CCM-101

City of Cambridge

Calendar Item No. 22
~~(Calendar Item No. 28.)~~
~~6.~~

IN CITY COUNCIL

~~December 19, 1988~~
~~January 9, 1989~~
January 30, 1989

COUNCILLOR WALTER SULLIVAN

ORDERED: That all items excluding ordinance amendments subject to a statutory time frame, not acted upon at this meeting be placed without prejudice, in the files of the City Clerk, subject to recall by any member of this City Council.

In City Council January 30, 1989.
Adopted by the affirmative vote of 9 members.
Attest:- Joseph E. Connarton, City Clerk.

A true copy; -

ATTEST:- Joseph E. Connarton

Joseph E. Connarton, City Clerk.

CCM-101

City of Cambridge

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ORDERED: That all items excluding ordinance amendments subject to a statutory time frame, not acted upon at this meeting be placed without prejudice, in the files of the City Clerk, subject to recall by any member of this City Council.

In City Council January 30, 1989.
Adopted by the affirmative vote of 9 members.
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Joseph E. Connarton, City Clerk.

City of Cambridge

In City Council November 14, 1988

The Committee on Ordinances, comprised of the entire membership of the City Council conducted a public hearing on Wednesday, November 2, 1988 beginning at 7:30 p.m. in the Ackermann Room, City Hall. The purpose of the hearing was to receive testimony on the petition of John R. Pitkin, et al to amend the Zoning Ordinances by deleting Section 11.10 entitled "Townhouse Development".

Mr. Pitkin appeared before the Committee and stated that this proposal was prepared by the Mid-Cambridge Neighborhood Association, having held several meetings to discuss amending the Townhouse Ordinance and, as there were no suitable amendments developed, it was agreed upon to submit a proposal to delete the entire section. He further stated that the neighborhood association is frustrated with the fact that the current Townhouse Ordinance currently provides for back-to-back developments utilizing yard space and consequently, developing walls blocking people's sunlight and recreational areas. Mr. Pitkin provided three examples: Ellery Square, 17 Maple Avenue and 25 Highland Avenue.

At this time, the Committee heard from Lima Otavio Rodrigues, 15 Maple Ave., who stated that a townhouse recently constructed next to her property is so close that people can stare at each other through the windows and trespass on her property.

Also speaking in favor of the proposal was Marjorie Levinson of 7 Maple Ave., who stated that the townhouse in question at 17 Maple Avenue is far too large in scale and far too close to the property line.

Also speaking in favor was Joan Lorentz, 419 Broadway, who urged the Committee to act favorably.

Also speaking in favor was Robert J. LaTremouille, Esq., 348 Franklin St., who stated wiping out yard requirements for the development of townhouses is destructive to the neighborhoods.

Also speaking in favor of the petition was Philip Dowds, 48 Banks St., Robert Heroux, 901 Mass. Ave., of the Cambridge Chamber of Commerce and Robert Edbrooke, 20 Prescott St.

At this time, the Chair asked for a show of hands in support of the petition and 15 hands were raised.

Speaking in opposition to the proposal was Edward DePeirro, 155 Spring St., who stated that if this petition was adopted he would be prohibited from developing a family-owned piece of property on which he would like to develop three townhouses; two of which would be occupied by family members; the third being sold commercially to pay for the other two.

At this time, Councillor Duehay questioned whether or not the Planning Board has considered this problem and are prepared to make recommendations.

Les Barber, Staff Person to the Planning Board responded by stating the Planning Board has, in fact, studied the issue and is in the process of making recommendcations to the City Council; one of which would be to abolish the floor area bonuses within the current Townhouse Ordinance. He further stated the Planning Board will be holding a hearing on the Pitkin petition on November 15th.

At this time, Councillor Walter Sullivan moved to refer the proposal to the full City Council without recommendation.

The hearing was adjourned at 8:09 p.m.

For the Committee,

Councillor William H. Walsh
Chairman.

12. Calendar #15

Comm. from Joseph E. Connarton, City Clerk, transmitting the report of Councillor William H. Walsh, Chairman, Committee on Ordinances without recommendation Re: petition of John R. Pitkin to amend the Zoning Ordinances by deleting section 11.10 in its entirety & deleting any reference to same as it relates to Townhouse Development.

11/14/88 - Tabled on motion of Councillor Duchay.
1/30/89 - Communication placed on file pursuant to Calendar Item #22 of this date.
1/31/89 - Petition placed on file due to expiration of time limit.

In City Council,

November 14, 1988

PETITION OF John R. Pitkin, et al

Townhouse Development

Petition filed with the City Clerk Sept. 23, 1988

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

4 days Sept.
31 days Oct
30 days Nov.
65 days = November 30, 1988 = all hearings

In City Council Sept. 26, 1988

Referred to the Planning Board for report Sept. 26, 1988

Planning Board Hearing _____

(CITY COUNCIL must act within 90 days of the ORDINANCE COMMITTEE hearing which would be January 31, 1989.)

28 days November
31 days December
31 days January
90 days = January 31, 1989

City Council hearing published Chronicle on Oct. 13, 1988

and Oct. 20, 1988

Hearing before the Ordinance Committee November 2, 1988 at 7:30 P.M.

Reported to the City Council _____

Passed to a second reading on _____

published in _____ on _____

Planning Board report received on January 9, 1989.

Ready for ordination on _____

Passed to be ordained on _____

published in _____ on _____

COMPLETION DATE January 31, 1989

City-wide

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

January 6, 1989

To the Honorable, the City Council:

SUBJECT: Pitkin, et al Rezoning Petition to Delete All References to Townhouse Developments.

Recommendation

The Planning Board does not recommend adoption of the petition as filed. The Board does, however, strongly support substantial changes to the existing Townhouse Development section of the Zoning Ordinance to meet the major objectives of the petitioners without eliminating the opportunities for the townhouse form of development where it is appropriate. To that end the Board is submitting a revised Section 11.10 and related provisions and recommends that that language be substituted for the Pitkin Petition and adopted by City Council.

Changes to the Townhouse Development Ordinance, Section 11.10, recommended by the Planning Board

New language in the enclosed substitute petition is underlined. There are significant portions of the existing Section 11.10 which have been deleted; those deletions, however, are not indicated in the enclosed text.

1. Modest changes are made to the statement of purpose to reflect the policy consequences of the subsequent changes in the Ordinance.

2. A new Section 11.127 is added which prevents a townhouse development from utilizing any remaining bonus provisions (subdivision of lots, extra height, additional FAR in some circumstances) where a preferably preserved building as defined under the Demolition Ordinance is destroyed to allow for the townhouse development.

3. Floor Area Ratio bonuses are eliminated in Residence B and C-1 Districts for lots of less than 15,000 square feet. A reduced FAR bonus (from 20% to a 10% premium over that permitted in the district) is granted on larger lots over 15,000 square feet to encourage the townhouse form of development where less desirable building forms may be feasible even under the base district regulations.

4. The height bonus is retained but with refinements in its provisions.

5. In the most far reaching changes, side and rear yard setback bonuses are eliminated. It is those bonuses that most directly facilitated the infill townhouse developments in existing neighborhoods to which most objections to the townhouse ordinance have been directed. Some flexibility has been retained for front yard setbacks.

6. The remaining changes address clarifications in interpretation or intent of the ordinance and do no make significant policy changes.

Respectfully submitted for the Planning Board,

Paul Dietrich (by)

Paul Dietrich, Chairman

Planning Board Recommended
Substitute for the Pitkin Rezoning Petition

A. Delete the existing Section 11.10 in its entirety and substitute therefor the following:

11.10 TOWNHOUSE DEVELOPMENT

11.11 Statement of Purpose

This Section 11.10 has been adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote development designs that are compatible with traditional neighborhood development patterns and sensitive to existing streetscapes, to encourage a townhouse pattern of development where higher densities are permitted and to discourage the demolition of existing residential structures as well as the excessive infill of townhouses on lots already containing residential structures.

Provisions for the townhouse development use are intended to overcome obstacles to the development of one and two family townhouses, by providing special incentives where appropriate. This section provides guidelines for both as-of-right and townhouse developments which require special permit review. The distinction allows for expeditious review and approvals for smaller scale infill townhouse developments, while ensuring detailed examination of the site and building plans for larger developments and consideration of their neighborhood impacts.

11.12 Applicability of Regulations

The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15 and 11.16 shall be allowed in Residence B, C, C-1, C-2, C-2A, C-2B, C-3, C-3A, Office and Business and Industry A-1 districts as follows:

11.121 Construction of a townhouse development containing 6 or more dwelling units in a Residence B district and Residence C district shall require a special permit.

11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.

11.123 Construction of a townhouse development in a Residence B, C, C-1, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:

(1) another permit for townhouse development has been granted within the 12 month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

(2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.121 or 11.122.

11.124 All other townhouse developments shall be permitted as-of-right according to Section 4.31d.

11.125 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.

11.126 Where a townhouse development is constructed on a lot or lots with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.

11.127 <u>Where a townhouse development is proposed on a lot on which a preferably preserved significant building, as determined by the Cambridge Historical Commission under the provisions of the Demolition Ordinance #965, has been demolished within the five years immediately preceding the application for a building permit or a special permit or where such building is proposed to be demolished to permit the townhouse development under the provisions of this Section 11.10, the provisions of subsections 11.14, 11.15, and 11.151-11.154 shall not apply; the townhouse development shall in such circumstances be subject to the dimensional requirements normally applicable in the district</u>

11.13 Special Permit Granting Authority

The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122, or 11.123. The Board of Zoning Appeal shall be the special permit granting authority for special permits required by Section 11.155, 11.162 and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

11.14 Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

11.151 Minimum Lot Width: In a townhouse development there shall be no minimum lot width.

11.152 Maximum Floor Area Ratio: In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be <u>as normally applicable in the district except as provided below</u>:

(1) Residence B: .55 <u>for lots exceeding 15,000 sq. ft.</u>

(2) Residence C-1: .825 <u>for lots exceeding 15,000 sq. ft.</u>

Where a townhouse development is constructed on a lot with one or more pre-existing structures, the allowed floor area bonus for the townhouse development shall be based on the portion of the lot not already allocated to the existing structures. Said already allocated portion shall be determined by dividing the gross floor area of existing structures by the floor area ratio of the district in which the lot is located.

11.153 Maximum Height: In a townhouse development the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 30 feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the 30 foot cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a 45 degree angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the 30 foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane.

However, the maximum height of any portion of a townhouse development shall be 40 feet.

11.154 Yard Requirements: The yard requirements in the district shall be applicable for each townhouse development with the exception of the following:

(1) Front Yard - The required front yard shall be the setback of the principal front wall plane of the principal building set back farthest from the street on the lots adjacent thereto on either side or the required front yard applicable in the district, whichever is less.

11.155 Minimum Usable Open Space: In a townhouse development the minimum ratio of usable open space as defined in Article 2,000 to lot area shall be 25%.

