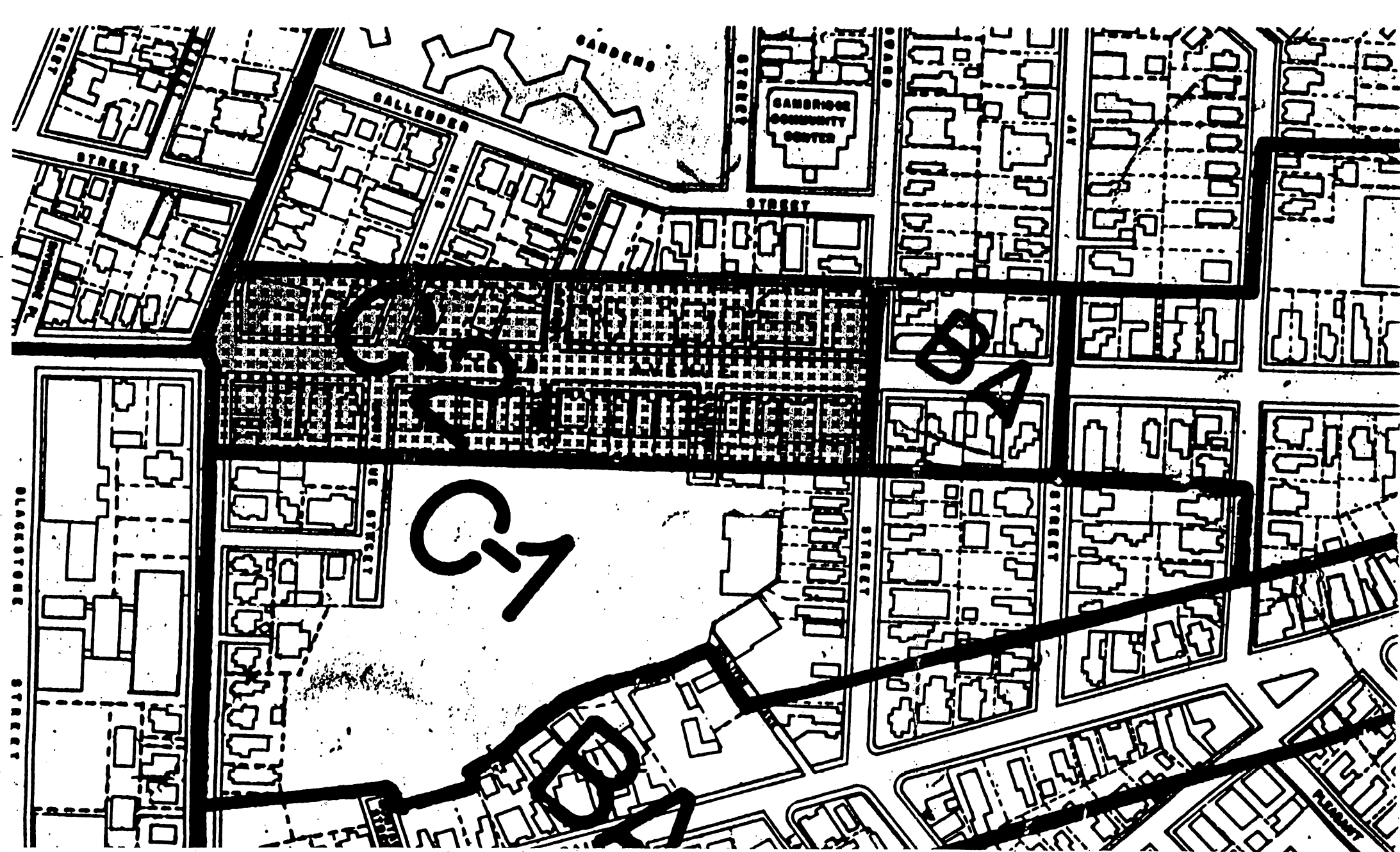
1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 6, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.



