

City of Cambridge

In City Council May 22, 1978

The Ordinance Committee

to which was referred a petition of the Cambridge Planning Board to amend the Zoning Ordinances of the City of Cambridge by rezoning portions of North Cambridge.

The committee met on May 18, 1978 at 8:25 P. M.

Present were Chairman Frisoli, Councillors Crane, Duehay, Vellucci, Wylie and Mayor Danehy.

The committee was in receipt of a report from the Planning Board who held a hearing on Tuesday, May 2, 1978 on said petition and the Planning Board reports that the petition has some minor technical flaws and that the petition be amended to correct the errors and to incorporate some of the suggestions made by the representatives of the business community and therefore recommends the petition be approved as amended.

The committee heard from Chris Dame of the Community Development Department who stated that he had met with business and residents on fifteen different occasions and the result of the meetings is the petition which is being presented to the City Council.

The committee heard from Don Balcom of the Community Development Department who stated that this is a two part petition submitted by the Planning Board with certain amendments and a summary of the zoning process.

The committee heard from a resident of 50 Clifton Street who recorded himself in favor of the proposed amendment.

The committee heard from Barbara Clurman of Mead Street who stated that she and her neighborhood supported the amendment and it increase property values, the tax base and the development of a family-residence area.

The committee heard from James H. Quinn, President of the North Cambridge Planning Team, 54 Haskell Street, who favored action by the City Council.

The Committee heard from John Aliason of 79 Pemberson Street who recorded himself in favor of the petition and opposition to the building of a warehouse in back yards of Mead Street along the railroad tracks.

The committee heard from Herman J. Beckstoffer, 288 Newbury Street, Boston, Mass., Architect and Planner, representative of the W. R. Grace Co. who appeared and presented a letter from Alan R. Campbell, Assistant Council of the Development Chemical Group of the W. R. Grace Co. which communication indicated that two issues remained unresolved and recommended specific changes to the ordinance as outlined in his communication, which changes would resolve these issues in an equitable manner.

He indicated to question by the City Council committee that he did not have information regarding the future but that Dewey and Almy would remain on Whittemore Avenue.

REPORT

Committee on

The committee heard from Gail Brodler of 40 Cogswell Avenue who recorded herself in favor of the proposed amendment.

Mayor Thomas W. Janehy of 15 Richard Avenue recorded himself in favor and stated that the residents, the Planning Board, David Vickery, Assistant City Manager for Community Development all worked hard to develop the proposal before the City Council. He further stated that the adoption of the proposed changes will prevent the unmanageable traffic situation and will serve to maintain the stability of the North Cambridge neighborhood and he requested that the City Council react favorable to the petition.

The committee heard from Michael Grossi of 9 Day Street who recorded himself in favor.

At 8:53 the Chair declared the proponent part of the hearing closed and requested to hear the opponents.

The committee heard from Warren Carstensen of Carstein Coal and Oil Co., Inc. who recorded his opposition and stated that since 1880 his family has used his land for industrial use.

At 8:58 P. M. the committee heard from Mr. George A. McLaughlin, Jr., Attorney, 195 Grove Street who recorded his opposition for seventeen local businesses, and provided the City Clerk with a copy of same for the record.

Mr. McLaughlin stated that 45 uses would be eliminated in the various areas under consideration and that restricted uses would lower the investment value probably 50% if down zoning is allowed. He further indicated that agreement of noxious uses should be eliminated and that the Planning Board had gone further than they should have in eliminating uses. He stressed special uses as a matter of fact not by special permit. He stated that he would favor the maximum FAR be changed to 2.0 from 1.0 and the height from 45 ft. to 55 ft., that the reasonable FAR ratio with a 45 ft. restriction should be recommended.

Mr. McLaughlin stated that he hoped all concerned would have open minds for the concept for the proposed zoning and that time was required to work out technical details. That negotiations were possible and agreement could be reached that both sides were not far apart, and that the height of 45 ft. with a 2.0 FAR could only allow a four story building.

Councillor Vellucci recorded himself in favor of the proposed amendment to the zoning ordinance.

Councillor Duehay stated that he was on the residents side in this instance.

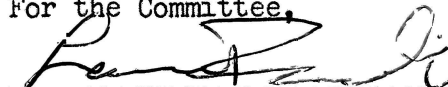
No one else appeared in opposition the Chair declared the hearing closed at 9:55P. M.

Councillor Frisoli announced that the North Cambridge zoning petition had to be acted upon prior to July 31, 1978 and that the cooperation and dialogue was required by all concerned in order to achieve the best results and that there was sufficient time before July 31, 1978 to achieve a good result.

Councillor Vellucci made a motion that the matter be referred to the City Council and passed to a second reading - and the motion carried.

The hearing adjourned at 9:59 P. M.

For the Committee,



Councillor Lawrence Frisoli,
Chairman.

City of Cambridge

In City Council.....

The

Committee

to which

Reports,

0-30

REPORT

Committee on Ordinances on the
Petition of the Planning Board to re-
zone portions of North Cambridge.

In City Council,

May 22, 1978