(1) The minimum dimension of any area counted toward required usable open space shall be 15 feet. A ten-foot minimum open space dimension may be allowed on special permit by the Special Permit Granting Authority upon its determination that the peculiarities of the parcel warrant such a

reduction that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.

(2) Where it is proposed to subdivide a townhouse development in accordance with the requirements of Section 11.14 then the minimum ratio of usable open space to subdivided lot area shall be 25%.

Where the townhouse development is not to be subdivided into individual lots and therefore the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in joint ownership by a group of townhouse owners such as a cooperative or an association than the minimum ratio of usable space to the total lot area in the townhouse development shall be 25%.

11.16 Parking Standards for Townhouse Development

11.161 One off-street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.162(4) below:

11.162 Required parking spaces may be located as follows:

(1) Within the townhouse structure or a separate structure on the parcel.

(2) On a lot in accordance with the requirements of Sections 6.20 and 6.40.

(3) On lots not more than two hundred feet away from the building to be served subject to the conditions set forth in Sections 6.20 and 6.40.

(4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

11.163 Curb cuts required for parking located on the lot in front of townhouses or in multiple garages with direct access from the street to each garage shall be permitted up to 50% of the lot frontage providing that:

(1) No continuous curb cut may exceed 25.5 feet.

(2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

In reviewing such a parking arrangement, the special permit granting authority shall find that the proposed parking and access layout is not inconsistent with the design and use for similar purposes of other lots on the street in the immediate environs of the townhouse development.

11.164 Landscaping of On-grade. Open Parking

(1) On-grade open parking areas should be arranged and landscaped to properly screen cars from adjacent properties as well as from streets and sidewalks and to diminish the negative environmental impacts of multiple automobiles parked on-site in residential neighborhoods.

(2) 25% of the area devoted to on-grade open parking shall be landscaped. The area devoted to on-grade open parking shall be that portion of the lot containing parking spaces, driveways and landscaped area located between or adjacent to parking spaces and drives. No portion of the lot required as a setback between a parking space and a building or a lot line shall be counted in computing the 25% landscaping requirement.

(3) Where more than one "area devoted to on-grade open parking" exists within a townhouse development 25% of each such area shall be landscaped.

(4) For every two on-grade open parking spaces or fraction thereof there shall be a minimum of one 3 inch caliper tree located within the area devoted to on-grade open parking.

(a) The Special Permit Granting Authority may grant a special permit for a reduction of this planting requirement upon its determination that such a reduction will not prevent suitable screening of on-grade

parking and will result in a superior site plan. Any reduction shall require a special permit.

(b) The trees required for the landscaping of on-site parking areas - whether such trees are coniferous or deciduous, flowering or non flowering - should be tolerant to urban environmental conditions able to screen parking areas by virtue of their size, form, density of foliage and spread and easy to maintain. A suggested list of trees which meet these criteria is:

Deciduous. Botanical name (common name)

Acer platanoides (Norway Maple); Acer rubrum (Red Maple); Acer saccharum (Sugar Maple); Carpinus betulus (European Hornbeam); Fraxinus americana (White Ash); Ginkgo biloba (Ginkgo); Gledistsia triacanthos inermis (Thornless Honey Locust); Liquidambar styraciflua (Sweet Gum); Liriodendron tulipfera (Tulip Tree); Platanus occidentlis (Sycamore); Quercus coccinea (Scarlet Oak); Quercus palustris (Pin Oak); Quercus rubra (Red Oak); Tilia cordata greenspire (Littleleaf Linden); Tilia europea (Common Linden).

(5) On-grade open parking areas located in front of the townhouse structure(s) shall maintain the visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.

11.17 Additional Requirements

(1) Fences may not exceed four (4) feet in height in any front yard unless otherwise permitted by the special permit granting authority.

(2) Any townhouse unit directly abutting a street or streets shall have a principal entrance on a facade facing a street unless otherwise permitted by the special permit granting authority.

B. In Article 2,000 - Definitions, delete in its entirety the definition Dwelling, semi-detached (or Townhouse or Row House) and substitute therefor the following:

Dwelling, semi-detached (or Townhouse or Row House). One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces, or in the case of corner units two adjoining faces, (applicable to the building as a whole and for each unit contained therein) have full outside exposure and so that each has separate entrances form the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families.

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

RECEIVED BY
OFFICE OF CITY CLERK
1989 JAN 27 P 3:40
CAMBRIDGE MA

January 25, 1989

To the Honorable, the City Council:

SUBJECT: Petition to Revise the Townhouse Ordinance, Section 11.10 of the Zoning Ordinance

As statutory time limitations have made it impossible for the City Council to consider the final Planning Board recommendation on the Pitkin, et al Rezoning Petition, the Board is submitting for City Council consideration those recommendations as a new zoning petition. The petition totally revises Section 11.10 to retain the benefits of the townhouse form of development while eliminating those incentives which have most directly resulted in developments most objected to by residential neighborhoods.

The following is a summary of the major changes incorporated into this new petition.

New language is underlined. There are significant portions of the existing Section 11.10 which have been deleted; those deletions, however, are not indicated in the enclosed text.

1. Modest changes are made to the statement of purpose to reflect the policy consequences of the subsequent changes in the Ordinance.

2. A new Section 11.127 is added which prevents a townhouse development from utilizing any remaining bonus provisions (subdivision of lots, extra height, additional FAR in some circumstances) where a preferably preserved buildings as defined under the Demolition Ordinance is destroyed to allow for the townhouse development.

3. Floor Area Ratio bonuses are eliminated in Residence B and C-1 Districts for lots of less than 15,000 square feet. A reduced FAR bonus (from 20% to a 10% premium over the permitted in the district) is granted on larger lots over 15,000 square feet to encourage the townhouse form of development where less desirable building forms may be feasible even under the base district regulations.

4. The height bonus is retained but with refinements in its provisions.

5. In the most far reaching changes, side and rear yard setback bonuses are eliminated. It is those bonuses that most directly facilitated the infill townhouse developments in existing neighborhoods to which most objections to the townhouse ordinance have been directed. Some flexibility has been retained for front yard setbacks.

6. The remaining changes address clarifications in interpretation or intent of the ordinance and do no make significant policy changes.

Respectfully submitted for the Planning Board,

Paul Dietrich

Paul Dietrich, Chairman

PLANNING BOARD PETITION TO AMEND THE TOWNHOUSE ORDINANCE

A. Delete the existing Section 11.10 in its entirety and substitute therefor the following:

11.10 TOWNHOUSE DEVELOPMENT

11.11 Statement of Purpose

This Section 11.10 has been adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote development designs that are compatible with traditional neighborhood development patterns and sensitive to existing streetscapes, to encourage a townhouse pattern of development where higher densities are permitted and to discourage the demolition of existing residential structures as well as the excessive infill of townhouses on lots already containing residential structures.

Provisions for the townhouse development use are intended to overcome obstacles to the development of one and two family townhouses, by providing special incentives where appropriate. This section provides guidelines for both as-of-right and townhouse developments which require special permit review. The distinction allows for expeditious review and approvals for smaller scale infill townhouse developments, while ensuring detailed examination of the site and building plans for larger developments and consideration of their neighborhood impacts.

11.12 Applicability of Regulations

The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15 and 11.16 shall be allowed in Residence B, C, C-1, C-2, C-2A, C-2B, C-3, C-3A, Office and Business and Industry A-1 districts as follows:

11.121 Construction of a townhouse development containing 6 or more dwelling units in a Residence B district and Residence C district shall require a special permit.

11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.

11.123 Construction of a townhouse development in a Residence B, C, C-1, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:

(1) another permit for townhouse development has been granted within the 12 month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

(2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.121 or 11.122.

11.124 All other townhouse developments shall be permitted as-of-right according to Section 4.31d.

11.125 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.

11.126 Where a townhouse development is constructed on a lot or lots with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.

11.127 Where a townhouse development is proposed on a lot on which a preferably preserved significant building, as determined by the Cambridge Historical Commission under the provisions of the Demolition Ordinance #965, has been demolished within the five years immediately preceding the application for a building permit or a special permit or where such building is proposed to be demolished to permit the townhouse development under the provisions of this Section 11.10, the provisions of subsections 11.14, 11.15, and 11.151-11.154 shall not apply; the townhouse development shall in such circumstances be subject to the dimensional requirements normally applicable in the district

11.13 **Special Permit Granting Authority**

The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122, or 11.123. The Board of Zoning Appeal shall be the special permit granting authority for special permits required by Section 11.155, 11.162 and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

11.14 Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

11.151 **Minimum Lot Width:** In a townhouse development there shall be no minimum lot width.

11.152 **Maximum Floor Area Ratio:** In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be <u>as normally applicable in the district except as provided below</u>:

(1) Residence B: .55 <u>for lots exceeding 15,000 sq. ft.</u>

(2) Residence C-1: .825 <u>for lots exceeding 15,000 sq. ft.</u>

Where a townhouse development is constructed on a lot with one or more pre-existing structures, the allowed floor area bonus for the townhouse development shall be based on the portion of the lot not already allocated to the existing structures. Said already allocated portion shall be determined by dividing the gross floor area of existing structures by the floor area ratio of the district in which the lot is located.

11.153 Maximum Height: In a townhouse development the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 30 feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the 30 foot cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a 45 degree angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the 30 foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane.

However, the maximum height of any portion of a townhouse development shall be 40 feet.

11.154 Yard Requirements: The yard requirements in the district shall be applicable for each townhouse development with the exception of the following:

(1) Front Yard - The required front yard shall be the setback of the principal front wall plane of the principal building set back farthest from the street on the lots adjacent thereto on either side or the required front yard applicable in the district, whichever is less.

11.155 Minimum Usable Open Space: In a townhouse development the minimum ratio of usable open space as defined in Article 2,000 to lot area shall be 25%.

(1) The minimum dimension of any area counted toward required usable open space shall be 15 feet. A ten-foot minimum open space dimension may be allowed on special permit by the Special Permit Granting Authority upon its determination that the peculiarities of the parcel warrant such a

reduction that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.

(2) Where it is proposed to subdivide a townhouse development in accordance with the requirements of Section 11.14 then the minimum ratio of usable open space to subdivided lot area shall be 25%.

Where the townhouse development is not to be subdivided into individual lots and therefore the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in joint ownership by a group of townhouse owners such as a cooperative or an association than the minimum ratio of usable space to the total lot area in the townhouse development shall be 25%.

11.16 Parking Standards for Townhouse Development

11.161 One off-street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.162(4) below:

11.162 Required parking spaces may be located as follows:

(1) Within the townhouse structure or a separate structure on the parcel.

(2) On a lot in accordance with the requirements of Sections 6.20 and 6.40.

(3) On lots not more than two hundred feet away from the building to be served subject to the conditions set forth in Sections 6.20 and 6.40.

(4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

11.163 Curb cuts required for parking located on the lot in front of townhouses or in multiple garages with direct access from the street to each garage shall be permitted up to 50% of the lot frontage providing that:

(1) No continuous curb cut may exceed 25.5 feet.