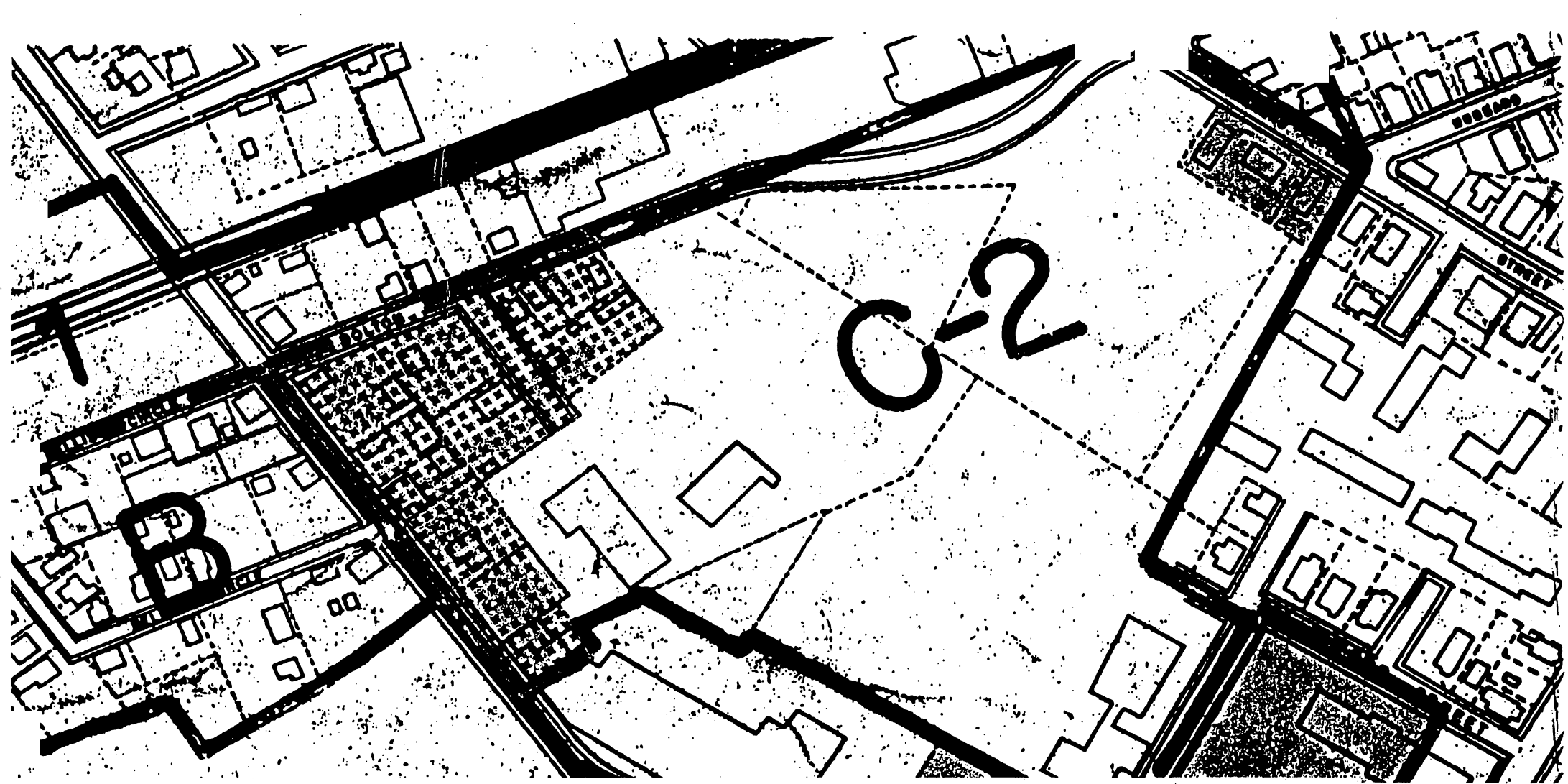
**1. Industry B to Business A in Neighborhood 3
Columbia Road and Webster Avenue at the Somerville City Line.**



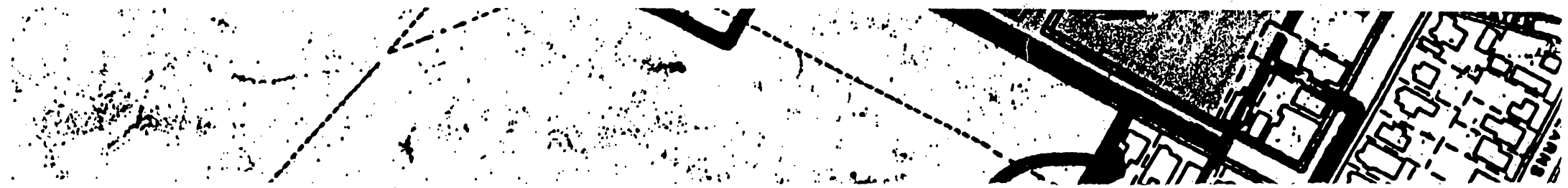
2. Residence C-2 to Residence C-1
Western Avenue in Riverside

3. Residence C-3 to Residence C-1
Putnam Avenue, Western Avenue, Banks Street, Hingham Street and
Elmer Street in Riverside





**4. Residence C-2 to Residence B
Neighborhood 9 at Sherman Street and Bolton Street**





OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: THE HONORABLE, THE CITY COUNCIL
FROM: ^{JMD} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ZONING/BUILDING INSPECTOR
INSPECTIONAL SERVICE DEPARTMENT**

FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK

DATE: JUNE 11, 1999

RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: WATERTOWN PLANNING BOARD
FROM: ^{DMJ} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: SOMERVILLE PLANNING BOARD
FROM: ^{DMD} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
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cc: Councillor Davis



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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: DEPARTMENT OF COMMUNITY AFFAIRS
DM D
FROM: D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: LES BARBER
COMMUNITY DEVELOPMENT DEPARTMENT**
**FROM: DYM D
D. MARGARET DRURY, CITY CLERK**
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: D.M.D. D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ARLINGTON PLANNING BOARD
**FROM: D.M.D.)
D. MARGARET DRURY, CITY CLERK**
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

Wednesday, June 23, 1999	5:30 P.M.	To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
	6:00 P.M.	To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



OFFICE OF THE CITY CLERK

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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: METROPOLITAN AREA PLANNING COUNCIL
DMJ
FROM: D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: BELMONT PLANNING BOARD
FROM: ^{DM1} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: ROBERT R. BERSANI, MANAGING DIRECTOR
INSPECTIONAL SERVICES DEPARTMENT
DMD**
FROM: D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: ROBERT W. HEALY, CITY MANAGER
FROM: D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

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- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

You or your designee is requested to be present at this time.

cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

TO: RUSSELL HIGLEY, CITY SOLICITOR
FROM: ^{DMJ} D. MARGARET DRURY, CITY CLERK
DATE: JUNE 11, 1999
RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

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- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

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cc: Councillor Davis



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D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

**TO: BETH RUBENSTEIN, ACTING ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT**

FROM: ^{DMJ} D. MARGARET DRURY, CITY CLERK

DATE: JUNE 11, 1999

RE: ORDINANCE COMMITTEE MEETING

Please be advised that Councillor Henrietta Davis, Chair of the Ordinance Committee, has scheduled two public hearings in the month of June, 1999 in the Sullivan Chamber as follows:

- Wednesday, June 23, 1999 5:30 P.M. To consider a proposed amendment to the Inclusionary Zoning Ordinance regarding the cost of parking for tenants in the affordable units.
- 6:00 P.M. To conduct a public hearing to consider four zoning district changes for four areas in the City proposed by the Planning Board.