(2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

In reviewing such a parking arrangement, the special permit granting authority shall find that the proposed parking and access layout is not inconsistent with the design and use for similar purposes of other lots on the street in the immediate environs of the townhouse development.

11.164 Landscaping of On-grade. Open Parking

(1) On-grade open parking areas should be arranged and landscaped to properly screen cars from adjacent properties as well as from streets and sidewalks and to diminish the negative environmental impacts of multiple automobiles parked on-site in residential neighborhoods.

(2) 25% of the area devoted to on-grade open parking shall be landscaped. The area devoted to on-grade open parking shall be that portion of the lot containing parking spaces, driveways and landscaped area located between or adjacent to parking spaces and drives. No portion of the lot required as a setback between a parking space and a building or a lot line shall be counted in computing the 25% landscaping requirement.

(3) Where more than one "area devoted to on-grade open parking" exists within a townhouse development 25% of each such area shall be landscaped.

(4) For every two on-grade open parking spaces or fraction thereof there shall be a minimum of one 3 inch caliper tree located within the area devoted to on-grade open parking.

(a) The Special Permit Granting Authority may grant a special permit for a reduction of this planting requirement upon its determination that such a reduction will not prevent suitable screening of on-grade

parking and will result in a superior site plan. Any reduction shall require a special permit.

(b) The trees required for the landscaping of on-site parking areas - whether such trees are coniferous or deciduous, flowering or non flowering - should be tolerant to urban environmental conditions able to screen parking areas by virtue of their size, form, density of foliage and spread and easy to maintain. A suggested list of trees which meet these criteria is:

Deciduous. Botanical name (common name)

Acer platanoides (Norway Maple); Acer rubrum (Red Maple); Acer saccharum (Sugar Maple); Carpinus betulus (European Hornbeam); Fraxinus americana (White Ash); Ginkgo biloba (Ginkgo); Gledistsia triacanthos inermis (Thornless Honey Locust); Liquidambar styraciflua (Sweet Gum); Liriodendron tulipfera (Tulip Tree); Platanus occidentlis (Sycamore); Quercus coccinea (Scarlet Oak); Quercus palustris (Pin Oak); Quercus rubra (Red Oak); Tilia cordata greenspire (Littleleaf Linden); Tilia europea (Common Linden).

(5) On-grade open parking areas located in front of the townhouse structure(s) shall maintain the visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.

11.17 Additional Requirements

(1) Fences may not exceed four (4) feet in height in any front yard unless otherwise permitted by the special permit granting authority.

(2) Any townhouse unit directly abutting a street or streets shall have a principal entrance on a facade facing a street unless otherwise permitted by the special permit granting authority.

B. In Article 2,000 - Definitions, delete in its entirety the definition Dwelling, semi-detached (or Townhouse or Row House) and substitute therefor the following:

Dwelling, semi-detached (or Townhouse or Row House). One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces, or in the case of corner units two adjoining faces, (applicable to the building as a whole and for each unit contained therein) have full outside exposure and so that each has separate entrances form the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families.

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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January 6, 1989

To the Honorable, the City Council:

SUBJECT: Pitkin, et al Rezoning Petition to Delete All References to Townhouse Developments.

Recommendation

The Planning Board does not recommend adoption of the petition as filed. The Board does, however, strongly support substantial changes to the existing Townhouse Development section of the Zoning Ordinance to meet the major objectives of the petitioners without eliminating the opportunities for the townhouse form of development where it is appropriate. To that end the Board is submitting a revised Section 11.10 and related provisions and recommends that that language be substituted for the Pitkin Petition and adopted by City Council.

Changes to the Townhouse Development Ordinance, Section 11.10, recommended by the Planning Board

New language in the enclosed substitute petition is underlined. There are significant portions of the existing Section 11.10 which have been deleted; those deletions, however, are not indicated in the enclosed text.

1. Modest changes are made to the statement of purpose to reflect the policy consequences of the subsequent changes in the Ordinance.

2. A new Section 11.127 is added which prevents a townhouse development from utilizing any remaining bonus provisions (subdivision of lots, extra height, additional FAR in some circumstances) where a preferably preserved building as defined under the Demolition Ordinance is destroyed to allow for the townhouse development.

3. Floor Area Ratio bonuses are eliminated in Residence B and C-1 Districts for lots of less than 15,000 square feet. A reduced FAR bonus (from 20% to a 10% premium over that permitted in the district) is granted on larger lots over 15,000 square feet to encourage the townhouse form of development where less desirable building forms may be feasible even under the base district regulations.

4. The height bonus is retained but with refinements in its provisions.

5. In the most far reaching changes, side and rear yard setback bonuses are eliminated. It is those bonuses that most directly facilitated the infill townhouse developments in existing neighborhoods to which most objections to the townhouse ordinance have been directed. Some flexibility has been retained for front yard setbacks.

6. The remaining changes address clarifications in interpretation or intent of the ordinance and do no make significant policy changes.

Respectfully submitted for the Planning Board,

Paul Dietrich (for)

Paul Dietrich, Chairman

Planning Board Recommended
Substitute for the Pitkin Rezoning Petition

A. Delete the existing Section 11.10 in its entirety and substitute therefor the following:

11.10 TOWNHOUSE DEVELOPMENT

11.11 Statement of Purpose

This Section 11.10 has been adopted to encourage the development of one and two family townhouses. The townhouse development use created herein is intended to promote development designs that are compatible with traditional neighborhood development patterns and sensitive to existing streetscapes, to encourage a townhouse pattern of development where higher densities are permitted and to discourage the demolition of existing residential structures as well as the excessive infill of townhouses on lots already containing residential structures.

Provisions for the townhouse development use are intended to overcome obstacles to the development of one and two family townhouses, by providing special incentives where appropriate. This section provides guidelines for both as-of-right and townhouse developments which require special permit review. The distinction allows for expeditious review and approvals for smaller scale infill townhouse developments, while ensuring detailed examination of the site and building plans for larger developments and consideration of their neighborhood impacts.

11.12 Applicability of Regulations

The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15 and 11.16 shall be allowed in Residence B, C, C-1, C-2, C-2A, C-2B, C-3, C-3A, Office and Business and Industry A-1 districts as follows:

11.121 Construction of a townhouse development containing 6 or more dwelling units in a Residence B district and Residence C district shall require a special permit.

11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.

11.123 Construction of a townhouse development in a Residence B, C, C-1, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:

(1) another permit for townhouse development has been granted within the 12 month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

(2) the townhouse development for which the permit is being sought would increase the total number of dwelling units on said lot(s) to the threshold specified in Section 11.121 or 11.122.

11.124 All other townhouse developments shall be permitted as-of-right according to Section 4.31d.

11.125 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.

11.126 Where a townhouse development is constructed on a lot or lots with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.

11.127 <u>Where a townhouse development is proposed on a lot on which a preferably preserved significant building, as determined by the Cambridge Historical Commission under the provisions of the Demolition Ordinance #965, has been demolished within the five years immediately preceding the application for a building permit or a special permit or where such building is proposed to be demolished to permit the townhouse development under the provisions of this Section 11.10, the provisions of subsections 11.14, 11.15, and 11.151-11.154 shall not apply; the townhouse development shall in such circumstances be subject to the dimensional requirements normally applicable in the district</u>

11.13 Special Permit Granting Authority

The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122, or 11.123. The Board of Zoning Appeal shall be the special permit granting authority for special permits required by Section 11.155, 11.162 and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

11.14 Subdivided Lots

A developer, or any subsequent owner, who desires to subdivide a townhouse development must record a subdivision plan with the Registry of Deeds of Middlesex County. A copy of the recorded subdivision plan must also be filed with the Building Commissioner. Subdivided lots may be less than 5,000 square feet and must include an individual dwelling, together with front and rear yards or rights to yards in common areas.

11.15 Dimensional Standards for Townhouse Development

The following development controls apply to the parcel of land upon which a townhouse development is constructed and are not applicable to subdivided lots. The townhouse development parcel as a whole must conform to these controls. But once satisfied for the total parcel, the controls are waived for any subsequent subdivision of lots. The required minimum lot size for a townhouse development and the required minimum lot area for each dwelling unit in a townhouse development shall conform to the existing regulations for the district in which the townhouse development is constructed.

11.151 Minimum Lot Width: In a townhouse development there shall be no minimum lot width.

11.152 Maximum Floor Area Ratio: In a townhouse development, the maximum permitted floor area ratio in districts where townhouse developments are permitted shall be <u>as normally applicable in the district except as provided below</u>:

(1) Residence B: .55 <u>for lots exceeding 15,000 sq. ft.</u>

(2) Residence C-1: .825 <u>for lots exceeding 15,000 sq. ft.</u>

Where a townhouse development is constructed on a lot with one or more pre-existing structures, the allowed floor area bonus for the townhouse development shall be based on the portion of the lot not already allocated to the existing structures. Said already allocated portion shall be determined by dividing the gross floor area of existing structures by the floor area ratio of the district in which the lot is located.

11.153 Maximum Height: In a townhouse development the maximum permitted height shall be four habitable stories and the maximum height of the cornice line shall be 30 feet. Any part of a townhouse structure which projects above the cornice line shall be set below an imaginary inclined plane beginning at the 30 foot cornice line on any facade of the structure facing a street or facing any lot line abutting a residentially zoned lot, and thereafter rising at a 45 degree angle. However, portions of the building may rise above the imaginary inclined plane provided the area of those portions above the inclined plane projected onto the vertical plane does not exceed ten (10) percent of the area of the vertical plane lying between the 30 foot cornice line and the maximum height of the structure, calculated for and limited to each separate plane.

However, the maximum height of any portion of a townhouse development shall be 40 feet.

11.154 Yard Requirements: The yard requirements in the district shall be applicable for each townhouse development with the exception of the following:

(1) Front Yard - The required front yard shall be the setback of the principal front wall plane of the principal building set back farthest from the street on the lots adjacent thereto on either side or the required front yard applicable in the district, whichever is less.

11.155 Minimum Usable Open Space: In a townhouse development the minimum ratio of usable open space as defined in Article 2,000 to lot area shall be 25%.

(1) The minimum dimension of any area counted toward required usable open space shall be 15 feet. A ten-foot minimum open space dimension may be allowed on special permit by the Special Permit Granting Authority upon its determination that the peculiarities of the parcel warrant such a

reduction that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.

(2) Where it is proposed to subdivide a townhouse development in accordance with the requirements of Section 11.14 then the minimum ratio of usable open space to subdivided lot area shall be 25%.

Where the townhouse development is not to be subdivided into individual lots and therefore the usable open space in a townhouse development is not to be provided on subdivided lots but is to be provided on a common basis to be held in joint ownership by a group of townhouse owners such as a cooperative or an association than the minimum ratio of usable space to the total lot area in the townhouse development shall be 25%.

11.16 Parking Standards for Townhouse Development

11.161 One off-street parking space per dwelling unit in a townhouse development shall be provided unless a special permit is granted in accordance with Section 11.162(4) below:

11.162 Required parking spaces may be located as follows:

(1) Within the townhouse structure or a separate structure on the parcel.