Your kind attention in this matter will be greatly appreciated.

cc: Councillor Davis



CITY OF SOMERVILLE, MASSACHUSETTS
SOMERVILLE PLANNING BOARD

J. BRANDON WILSON
EXECUTIVE DIRECTOR

June 21, 1999

Cambridge City Council
Committee on Ordinances
795 Massachusetts Avenue
Cambridge, MA 02139

MEMBERS
LAURINDA BEDINGFIELD
ANTHONY CICCARIELLO
ELIZABETH MARIE GILLIS
KEVIN PRIOR
EUGENE F. POMFRET

Re: Proposed Rezoning of Neighborhood 3 from IB to BA

Dear Honorable Members of the Committee:

The Somerville Planning Department would like to offer its support for the rezoning proposed in Neighborhood 3. It is our understanding that changing the Cambridge Zoning Map to alter the zoning district around Columbia Road and Webster Avenue from Industry B to Business A would bring that neighborhood in line with the current zoning in that area, both in Cambridge and across the City line in Somerville. It also appears that this change would restrict certain uses that are currently permitted, such as auto body and paint shops, and would help upgrade the entire area, benefitting both the surrounding residences and businesses.

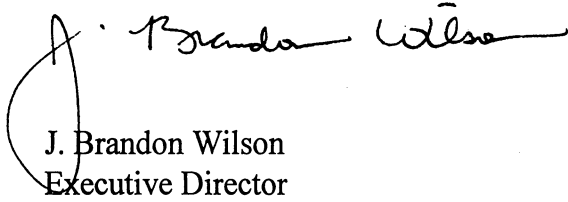
As you may know, the City of Somerville has invested over \$12 million over the past 10 years in the Boynton Yards Revitalization District, which is located directly north of the area in question. Somerville also rezoned the entire area in 1988, with the major goals being to eliminate conflicting land uses over time, and to encourage aesthetic upgrade of the area. That substantial public investment and concurrent rezoning has resulted in the phasing out of many of the types of uses permitted under your current IB zoning classification, and has attracted the clean, light commercial and industrial uses which are permitted under your proposed BA zoning. Current tenants of Boynton Yards, such as RCN Telecommunications, offer jobs to residents of both of our cities, yet have a smaller impact on nearby residential properties and the natural resources of the area. We are hoping to attract more businesses of this type as we enter the next phase of the project.

In sum, we believe that adopting the proposed rezoning represents good planning and will help upgrade this entire area over the long-term, to the benefit of both cities. We hope that you will choose to amend your zoning map accordingly.



Letter to Cambridge City Council
Page 2

Sincerely,



J. Brandon Wilson
Executive Director

cc: Mayor Dorothy A. Kelly Gay
Stephen Post, Executive Director, Community Development
Cambridge Planning Board



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

April 21, 1999

To the Honorable the City Council:

Subject: Four Proposed Zoning District Changes for Consideration by the City Council

The Planning Board hereby submits to the City Council for its consideration, proposed changes to the zoning district designation for four areas in the city. The four areas are among those that the Planning Board has identified as having current zoning district designations that are inappropriate because they are inconsistent with the existing development patterns in these areas and inconsistent with the city's policy for future development. These proposals are part of the Planning Board's continuing response to the Council request to identify such locations and recommend remedial action.

Respectfully submitted for the Planning Board,

A handwritten signature in cursive script that reads "Paul Dietrich".

Paul Dietrich, Chairman.

Handwritten initials, possibly "PD", written in a stylized cursive font.

Planning Board Petition

Recommended Changes to the Zoning Map of the City of Cambridge

1. Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line).

Amend the Zoning Map of the City of Cambridge by striking the existing designation Industry B (IB) and substituting therefor the designation Business A (BA) for that entire area currently designated IB generally bounded by the City of Somerville boundary line, the centerline of Windsor Street, a line 100 feet distant from and parallel to the northeast sideline of Cambridge Street, and the centerline of Elm Street.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #81

Lots #83, 88, 90, 48, 49, 50, 98, 52, 53, 56, 25, 19, 20, 21, 22, 23, 24, 15, 16, 17, 18, 1, 2, 3, 4, 5, 102, 96, 100, 101, 14;

Inclusive of addresses numbered 292-326 Elm Street, 297-333 Webster Avenue, 421-459 Columbia Street, 414b-460 Columbia Street, 495-537 Windsor Street, 983-1079 Cambridge Street.

2. Residence C-2 to Residence C-1 in Riverside (along Western Avenue)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence C-1 (C-1) for that entire area currently designated C-2 on the Zoning Map bounded by the centerline of Putnam Avenue, the centerline of Howard Street, a line 100 feet distant from and parallel to the southern sideline of Western Avenue (but excluding all portions of lot 157 which shall remain within an Open Space district: the western side of Gilmore Street, northerly to the northerly lot line of Lot #157 to the easterly side line of Motague Street, and then to the line 100 feet parallel to the southern side line of Western Avenue), and a line 100 feet distant from and parallel to the northern sideline of Western Avenue.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #126

Lots # 126, 127, 79, 78, 125, 124, 123, 118, 63, 62, 61, 60, 59, 132, 133, 129, 128, 122, 121, 58, 57, 4, 3, 2, 1, 9;

Inclusive of addresses 218-338 Western Avenue, 210-214 Putnam Avenue, 25-27 Howard Street, 10-12 Gilmore Street, 25-27 Montague Street.

1.02 Premises shown on Assessor's Plat #122

Lots # 172, 173, 35, 37, 38, 39, 40, 24, 25, 26, 22, 174, 175, 169, 14, 15, 10, 11, 12, 13, 197, 196, 195, 194, 176;

Inclusive of addresses 217-337 Western Avenue, 172-174 Putnam Avenue, 9-17 Hews Street, 7-11 Dodge Street, 10-20 Dodge Street, 28-30 Callender Street, 29-35 Howard Street.

3. Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-3 (C-3) and substituting therefor the designation Residence C-1 (C-1) for two areas:

(a) that area bounded by the southerly sidelines of lots #103 and #106 and their extensions to the centerlines of Western Avenue and Hingham Street, and the centerlines of Western Avenue, Putnam Avenue, and Hingham Street, and

(b) that area bounded by the centerlines of Banks Street, Hingham Street, and Putnam Avenue and:

A line beginning at a point, said point being the centerline of Putnam Avenue and the easterly extension of the northerly sideline of Lot #128;

Thence proceeding in a westerly direction along the northerly sideline of Lot #128 to its intersection with the centerline of Elmer Street, a distance of approximately 150 feet;

Thence turning and proceeding in a southerly direction along the centerline of Elmer street to its intersection with the easterly extension of the northerly sideline of Lot #60, a distance of approximately 35 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #60 and its extension to its intersection with the easterly sideline of Lot #115, a distance of approximately 75 feet;

Thence turning and proceeding in a northerly direction along the easterly sideline of Lot #115 to its intersection with the northerly sideline of Lot #115, a distance of approximately 15 feet;

Thence turning and proceeding in a westerly direction along the northerly sideline of Lot #155 and its extension to the centerline of Banks Street, a distance of approximately 90 feet.

1.00 Said area includes all or parts of the following parcels of land:

1.01 Premises shown on Assessor's Plat #130.

Lots # 113, 109, 108, 52, 51, 50, 49, 135, 136, 137, 68, 67, 66, 65, 64, 63, 62, 61, 60, 128, 100, 99, 97, 98, 123, 74, 73, 146, 71, 145, 122, 129, 3, 4, 5, 6, 19, 18, 17, 7, 8, 9, 124, 125, 16, 126, 127, 15, 11, 12, 13, 14;

Inclusive of addresses 343-383 Western Avenue, 131-189 Putnam Avenue, 2-26 Hingham Street, 9-27 Hingham Street, 200-232 Banks Street, 5-29 Elmer Street, 4-36 Elmer Street.

4. Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street)

Amend the Zoning Map of the City of Cambridge by striking the existing designation Residence C-2 (C-2) and substituting therefor the designation Residence B (B) for Lots #4, 5, 65, 66, 7, 8, 9, 10, 20, 33, 31, and 30, all of Blair Place and those abutting portions of Sherman Street and Bolton Street to the centerlines thereof on Assessor's Plat 203A.