(2) On a lot in accordance with the requirements of Sections 6.20 and 6.40.

(3) On lots not more than two hundred feet away from the building to be served subject to the conditions set forth in Sections 6.20 and 6.40.

(4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

11.163 Curb cuts required for parking located on the lot in front of townhouses or in multiple garages with direct access from the street to each garage shall be permitted up to 50% of the lot frontage providing that:

(1) No continuous curb cut may exceed 25.5 feet.

(2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

In reviewing such a parking arrangement, the special permit granting authority shall find that the proposed parking and access layout is not inconsistent with the design and use for similar purposes of other lots on the street in the immediate environs of the townhouse development.

11.164 Landscaping of On-grade. Open Parking

(1) On-grade open parking areas should be arranged and landscaped to properly screen cars from adjacent properties as well as from streets and sidewalks and to diminish the negative environmental impacts of multiple automobiles parked on-site in residential neighborhoods.

(2) 25% of the area devoted to on-grade open parking shall be landscaped. The area devoted to on-grade open parking shall be that portion of the lot containing parking spaces, driveways and landscaped area located between or adjacent to parking spaces and drives. No portion of the lot required as a setback between a parking space and a building or a lot line shall be counted in computing the 25% landscaping requirement.

(3) Where more than one "area devoted to on-grade open parking" exists within a townhouse development 25% of each such area shall be landscaped.

(4) For every two on-grade open parking spaces or fraction thereof there shall be a minimum of one 3 inch caliper tree located within the area devoted to on-grade open parking.

(a) The Special Permit Granting Authority may grant a special permit for a reduction of this planting requirement upon its determination that such a reduction will not prevent suitable screening of on-grade

parking and will result in a superior site plan. Any reduction shall require a special permit.

(b) The trees required for the landscaping of on-site parking areas - whether such trees are coniferous or deciduous, flowering or non flowering - should be tolerant to urban environmental conditions able to screen parking areas by virtue of their size, form, density of foliage and spread and easy to maintain. A suggested list of trees which meet these criteria is:

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(5) On-grade open parking areas located in front of the townhouse structure(s) shall maintain the visual definition of the front lot line and separation of public from private space in keeping with the appearance and character of the existing streetscape. such definition shall be achieved by using a change of ground materials at the front lot line and by installing at least one of the following: fences, plantings, walls, or stone monuments which mark the transition from street or sidewalk to residential lot.

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(1) Fences may not exceed four (4) feet in height in any front yard unless otherwise permitted by the special permit granting authority.

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B. In Article 2,000 - Definitions, delete in its entirety the definition Dwelling, semi-detached (or Townhouse or Row House) and substitute therefor the following:

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

January 6, 1989

To the Honorable, the City Council:

SUBJECT: Pitkin, et al Rezoning Petition to Delete All References to Townhouse Developments.

Recommendation

The Planning Board does not recommend adoption of the petition as filed. The Board does, however, strongly support substantial changes to the existing Townhouse Development section of the Zoning Ordinance to meet the major objectives of the petitioners without eliminating the opportunities for the townhouse form of development where it is appropriate. To that end the Board is submitting a revised Section 11.10 and related provisions and recommends that that language be substituted for the Pitkin Petition and adopted by City Council.

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2. A new Section 11.127 is added which prevents a townhouse development from utilizing any remaining bonus provisions (subdivision of lots, extra height, additional FAR in some circumstances) where a preferably preserved building as defined under the Demolition Ordinance is destroyed to allow for the townhouse development.

3. Floor Area Ratio bonuses are eliminated in Residence B and C-1 Districts for lots of less than 15,000 square feet. A reduced FAR bonus (from 20% to a 10% premium over that permitted in the district) is granted on larger lots over 15,000 square feet to encourage the townhouse form of development where less desirable building forms may be feasible even under the base district regulations.

4. The height bonus is retained but with refinements in its provisions.

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Respectfully submitted for the Planning Board,

Paul Dietrich (for)

Paul Dietrich, Chairman

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Substitute for the Pitkin Rezoning Petition

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Provisions for the townhouse development use are intended to overcome obstacles to the development of one and two family townhouses, by providing special incentives where appropriate. This section provides guidelines for both as-of-right and townhouse developments which require special permit review. The distinction allows for expeditious review and approvals for smaller scale infill townhouse developments, while ensuring detailed examination of the site and building plans for larger developments and consideration of their neighborhood impacts.

11.12 Applicability of Regulations

The development standards specified in this Section 11.10 are applicable only to townhouse developments and do not change the development standards for other uses in the Residence, Office and Business, and Industry A-1 districts. Townhouse developments which meet the requirements specified in Sections 11.14, 11.15 and 11.16 shall be allowed in Residence B, C, C-1, C-2, C-2A, C-2B, C-3, C-3A, Office and Business and Industry A-1 districts as follows:

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11.122 Construction of a townhouse development containing 12 or more dwelling units in a Residence C-1, Office 1, Office 2, Business A-1, or Industry A-1 district shall require a special permit.

11.123 Construction of a townhouse development in a Residence B, C, C-1, Office 1, Office 2, Business A-1, or Industry A-1 district which contains fewer units than specified in Section 11.121 or 11.122 shall require a special permit if both of the following conditions pertain to the development:

(1) another permit for townhouse development has been granted within the 12 month period immediately preceding the date of permit application for the lot on which the development would be located or on an abutting lot;

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11.125 Where a townhouse development is constructed on two or more abutting lots, the requirements applicable to the development shall be determined as if the parcel were a single lot.

11.126 Where a townhouse development is constructed on a lot or lots with other buildings existing prior to such development, the dimensional requirements of this Section 11.10 shall apply to those structures or portions of structures on the lot(s) which constitute the townhouse development.

11.127 <u>Where a townhouse development is proposed on a lot on which a preferably preserved significant building, as determined by the Cambridge Historical Commission under the provisions of the Demolition Ordinance #965, has been demolished within the five years immediately preceding the application for a building permit or a special permit or where such building is proposed to be demolished to permit the townhouse development under the provisions of this Section 11.10, the provisions of subsections 11.14, 11.15, and 11.151-11.154 shall not apply; the townhouse development shall in such circumstances be subject to the dimensional requirements normally applicable in the district</u>

11.13 Special Permit Granting Authority

The Planning Board shall be the special permit granting authority for any townhouse development included in Section 11.121, 11.122, or 11.123. The Board of Zoning Appeal shall be the special permit granting authority for special permits required by Section 11.155, 11.162 and 11.164 for any townhouse development which does not require a special permit from the Planning Board.

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However, the maximum height of any portion of a townhouse development shall be 40 feet.

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reduction that the smaller dimension will result in a superior site design and that the total amount of usable open space will not be reduced.

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(2) On a lot in accordance with the requirements of Sections 6.20 and 6.40.

(3) On lots not more than two hundred feet away from the building to be served subject to the conditions set forth in Sections 6.20 and 6.40.

(4) On-street in the vicinity of the townhouses if the Special Permit Granting Authority determines that the lack of off-street parking for the townhouse development will not unreasonably reduce the quantity of on-street parking in the area. Applicants for an exemption from off-street parking shall submit a report on parking usage and availability in the vicinity of the development with their permit application.

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(1) No continuous curb cut may exceed 25.5 feet.

(2) A continuous curb cut shall not result in the removal of any street tree. No curb cut shall be made within five feet of a street tree.

In reviewing such a parking arrangement, the special permit granting authority shall find that the proposed parking and access layout is not inconsistent with the design and use for similar purposes of other lots on the street in the immediate environs of the townhouse development.

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11.17 Additional Requirements

(1) Fences may not exceed four (4) feet in height in any front yard unless otherwise permitted by the special permit granting authority.

(2) Any townhouse unit directly abutting a street or streets shall have a principal entrance on a facade facing a street unless otherwise permitted by the special permit granting authority.

B. In Article 2,000 - Definitions, delete in its entirety the definition Dwelling, semi-detached (or Townhouse or Row House) and substitute therefor the following:

Dwelling, semi-detached (or Townhouse or Row House). One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces, or in the case of corner units two adjoining faces, (applicable to the building as a whole and for each unit contained therein) have full outside exposure and so that each has separate entrances form the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families.

6.

CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 9, 1989

To the Honorable, the City Council:

Enclosed please find copy of the recommendation of the Cambridge Planning Board relative to the Pitkin, et al, rezoning petition to delete all reference to townhouse developments.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda Item No. 6

Re: enclosed recommendation of the Planning Board on the Pitkin, et al rezoning petition to delete all reference to townhouse developments.

In City Council,

January 9, 1989



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, November 2, 1988 at 7:30 P.M. in the Sullivan Chamber. City Hall, Cambridge, Massachusetts on a petition by **John R. Pitkin,** et al to amend the Zoning Ordinances of the City of Cambridge as follows:

1. Deleting from the Ordinance **Section 11.10 Townhouse Development,** in its entirety; and

2. Deleting from the Ordinance any related references to the present Section 11.10, including but not limited to enumeration in the Table of Contents, and references, notes and footnotes in Articles 5 and 6.

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

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

For the Committee
Councillor William H. Walsh,
Chairman

(C)Oct.13,20



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(C)Oct.13,20

C. C. 106

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City of Cambridge

MASSACHUSETTS

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Councillor William H. Walsh,
Chairman.

RECEIVED BY
OFFICE OF CITY CLERK

1988 OCT -5 PM 3:30

CAMBRIDGE MA.

C. C. 106

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For the Committee,

Councillor William H. Walsh,
Chairman.

RECEIVED BY
OFFICE OF CITY CLERK
1988 NOV -1 PM 5:00
CAMBRIDGE MA.

November 1, 1988

Ordinance Committee
Cambridge City Hall
Massachusetts Avenue
Cambridge, Massachusetts 02139
ATTN: Councilor Walsh

Dear Sir:

My husband and I are looking to develop three townhouses on our land which has been owned by my family since 1941. My husband and myself have lived in Cambridge all our lives. We wish to keep two of the townhouses and sell one of them in order to finance this project.

If the PITKIN Petition is passed, we will be deprived of the as of use right to develop our land. Therefore, we respectfully ask the City Council to deny the PITKIN Petition.

Very truly yours,

Mrs. Edward DePierro

Mrs. Edward DePierro
155 Spring Street
Cambridge, Mass. 02141

Bette Davis (in support of the Pitkin Petition on Townhouses)
~ also in favor of Coulon petition (Harvard Square)

Paul Andrew 42 maple st. I am in support of the Petition on townhouses.

Committee on Ordinances

(Councillor Francis Durkay - opened)

Present: Councillor William H. Walsh - Presiding 11/3/88

5:43 P.M.

D C. Russell

(2) C. W. Sullivan

(2) C. J. Sullivan

(✓) C. Durkay

(5) C. Danehy 7:05 P.M

Howard Medwed et al

Howard Medwed
58 Washington Ave.
Camb.

Concerned w/ definition of "lot"
City should control whether
any transfer of land (development
potential) should be permitted

Present definition of owner has

no standards.
This would preserve character of the city.