1.00 Said area includes all or parts of the following parcels of land:

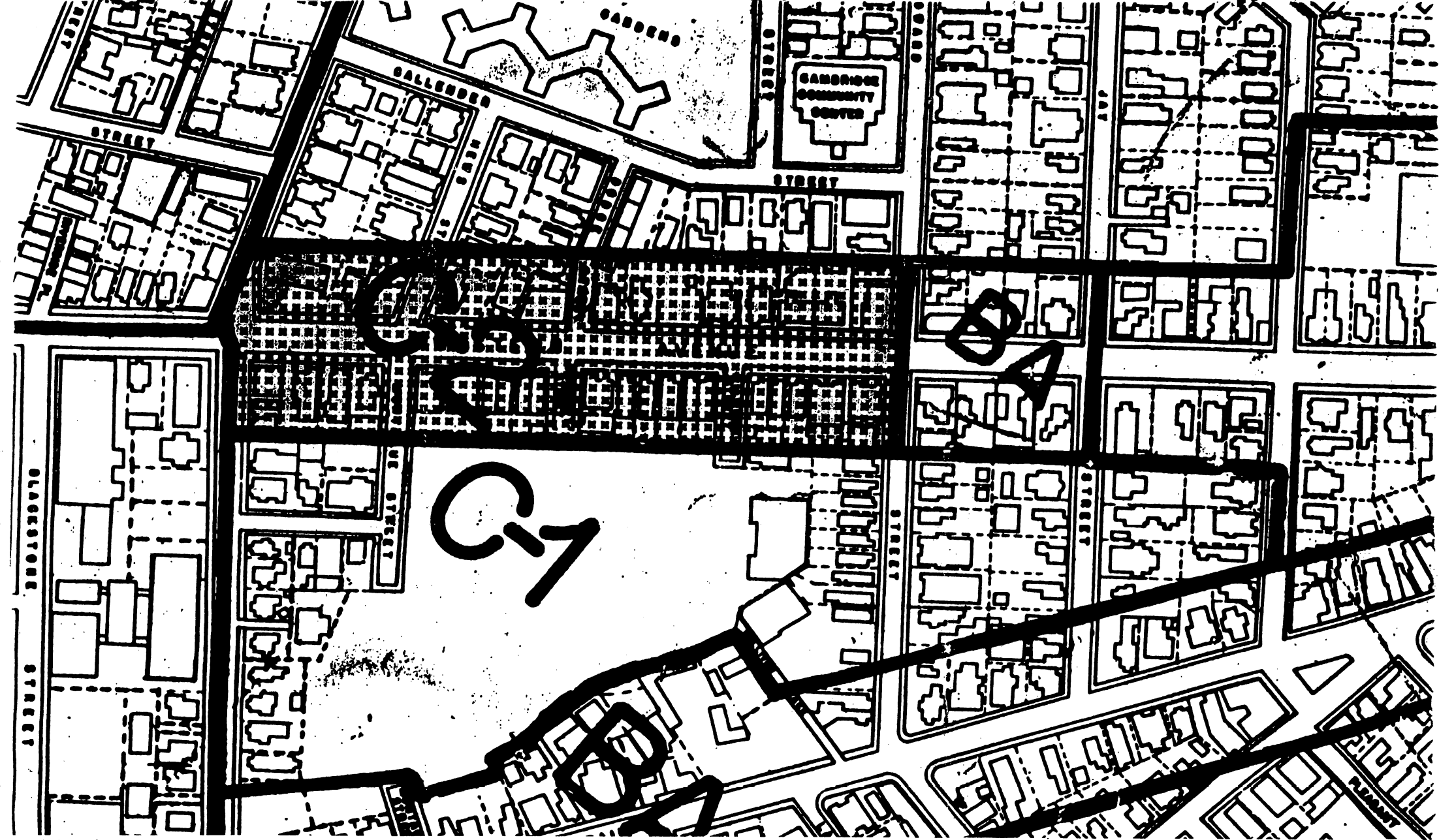
1.01 Premises shown on Assessor's Plat #203A.