11 Hilliard Street — Supports petition

Kathleen Boren — " "
3 Washburn Ave. — People did not understand
wording of "air rights"
This is a technical amendment.

Eric Wadlinger, Esq. — Opposed to petition
10 Craigie St — This is really a down-zoning petition and should be filed in that manner.

Bob Herwig — Opposed to petition on behalf of Chamber.
201 Mass. Ave. — Goals need to be reexamined very carefully.
Supports making site more buildable

C. Durham — Chamber has informed its members to oppose series 3 citizen initiatives before c/c.

George Nazarian, 245 First St Graeb. — Opposed to petition. This is a band-aid approach. Should be looking a comprehensive zoning change. New development helps keep taxes down. Commercial tax rates are up residential tax rate down.

Geoffrey Esq. — Opposed to petition. Cayender Co.

C. Durham — Has much borrowing gone on

Lin Baker — It depends on how you define term, some has accrued. Pl. Bd. to recommend against petition

C. Dunham — Moved to refer w/o recommendation

V/V

6:10 P.M. Fast Food Moratorium

Bob Hervey, Chamber — Supports extension as requested by Community Development

C. Dunham — Moved to refer favorably to full C/C

Adj. 6:17 P.M.

6:30 P.M. Mary Conlon et al

Philip Dowds, 48 Banks St. (Coalition For Harvard Sq.) — This is a down-zone petition
Conlon I failed
We accepted Planning Boards prior recommendation in Conlon 2.
Housing density bonus is included plus height density and parking

exemption requirements

C. Dunlay — Has Planning Board met.
NO

Mary Conlon
26 Chauncy St. — Supports petition. We must control change in Harvard Square
Urge C/C to seriously consider this one.

Joan Lorentz
419 Broadway — Supports petition.
Small service industries are forced out of Harvard Square.

Fred Stone
9 Remington St. — Supports petition.
Cambridge shld be habitable for all. Development shld be in scale

Gladys Gifford
85 Sparks St. — Supports Medved and Conlon petitions.

Pres. Harvard Sq. Defense Fund — 2600 Cambridge residents signed our petition on Conlon 2

Polarization of pro and anti-develop-

ment is a mistake
Submitted map outlining growth rate and
potential = 20,500,000 sq. ft. (1982-1995)
what does this mean to quality of life
for Cambridge.

Robert Eldrod
20 Prescott St.

Supports petition.
- Maintain and upgrade existing buildings
- Reject diversity of existing use
- Traffic / Parking Control
- Control large increase in
potential people wanting to
come to Cambridge to live.

Betty Davis
13 Ware St.

Supports petition.

Charles Sage
221 Mt. Auburn St.

Supports petition.
Present parking and loading
requirements are vague, this
addresses that for small
business. FAR of 3.0 is a
modest reduction.

Mariam Longwell
22 Foller St.

Does land in lobe [illegible] mothers name:
Supports petition.

11 Hillard St.

Supports petition.

Bob Heronp
901 Mass Ave.

Opposed to petition currently we are holding a 3rd session w/ community development to discuss traffic mitigation

Jeffrey Hamilton, Esq.
Carpenter Co.

Opposed. Currently overlay is only 2 years old. Existing development guidelines o.k.

Robert Barber
144 Eliot St.

Opposed to petition

C. Dueber — Disappointed w/ lack of c/c approval of Carlon I, that led more housing

I sincerely believe we lack proper environmental control on some of our development
Too much density, infrastructure just can't bear this.
Wld like to see less commercial and more residential development.

C.W. Sullivan — Moved to refer w/o recommendation

V/V

7:01 P.M. Webb Nichols

Webb Nichols — 60,000 additional workers, based on Gifford's figure.
1800 - 2300 housing units.

Purpose of our petition is to establ.

a fair way to approach a development

Citizens in Cambridge have not been given serious weight on their objections

When developer is seeking SP due to hardship, financial or economic, the citizens have a right to know.

C. Dexter — Clear any environmental reasons?

Traffic analysis only. Alternate documentation is needed, particularly for linkage

C. Walsh — How does this impact on linkage

This is in effect in other communities but unsure on Cambridge effect.

Bob Edwards — Supports petition.

20 Prescott St.

No financial data presented to BZA on SE or variance requested

Philip Dowds
48 Banks, SE

Supports petition.
Financial disclosure not only requirement.
Each time variance granted, you are giving $ to developer.
C/C has in the past dealt w/ reuses & a development.

C. Walsh

Que. support & means for?

P. Dowds.

In some regard I do, but I'm not sure what you want to do.

Betty Davis
13 Ware SE.

Supports petition.
Only reasonable for developer to provide data

Bob Heroux
901 Mass. Ave.

Opposed to Nichols petition
The enterprise is evident
in this City. Trusts BZA
when they conduct hearings
prior to granting SP's or variances.

Jeffrey Hermston, Esq.
Carpenter Co.

Beyond scope of C.40A MGLA
in this petition.
Other ways to obtain financial
info.

Eric Wodlinger, Esq.
10 Craigie St.

Under C.40A there is no reference
to hardship. This is discriminatory

Alex Steinberg
3 Clinton St.

SP's have certain criteria
on their own. These requirements
will discourage people from coming
to Cambridge.

If were going to have a trade
then let's have a "Means Test"

C. Russell — Moved to refer w/o recommendation
C. W. Sullivan

C. Duehay — Wld like to have Pl. Bd. meeting before Ordinance Committee

7:30 P.M. John R. Gibbin

John R. Gibbin — This was developed by Mid-Cambridge Neighborhood Association.
This wld nullify the ordinance.

- Ellery Square
  - Massive wall would close to homes it abuts
- 17 Maple Ave.
  - Inadequate side yard
- 25 Highland Ave
  - High rear wall, cuts off light into yard

We tried to consider modification of existing ordinance, but we didn't.

Irma Rodrigues 15 Maple Ave.	Townhouse next to our property is right on top of us. This current ordinance takes advantage of others.
Marjorie Levenson 7 Maple	No other form of egress from this property. Far too large in scale and too close to property.
Joan Lorentz 419 Broadway	Supports petition. Since 1973 we have come before you many times asking down-zoning requests w/o worries, all were won some.
Robert LeGrandville 348 Franklin St	Supports petition. Upping our yard requirements is destructive to the neighborhoods.

→ 15 hands in favor

*

Edward De Pierro
155 Spring Street
one watchman
6 dogs

Opposed to petition
it will prevent my
family from building
3 horse horses.

Philip Dowds
48 Banks St.

Supports petition.

Bob Hrovat

Supports petition / maybe
a moratorium shld be
considered.

Robert Edwards
20 Prescott St.

Supports petition

Les Barker

Pl. Bd. is in favor of abatement
floor trusses and they will
be holding a hearing on 11/6/85

C. W. Fulbrei

Moved to refer to C/C w/o
recommendation

Adj: 8:09 P.M.



EDITORIAL

Peaceful coexistence

There can be no question that the fate of the Commonwealth Day School (CDS) at 113 Brattle St. hinges on a highly tehnical interpretation of the city's zoning code.

Tonight, the Board of Zoning Appeal (BZA) will hold round two in the school's fight to maintain its kindergarten program in the Brattle street building and its effort to add a primary level day school program. Nearby residents oppose the granting of a needed special permit for that expansion and are arguing that the occupancy permit for the school should be revoked.

The neighbors claim the building's prior use by the New Preparatory School for 50 years is mitigated by the fact that during that time, a suite of rooms was used as an apartment at the same time. Focusing on that mitigating aspect of the zoning code, CDS attorneys argue that the resident was integral to the New Prep's operation because he watched over the building.

At base, however, granting the requested special permit for CDS to expand its program would create no effective change in either the building's use as the neighborhood has known it for half a century, or create any substantial impact on the neighborhood. Whether the school will serve secondary level students, as New Prep did, or primary level students, as CDS wants to do, will make no appreciable change on Brattle street life.

While neighbors' concerns are obviously sincere, they really don't have a strong argument against CDS. The BZA should grant the CDS request and allow the school a chance to co-exist peacefully with its neighbors as its predecessor did for 50 years.

CANTABS

The following Cambridge Residents recently graduated from Wheelock College in Boston **Billie Jo Paschal**, Bachelor of Science Degree; **Linda Pesolano**, Master of Science; **Patricia Parker**, Master of Science.

Rachel Pries of Longfellow Road, daughter of Weldon and Rebbeca Pries, is participating in the Boston University Summer Visual Arts Institute at th Boston Univerisity School for the Arts.

William Ubinas was one of 70 New England educated to be selected to participate in "The Project for Excellence in the Elementary School Science" at Simmons College. He is thethe principal of the William and Blackstone Elementary School in Boston.

President Reagan awarded the following Cambridge residents, the National Medal of Science Award at a White House ceremony held on July 15; **Dr. Elias J. Corey, Dr. Edwin H. Land; Konrad E. Bloch; Dr. Norman F. Ramsey. Mr. Harold E. Edgerton** recieved the National Medal of Technology at the ceremony.

Brenda Baptiste of Roosevelt Towers graduated from the Cosmetology course at the Boston campus of the Blaine Hair and Beauty Schools.

Capt. Ellis Pittman Jr., son of Gary E. and Sandra C. Pittman of Oklahoma, has been decorated with the Army Achievement Medal at Fort Leavenworth, KN. His wife is Katherine, daughter of Dr. Karl Hormann of Cambridge.

Cadet Irman Haque, son of Zahurul and Parveen Zahur Haque of Western Avenue, has recieved practical work in military leadership at the US Army ROTC advanced camp, Fort Bragg, NC.

Janet Kaplan of Cambridge will be exhibiting her wood sculpture, "Bird Descending", at a show of the New England Sculptors Association in the Bancroft Invitational Gallery of the South Shore Art Center. It will be on display from October 6

Prof. Eric D. Blumenson of Cambridge, Law School Professor at Sulffolk University in Boston, has been awarded a Fulbright Grant to advise the University of Punjab Law School in Lahore, Pakistan in establishing a legal clinic.

TALKING HEADS

This week, staff photographer Cheryl Miller asked people what they thought of the Bentsen-Quayle debate.



I thought Mr. Bentsen came off very presidential. I thought that Sen. Quayle lacked the fundamentals of government. It would be unfortunate if a man of that calibre were a heartbeat away. I'd hate to see him become president of the United States.

William A. Gomes
Randolph



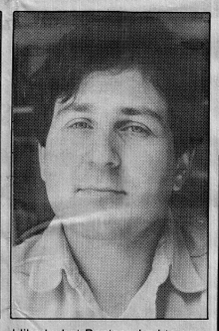
The debate kind of confirmed my thoughts on Quayle which are that he is unqualified and I thought that Bentsen did a good job. I thought both of them could have prepared a little bit better. I also thought Quayle comparing himself to Kennedy was an atrocity.

John Vasco
Arlington



I think Bentsen was kind of ahead of Quayle in certain parts, but, then again, Quayle was head of him in certain parts. Too bad it isn't Bensten running with Bush and vice versa. It's going to be a difficult thing at the polls.

Mildred Joyce
Cambridge



I liked what Bentsen had to say. Quayle, I thought, came off as being a little wishy-washy. He wasn't sure of what he'd do or when he'd do it. I don't think he answered any of the questions directly and I feel that, if he did ever become president, this country would be in serious trouble.

Ken Golden
Needham

OPEN FORUM

Looking the Harvard 'gift' in the mouth

MIKE TURK

In reading the list presented last week by Harvard University spokeswoman Jacqueline O'Neill of the school's good works in meeting the housing crisis in Cambridge, I was struck by the extent to which public relations packaging has superseded truth-telling in Harvard's recounting of its relations with the city. Of the many questions about those relations raised by Ms. O'Neill's op-ed piece, I would like to straighten out the record on two of them: Harvard's affiliate housing and its in-lieu-of-tax payments to the city.

Ms. O'Neil noted that Harvard houses nearly all of its undergraduates. What she failed to mention was the fact that only 15 percent of Harvard's graduate students live in Harvard's affiliate housing in Cambridge. This is all the more significant in that Harvard's graduate student population numbers nearly twice that of its undergraduate population. In fact, Harvard acknowledges that it houses relatively few of its graduate students when it is to the university's advantage: it has based its policy of charging affiliates who reside in harvard-affiliated housing market-rate rents on the circuitous notion that most of Harvard's graduate students are forced to seek housing in the Cambridge/Somerville market; hence, it would be unfair—a subsidy, in Harvard's terms—to charge those affiliates lucky enough to obtain university housing anything less that what the majority of graduate students face in the local housing market.

In the speculative housing market that exists today in the greater Boston area, this means that Harvard charges its affiliates excessively high rents. Take the 500-unit complex at Peabody Terrace as an example. As of April 1988, according to Harvard Real Estate, Inc., new rents there run as follows: for studios, $468-500/month; for one-bedrooms, $540-726/month; for two-bedrooms, $764-907/month; and for three-bedrooms, $1334/month. Harvard claims to be following the market. With 1100 affiliate units in the city, though, Harvard is leading the market, helping to drive up uncontrolled rents even further.

controlled at least 20 percent of the city's land area made it necessary for the inclusionary zoning plan to receive seven votes for approval by the City Council, harvard's formal objection—with its 220 acres—was pivotal in the defeat of the plan. As such, Harvard helped thwart passage of the most significant proposal before the city in the 1980s to build new affordable housing.

In a non-binding referendum held nearly ten years ago, voters in Cambridge supported a proposal to tax the universities on half of their assessed value. An in-lieu-of-payment formula of that sort, which obviously takes into account the educational uses to which some of Harvard's lands are put, would still increase the revenues paid to the city by Harvard by close to ten million dollars, even with all affiliate housing accounted for separately. And it has the added virtue of being a far more equitable system that the current one, in which Harvard's small payment is described by the university as a "donation" or "gift" to the city.

***

Michael Turk has served as coordinator of Harvard Tenants Union since 1981 and is co-chair of the Cambridge Tenants Union.

POLITALKS

CCA to the fray

Oh, just leave it to those clever liberals over at the **Cambridge Civic Association** to pounce on the mess over the number of commercial parking places in the city. In a too, too cleverly worded press release, the CCA dubs the mess "Binneygate" (after the Binney street garage. Get it? Got it. Good.), says the Athenaeum Group's lawyer "must have learned his grandstanding techniques from 'LA Law,' " and concludes that the city's "counting and statistical practices...wouldn't hold up in a kindergarten."

CCA Prexy **Stephanie Gramolini** pledges that the CCA would spearhead "the effort to make sure that the public's right to know all the details of Binneygate is upheld and that all those involved are dealt with properly."

That's just what the city needs as it tries to sort out the mess: some timely, self-righteous posturing, peppered with clever one-liners (or, given their technical brevity, "one-phrasers") from the CCA.

Maybe you hadn't realized this had become a partisan issue in Cambridge, but, then, that's why we have the CCA around.

Memo to CCA Exec Direc **Brad Desch**: go munch an earth shoe.

Buckley on board

State Sen. **Michael Barrett** announced this week that **John Buckley, III** has been appointed to manage his re-election bid.

Buckley, a graduate of Buckingham Browne & Nichols School in Cambridge and the University of Massachusetts at Amherst, is a lifelong resident of Belmont. He interned in the Washington office of former U.S. House Speaker **Tip O'Neil** in 1983, and in 1986 he was elected to the Middlesex County Charter Commission, representing Belmont, Arlington and part of Somerville.

Buckley is a member of the Belmont Democratic Town Committee. He has worked on a number of successful local political campaigns, including Barrett's first Senate race in 1986, **Jim Masteralexis'** recent Watertown town council bid, and **Bill Schmidt's** first campaign for Middlesex County Commissioner in 1982.

Women's issues forum

Representatives from the **Bush** and **Dukakis** Presidential Campaigns will participate in a bipartisan campaign discussion on election issues as they pertain to women on Sunday, October 16.

The forum, which is being sponsored by the Boston Branch of the **American Association of University Women** and the **Women's Law Caucus** of the New England School of Law, will include presentations of the candidate's views and their strategies on policies that are of particular interest to women. A discussion of the gender gap and how this phenomenon continues to translate into advancement for women will also be presented by each campaign.

The program will be held at the New England School of Law (Room 305), 154 Stuart Street, Boston, and will begin at 2:30 PM. It is free of charge and open to the public.

Barrett honored

State Senator **Michael Barrett** was honored twice last week for his work in human services. Barrett was recognized jointly by **Cambridge Family and Children's Services** and **Cambridge Community Services** with their Community Award for Services to Youth, and later by the **Mental Retardation Providers Council** with its Government Award.

The first award cited Barrett's "legislative efforts and leadership in securing quality services for residents of Cambridge and the Commonwealth of Massachusetts."

In the second award, the Providers Council noted the senator's "commitment to improve the quality of community services for persons with mental retardation."

King fete

In celebration of the "roots of the rainbow," a party marking the 60th birthday of community and political activist **Mel King** will be held Thursday, Oct. 20, 6 pm-12 midnight, in the Student Center at Roxbury Community College, 1234 Columbus Ave.

The party will feature a Salsa, Cape Verdean and 1950s musical program as well as ethnic fare, taking its inspiration from the South End's neighborhood of "New York Streets" where King grew up. There will also be an unveiling of a community "roots of the rainbow" exhibit.

Tickets are $25 and available at King's community office, 410A Columbus Ave., in the South End. For information, call 267-3759.

Nakashian challenges Barrett

Watertown independent **Alice Nakashian** has challenged state Sen. **Michael Barrett** to a debate in the Middlesex-Suffolk District race.

Please see POLITALKS, page 4a

Cambridge Chronicle

(USPS 086-480), Telephone: (617) 628-6200
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SCHOCHET

Continued from page 1

commitment of private money" before the UDAG application is approved, he said, adding that the city's previous application was rejected for the same reason.

The Boston-based Schochet Associates could not be reached for comment this week on whether the developer has made progress in obtaining private financing for the project.

Jay Schochet, president of the Boston development firm, has said in recent public testimony that the Bank of New England has signed a letter of intent to finance most of the project. As a substitute for the UDAG funds, Schochet has also said the development firm has applied for low-interest state financing to help reduce the overall cost of the project and subsidize the affordable housing.

While details of the financing remain unclear, the developer has scored a few victories over the past two weeks. The Cambridge Rent Control Board voted, 3-1, not to rescind the removal permits for two rent-controlled units in the building at 2 Essex St. This vote occurred before HUD's decision.

The Cambridge Historical Commission last Thursday voted, 2-1, not to impose another six-month delay on the issuance of the demolition permit for three of the buildings on the corner site. All three, including the Asa P. Morse building, went up around the turn of the century.

Last Friday, key city officials signed off on the demolition permits for all but one (2 Essex St.) of the seven buildings on the site. This summer the Cambridge Inspectional Services Department had already issued Schochet the building permit for the mixed-use project.

Based on its fall 1986 agreement with neighborhood residents and the Cambridge City Council, Schochet Associates plans to tear down the seven buildings on the corner site owned by Schochet himself and Landon Clay, a major Boston investment manager and member of the Harvard University Board of Overseers.

To make the project work, the city agreed to lease a municipal parking lot at the corner of Bishop Allen drive and Essex street to Schochet for $1 per year over the next 99 years.

In exchange for that and a low-interest loan from the UDAG money, Schochet agreed to put up 82 rental units, including as many as 24 units for low- and moderate-income residents. Should low-interest UDAG funds or state financing never materialize, the developer has promised at least 21 affordable units. The project would also include office space, retail stores on the ground floor, and 157 underground parking spaces.

However, as of last Friday, Rent Control Board Executive Director Margaret Drury had not signed off on the demolition permit for the 2 Essex St. building. Drury, who is on vacation this week, could not be reached for comment.

This week Michael Turk, co-chair of the Cambridge Tenants Union, dropped off a request for another hearing on the removal permits for 2 Essex St. and called for a stay of demolition. "The only tangible evidence that the project was moving forward was the UDAG," Turk said. "It turned out not to exist. It casts real doubt about (Schochet's) commitment to carry out the project as agreed to."

Turk was the original complainant who asked the rent control board to rescind the removal permits granted to the developer in March 1987. He argued the developer was in violation of the city's full-occupancy ordinance, which says units cannot remain vacant for 120 days or more without good cause.

Turk said he filed the complaint because two regulated apartments in 2 Essex St. have not been used for months while the developer has tried to line up financing for the project. He also expressed concern about the commercial tenants, consisting mostly of artist and nonprofit groups, who were evicted from a few of the buildings on the corner site in early spring 1987.

Before the recent vote on the removal permits for 2 Essex St., assistant counsel James H. Packer wrote in a report to the rent control board: "Recission of the removal permits would realistically create such a barrier as to effectively kill the (Schochet) project, an option that I strongly recommend against."

But he recommended later in the report that the board "direct its executive director not to sign off on the pending demolition permits" until Drury "receives a written certification that the financing pakage for the development is guaranteed and that the developer is ready to commence construction."

The board members did not vote on this recommendation, according chairperson Ellen Semonoff, because it didn't have the power to do so. But by voting not to rescind the permits, the board essentially paved the way for 2 Essex St. to be demolished.

Packer said in his report to the board that allowing the developer to proceed with the demolition without solid financing would possibly result in a "moonscape that would appear as a slash in the heart of Central Square for an indefinite period."

In fact, some neighborhood residents and city officials fear that the seven buildings on the corner site will be demolished and nothing will rise in their place because Schochet will be unable to secure the appropriate financing. Schochet principals have said in public testimony they want to demolish the empty buildings immediately for security reasons.

Once the developer has met all of the conditions for a building permit, which Schochet Associates has done, the city then issues the demolition permit, according to Sally Zimmerman of the Cambridge Historical Commission. This safeguard serves to prevent the demolition of a building on spec.

"It's a limitation of what can be done through the public process," Zimmerman said of the city's demolition law. "The financing (for the project) is out of our control."