Lots # 4, 5, 66, 65, 7, 8, 9, 10, 20, 33, 31, and 30;

Inclusive of addresses 60-80 Bolton Street, 112-132 Sherman Street.



**1. Industry B to Business A in Neighborhood 3
Columbia Road and Webster Avenue at the Somerville City Line.**



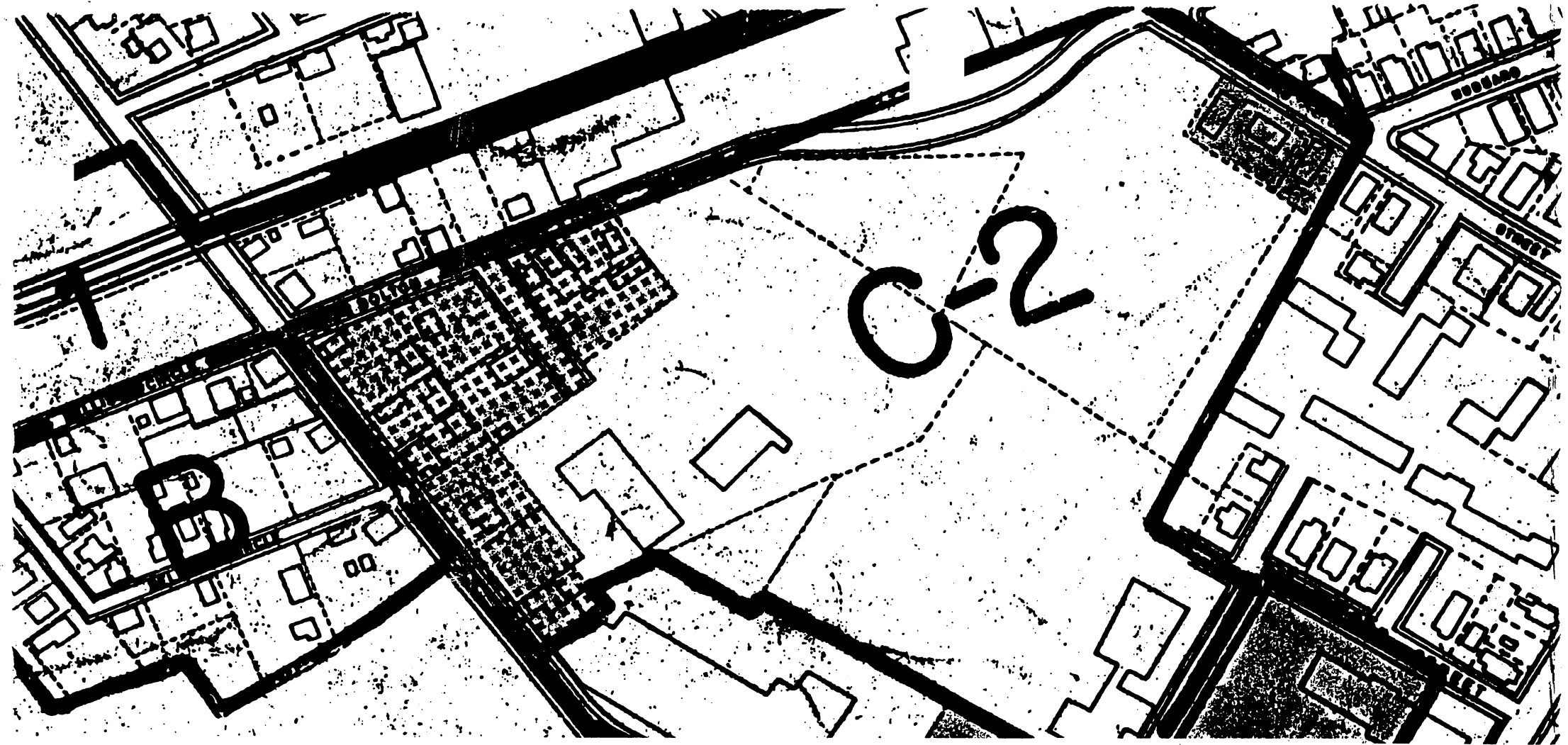
2. Residence C-2 to Residence C-1
Western Avenue in Riverside