THE FUTURE of the intersection of Massachusetts avenue and Essex street is clouded now that the Schochet company's application for a UDAG grant to develop the site has been turned down. (Staff photo by Cheryl Miller)

CONTRACT

Continued from page 1

The third year salary is divided between a 5 percent salary increase across the board in September 1990 and an additional 2 percent across the board salary increase in February 1991.

"I think it was a fair settlement," School Committee Member Henrietta Davis said. "We worked hard to maintain important programs in the school while increasing teachers' pay."

The school committee also offered to provide an additional $135,000 to hire either 4 or 5 science teachers for grades kindergarten through six during the second year's contract.

The school committee and the CTA have been at the bargaining tables since March. Negotiations picked up momentum after the school contracts expired August 31.

Originally the school committee offered the CTA a 3 percent base salary increase for the first year and a 4½ percent salary increase for the second year. But the CTA remained firm in its 8 percent, 9½ percent and 10 percent salary request.

This year the city offered a 3 percent cost of living increase to all other city employees, including library employees and white collar union employees, according to James Maloney, Cambridge's finance director.

The school committee had reserved $1.1 million in its budget for teachers pay hikes. That would fund only a three percent increase. Two weeks ago, the committee offered the CTA an additional 1 percent, or $370,000. The funds would be taken from non-salaried items in the school budget to use for salary benefits, according to James Conry, the school department's director of management services.

The additional 2 percent for this year's school contract will come from the city's budget.

The city set aside $2,100,000 for city salary adjustments during fiscal year 1989, according to Cambridge City Manager Robert Healy.

"The city always sets money aside to use for contract settlements," Healy said. "Hopefully this will be managed for the school contracts."

The 2 percent increments will cost over $500,000, Healy said.

Late last week, the threat of a teachers' strike sat on the school committee's shoulders. Many school committee members said this was the closest point they came to seeing a teachers' strike.

"This was defininitely the most difficult one to resolve," said interim Schools Superintendent Mary Lou McGrath. "In all the negotiating sessions that I've been involved with over the years, this one had much more discussion about the possibility of striking."

But Orben said that the entire contract package, which includes 99 percent medical coverage, an agreement not to lay off tenured teachers during the three-year contract and a continuation of longevity payments for teachers with more than 12 years of experience, brought the CTA to the tentative agreement.

"When we look at the contract as a total package, it restores our comparability with other teachers in the area," Orben said. "We get great medical benefits that most other school districts don't receive."

Comparing the salaries of a teachers with with a bachelor's degree and five years experience, a Cambridge teacher will make $26,900; a Brookline teacher with the same experience and academic background makes $24,462; a Boston teacher makes $36,013 and Newton teacher with the same background makes $25,099.

Using a similiar example, a Cambridge teacher with a master's degree plus 30 extra academic credits and 11 years experience will now make $39,211; a Brookline teacher makes $34,850, a Newton teacher makes $37,445 and a Boston teacher makes $38,830 (however, Boston teachers only go up to the seventh step, according to a Boston school personnel employee.)

Even though the contracts are not yet official, Orben was optimistic that the teachers would ratify the agreements.

"People are very positive about the agreements on the whole," Orben said. "We can only speculate now what will happen, but I think the contracts will go through."

REVIEW BOARD

Continued from page 1

hearings.

The first hearing involves three allegations against officer conduct. Two officers are charged with using excessive force during protective custody, failing to notify the right to a breathalyzer test and failing to notify the option of staying overnight in an intoxication center, rather than spending the night in a jail cell.

The second hearing involves allegations that a police officer was rude and discorteous when pulling a man over for traffic violations.

Golon refused to disclose which officers coincide with the various charges.

All of the subpoenaed police are planning to attend Thursday's hearing, according to Doug Loison, attorney for the Patrolmen's Union.

"They all will be showing up," Loison said. "We're not planning to appeal the court decision at this stage."

A third case involving police conduct is still waiting to be scheduled.

The public hearings begin at 7 pm Thursday, in the Ackerman Room of Cambridge City Hall.

Hoyt Post sets fair

The R.E. Hoyt VFW Post 299 will hold a harvest fair from 9am to 4 pm on Saturday, Oct. 15, at 288B Green St. The fair will include raffles, games, coffee and cake, a luncheon special, a flea market, and bingo for prizes at 1 pm.

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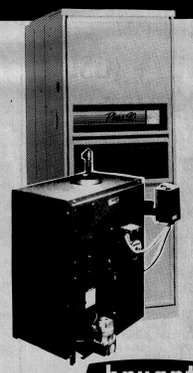
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Sealed proposals will be received at the Office of the Manager of Procurement, 159 Thorndike St., Cambridge, Ma. 02141, until Thursday, October 20, 1988 at 11:00 A.M. at which time they will be publicly opened and read for:

Printing of CRLS Course Catalog.
Technical Assistant Audit of CRLS.

Specifications and forms of proposals will be available at the Office of the Manager of Procurement on and after Thursday, October 6, 1988.

Attention is called to requirements for equal opportunity employment on part of vendors. The department encourages participation in this bid of minority and women owned businesses.

Mary Lou McGrath
Interim Superintendent of Schools

(C)Oct.6,13

CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

The Board of Zoning Appeal will hold a public meeting on Thursday, October 20, 1988 in Room 200, City Hall, Cambridge, Massachusetts. The following cases will be heard.

7:00 P.M. - Case No. 5772

101 Main Street - Office 3A/PUD-3 Zone - **Marc S. Epstein.** Variance to install a sign. Article 7.000, Section 7.12.3 of the Zoning Ordinance.

7:20 P.M. - Case No. 5773

17 Traill Street - Residence A-1 Zone - **Franklin T. Hammond, Jr.** Special Permit: for an addition of a shed. Variance: Violation of side yard setback by constructing a second shed Art. 8.000, Sec. 8.22c (alteration of nonconforming structure); Art. 8.000, Sec. 8.22e (alteration of nonconforming structure; Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:40 P.M. - Case No. 5774

28-36 Seven Pines Avenue - Residence B-Zone - **Ruth Washken.** Variance to subdivide parcel into three (3) lots. Art. 5.000, Sec. 5.15 (Subdivision), Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. - Case No. 5775

33-35 Harding Street - Residence C-1 Zone - **Anthony Martins.** Variance: Addition of second story porch and roof to existing porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements); Art. 8.000, Sec. 8.22 (Alteration of nonconforming structure).

8:20 P.M. - Case No. 5776

6 Donnell Street - Residence B Zone - **Sandra A. Best.** Variance: Convert from residential to office use. Article 4.000, Sec. 4.34 (office use).

8:40 P.M. - Case No. 5777

172-174 Lakeview Avenue - Residence B Zone - **Shippen L. Page.** Special Permit: Addition to residence. Art. 8.000, Sec. 8.11, 8.22, 8.22c (alteration of nonconforming structure).

(C)Oct.6,13

CITY OF CAMBRIDGE
PURCHASING DEPARTMENT

Sealed proposals will be received at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass., until 11:00 o'clock A.M. Thursday, October 20, 1988 at which time and place they will be publicly opened and read for furnishing the following to the City of Cambridge.

Snow Removal
Groceries
Latex Antigen Test Kits
Snow Plows
Lawn Mower
Shuttle Bus Service
Recording & Transcription Services
Sale of Used Equipment (Rent Control)

See proposal for bid deposit.

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

Specifications may be obtained at the Office of the Purchasing Agent, Room 303, City Hall, Cambridge, Mass.

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

Barbara L. Duffy
Purchasing Agent

(C)Oct.6,13

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, November 2, 1988 at 7:30 P.M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts on a petition by **John R. Pitkin,** et al to amend the Zoning Ordinances of the City of Cambridge as follows:

1. Deleting from the Ordinance **Section 11.10 Townhouse Development,** in its entirety; and

2. Deleting from the Ordinance any related references to the present Section 11.10, including but not limited to enumeration in the Table of Contents, and references, notes and footnotes in Articles 5 and 6.

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

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

For the Committee
Councillor William H. Walsh,
Chairman

(C)Oct.13,20

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 88D 3365

Summons by Publication
Samuel Pierre, Plaintiff
vs.
Linda Pierre, Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Samuel Pierre, seeking Divorce.

You are required to serve upon Dane M. Shulman, plaintiff's attorney, whose address is 1596 Blue Hill Ave., Mattapan, MA. your answer on or before 27th December, 1988. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness, Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
September 22, 1988

Paul J. Cavanaugh
Register of Probate

(C)Oct.6,13,20

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSION

Notice is hereby given that **Salvatore Scenna,** d/b/a **Sal's Parking Lot** has applied for an Open Air Parking license for 75 cars at 29 Charles Street.

The hearing on this application will be held on Tuesday evening, October 25, 1988, at six-thirty o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Oct.13

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Temptations Gourmet Yogurt Shoppe, Inc.,** doing business as **Temptations Gourmet Yogurt Shoppe,** by **Lisa Karger** and **Elizabeth H. Moreau, Manager,** has applied for a common victualler's license to be exercised on the 1st floor at 57 John F. Kennedy St. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 16 persons. Said license if granted would be exercised from 10:30 a.m. to 11:00 p.m. on weekdays and from 10:30 a.m. to 11:00 p.m. on Sundays. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, October 25, 1988 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Oct.13

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT DEPARTMENT
PROBATE OF WILL WITHOUT SURETIES
Middlesex Division **Docket No. 88P5351E**

Estate of **Joseph Furtado**
late of **Cambridge**
in the County of **Middlesex**

NOTICE

A petition has been presented in the above-captioned matter praying that a certain instrument purporting to be the last will of said deceased may be proved and allowed and that **Walter Foster, Senior** of Medford in the County of Middlesex be appointed executor without giving surety on his bond.

If you desire to object to the allowance of said petition, you or your attorney must file a written appearance in said Court at Cambridge on or before 10:00 in the forenoon on October 19, 1988.

In addition you must file a written affidavit of objections to the petition, stating the specific facts and grounds upon which the objection is based, within (30) days after the return day (or such other time as the Court, on motion with notice to the petitioner, may allow) in accordance with Probate Rule 16.

Witness, Sheila E. McGovern, Esquire, First Justice of said Court at Cambridge, the fifth day of October in the year of our Lord one thousand nine hundred and eighty-eight.

Paul J. Cavanaugh
Register of Probate

(C)Oct. 13

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given that **Tok Sun Im,** doing business as **Korea Garden,** by **Tok Sun Im, Manager,** has applied for a common victualler's license to be exercised on the 1st floor at 20 Pearl Street. Said license if granted would allow food and non-alcoholic beverages to be sold, served, and consumed on said premises and would allow the applicant to maintain said premises as a restaurant to be open to all classes of the public and to have a seating capacity of 35 persons. Said license if granted would be exercised from 5 p.m. to 9:30 p.m. on Mon.-Wed., from noon to 9:30 p.m. on Thur.-Sat. and from 1 p.m.-9:30 p.m. on Sunday. The applicant is not seeking to maintain any entertainment on the premises.