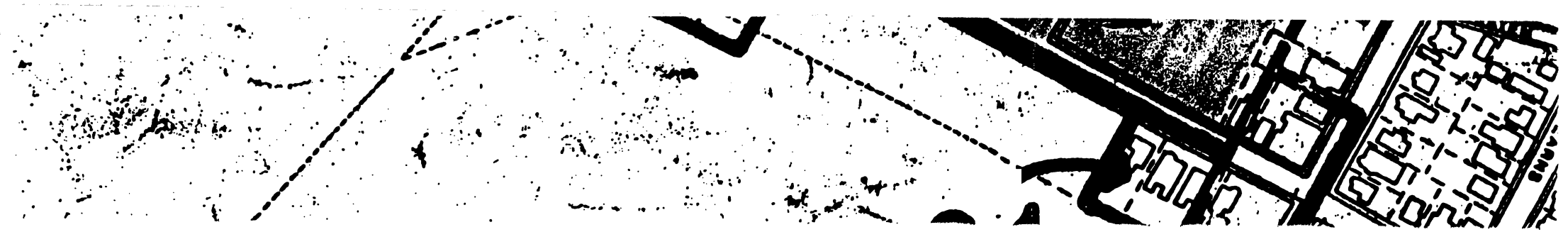
3. Residence C-3 to Residence C-1

Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street in Riverside





**4. Residence C-2 to Residence B
Neighborhood 9 at Sherman Street and Bolton Street**





CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



10

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

April 26, 1999

To The Honorable, The City Council:

Please find attached for your consideration proposed zoning district changes for the following four areas in the City: 1.) Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line; 2.) Residence C-2 to Residence C-1 in Riverside (along Western Avenue); 3.) Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street); and 4.) Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street), received from the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Relative to proposed zoning district changes for the following four areas in the City: Industry B to Business A in Neighborhood 3, Residence C-2 to Residence C-1 in Riverside, Residence C-3 to Residence C-1 in Riverside, Residence C-2 to Residence B in Neighborhood 9.

9/13/99

Motion to Substitute PB Recommendations Carried - 9-0-0.

9/12/99

Passed to be Ordinance Amended by PB Recommendations 9-0-0.

In City Council April 26, 1999

7/26/99

Passed to a 2nd reading. 9-0-0.

CHARTER RIGHT

BY T. Toomey

5/3/99

Referred to

Planning Board + Ordinance

Committee for hearing + report

5/6 sent to PB + C. Davis



EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



10.

April 26, 1999

To The Honorable, The City Council:

Please find attached for your consideration proposed zoning district changes for the following four areas in the City: 1.) Industry B to Business A in Neighborhood 3 (Columbia Road and Webster Avenue at Somerville City line; 2.) Residence C-2 to Residence C-1 in Riverside (along Western Avenue); 3.) Residence C-3 to Residence C-1 in Riverside (at Putnam Avenue, Western Avenue, Banks Street, Hingham Street and Elmer Street); and 4.) Residence C-2 to Residence B in Neighborhood 9 (at Bolton Street and Sherman Street), received from the Planning Board.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

026

Relative to proposed zoning district changes for the following four areas in the City: Industry B to Business A in Neighborhood 3, Residence C-2 to Residence C-1 in Riverside, Residence C-3 to Residence C-1 in Riverside, Residence C-2 to Residence B in Neighborhood 9.

9/13/99

Motion to Substitute PB Recommendations Carried - 9-0-0.

9/13/99

Passed to be Ordained and Amended by PB recommendations 9-0-0.

In City Council April 26, 1999

7/26/99

Passed to a 2nd reading. 9-0-0.

CHARTER RIGHT BY T. Toomey

5/3/99

Referred to Planning Board + Ordinance Committee for hearing + report

5/6 sent to PB + C. Davis