A hearing on said application will be held on Tuesday, October 25, 1988 at 6:30 P.M. in Room 200, City Hall, 795 Massachusetts Avenue. Any person wishing to comment on said application may attend the hearing, or such person may prior to the hearing submit a written statement to James Thaddeus McDavitt, Chairman of the License Commission, Room 205, City Hall, 795 Massachusetts Avenue, Cambridge, Mass., 02139.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Oct.13

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given pursuant to General Laws, Chapter 148, that **Broadway/Hampshire Development Trust,** has applied for a parking garage for 182 cars and the keeping and storage of 1820 gals. of gasoline in tanks of cars only and 550 gals. diesel fuel oil, underground. (required for a diesel-driven generator.) at 191-203 Broadway.

The hearing for this application will be held on Tuesday evening, October 25, at 6:30 o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Oct.13

CITY OF CAMBRIDGE
DEPARTMENT OF TRAFFIC & PARKING

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

Regulation No. 88-25

Regulation No. 66-1 Schedule 3 "One Way Streets" is hereby amended by adding the following:

Traill Street, from Elmwood Avenue to Mt. Auburn Street in a southerly direction.

This regulation shall take effect 25 October 1988.
PROMULGATED
DATE: Sept. 26, 1988

George Teso
Traffic Director

(C)Oct.6,13,20

POLE AND CONDUIT COMMISSION

A meeting of the Pole and Conduit Commission will be held on Thursday, November 3, 1988 at 10:00 a.m., Room 200, Barbara Ackermann Room, Cambridge City Hall, 795 Massachusetts Avenue with regard to the consideration and imposition of fees for right of way users in the public way for the laying and maintaining of any pole, duct, conduit, manhole or other structure to support or contain wires or lines for the transmission of intelligence or for the purpose of light, heat, and power including fiber optic cable as described in Ordinance No. 1029 Sect. 9-16. The fees shall be as follows: **$100.00 per year** for the first 100 yards (300 feet) or portion thereof;**$1.00 per year per yard** (3 feet) beyond the first 100 yards (300 feet). All those wishing to comment may do so at the above described meeting.

James Thaddeus McDavitt
William Sommers
George Fernandes
Pole and Conduit Commission

(C)Oct.13

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss. **Probate Court**
No. 85D-3584-D1

Summons by Publication
Teofilo Miranda Plaintiff
vs.
Ana L. Miranda Defendant

To the above-named Defendant:

A complaint has been presented to this Court by your spouse, Teofilo Miranda, seeking to dissolve the bonds of matrimony.

You are required to serve upon Donald R. D'Clair, plaintiff's attorney, whose address is 50 Union Street, Suite 1, Newton Centre, MA 02159 your answer on or before January 3, 1989. If you fail to do so, the Court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer in the office of the Register of this Court at Cambridge.

Witness Sheila E. McGovern, Esq., First Judge of said Court at Cambridge.
October 3, 1988

Paul J. Cavanaugh
Register of Probate

(C)Oct.13,20,27

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given pursuant to General Laws, Chapter 148, that **Lotus Development Corp.** has applied for a parking garage for 656 cars and the keeping and storage of 6560 gals. of gasoline in tanks of cars only and 550 gals. #2 diesel fuel oil (required for emergency generator) at 136 First Street.

The hearing for this application will be held on Tuesday evening, October 25, at 6:30 o'clock, in the Barbara Ackermann Room, Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Oct.13

CITY OF CAMBRIDGE
BOARD OF LICENSE COMMISSIONERS

Notice is hereby given under General Laws, Chapter 138, as amended that **The Mallet, Inc., Ronald Ferrari, Manager,** has applied for a transfer of its all alcoholic beveraaes as a restaurant license at 202 Third Street to **Third and Charles, Inc., Gary E. Nugent, Manager** at said address.

The applicant has also applied for a change of seating capacity from 48 to 70.

Pledge of liquor license to U.S. Trust.

The premises are described as follows: dining room, kitchen, bar, two recreation areas on street floor with cellar for storage rooms on second floor.

The officers and directors of Third and Charles, Inc. are: Paul W. Nugent, President and Director; Russell H. Nugent, Vice President and Director; Richard J. Fitzgerald, Treasurer, Clerk and Director.

The hearing on this transfer will be held Tuesday evening, October 25, 1988, at six-thirty o'clock, in the Barbara Ackermann Room 200, City Hall.

James Thaddeus McDavitt
Anthony G. Paolillo
Thomas V. Scott
License Commission

(C)Oct.13

Panel begins search for schools chief

Volunteers will join with the School Committee this evening (October 13) to complete review of 37 resumes submitted by candidates for the position of superintendent of schools. Among the candidates is Interim Schools Supt. Mary Lou McGrath.

The volunteers, selected by lottery last month from over 45 volunteers who applied to serve on the Superintendent Search Resume Screening Panel, began evaluation of the resumes last evening.

The panel includes Anna Mejia and Penny Brigham, parents of elementary school children; Mildred Hamilton and and Nancy Woods, parents of high school students; Lloyd Yearwood and Pauline Demetri, staff members; and Anne Coyne, who represents the community.

The panel is in the process of screening resumes submitted by top educators from 18 states ranging from California to Florida and from Texas to Ohio and including applicants from 13 Massachusetts school administrators.

Following review of the resumes, the panel will recommend to the School Committee candidates they believe should be included in the semi-finalist interviews.

The semi-finalist interviews will be held during the week of October 14.

Rindge alums set 100th anniversary

The Rindge Alumni executive board of directors have named Ted Darling, class of 1972, and Howard Stone, class of 1940, as co-chairmen of the 100 anniversary of Rindge Tech High School.

The celebration will take place on Monday, November 21, with a dinner at the Hillcrest Function Room in Waltham.

According to Darling and Stone, invitations have been mailed out to alumni members all over the country.

The two grandsons of Frederick H. Rindge, Ronald and John, are expected to attend.

BANC gets Porter Square update

The Business Association of North Cambridge will will meet with representatives of the Slater Company and Cambridge Development Investment Associates (CDIA) to receive an update on the two development projects at Porter Square next week.

The meeting will be held Oct. 19 at Tapas Restaurant.

Conran's, the anchor store of the CDIA project at the site of the former Sears Roebuck Co.

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MORE THAN 799 guests attended Mount Auburn Hospital's recent annual dinner at the Cambridge Center Marriott to hear guest speaker the Rev. Prof. Peter J. Gomes of Harvard University. From the left are Hospital President Frank Lynch, Rev. Gomes, Board Chair James Roosevelt Jr. and Dr. Anthony Scapicchio, president of the hospital's medical staff.

Man indicted for assault on senior

On September 29, the Middlesex County Grand Jury indicted Roger William Wixon, a 28-year-old Brockton resident, in a particularly vicious attack on senior Cambridge resident September 11.

Wixon, also known as Richard F. Wixon, allegedly grabbed the 71-year-old Cambridge man as he walked through Porter Square at approximately 5 am. As the victim screamed and struggled to free himself, Wixon allegedly hit his head repeatedly with a rock and left him lying on the ground.

Wixon was later discovered by police hiding in a backyard on Elm street. The victim was treated for trauma and lacerations of the head at Cambridge Hospital. He has reportedly undergone several hospitalizations since the assault.

Wixon has been charge with assault with intent to rob a person over 65, which carries a maximum sentence of 20 years

Square to be named for Gen. Chamberlain

The Cambridge Veterans Services Department and the Cambridge Veterans Organization in connection with the First Massachusetts Cavalry Re-enactment Unit will designate the corner of Mount Auburn street and Coolidge avenue, Cambridge, on Sunday, October 16, at 11 am, as Brevet Brigadier General Samuel Emory Chamberlain Square.

Samuel E. Chamberlain served as an enlisted man with the First U.S. Dragoons in the war with Mexico. At the outbreak of the Civil War he was commissioned a first lieutenant in the Third Massachusetts Militia, one of the first regiments to answer Lincoln's call for troops after the fall of Fort Sumter. Following his enlistment in the Militia he joined the First Massachusetts Regiment of Cavalry as a private. It was only a few months that his skill and experience earned him a commission in the "Harvard Regiment" (this name was applied to the First Mass. Regiment of Cavalry because so many of its officers were graduates of Harvard).

In nearly four years of continuous campaigning, Sam Chamberlain was wounded seven times and had fourteen horses shot from under him in one hundred battles. He was awarded the rank of Brevet Brigadier General for his brave actions at St. Mary's, Virginia.

Samuel Emory Chamberlain was most active in Veterans affairs and was known throughout the Commonwealth as the "Veteran of Veterans".

As a civilian Chamberlain served two Massachusetts Governors as State Quartermaster and was later appointed Warden of Charlestown prison where his innovations and humanity in treating prisoners broke new ground.

In the late 1940's his personal journal of his adventures in Mexico was serialized in Life Magazine and published in Harpers in 1956. The book "My Confessions" is now acknowledged as a classic.

Samuel Emory Chamberlain was born in Centre Harbor, New Hampshire on November 28, 1829. He was educated in the Boston School System and after his marriage to Mary Keith he lived in Cambridge where he worked as a policeman.

Immediately following the designation of Brevet Brigadier General Samuel Emory Chamberlain Square a brief ceremony will take place at the General's graveside in Mt. Auburn Cemetery.

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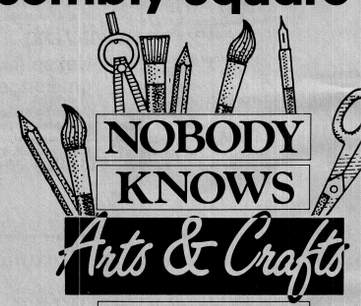
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City of Cambridge
ZONING PETITION

Sponsored by:
Mid-Cambridge Neighborhood Association

Re-submitted September 15, 1988

WHEREAS Cambridge Zoning Ordinance Section 11.10, TOWNHOUSE DEVELOPMENT, has been in force for nearly a decade, during which time a variety of residential projects have been implemented pursuant to the requirements of this Section; and
WHEREAS residential construction built in compliance with the rules of SECTION 11.10 is frequently taller, more massive, and more crowded upon the lot than older construction typical for B and C-1 districts; and
WHEREAS the relatively lenient setback rules of SECTION 11.10 have had the unfortunate consequence of permitting large buildings to wedge themselves into the side and rear yards of existing house lots; and
WHEREAS the townhouse requirement of one on-site space per dwelling unit is inadequate, and thus townhouse development is a major contributor to the worsening parking shortage in Cambridge neighborhoods; and
WHEREAS the City has undertaken to systematic study of impacts of townhouse development, nor has made any meaningful effort to amend SECTION 11.10 to eliminate its more harmful consequences;

NOW THEREFORE, we the Undersigned respectfully petition the Honorable, the City Council of the City of Cambridge, to amend the Cambridge Zoning Ordinance by:

1. Deleting from the Ordinance SECTION 11.10 TOWNHOUSE DEVELOPMENT, in its entirety; and
2. Deleting from the Ordinance any related references to the present SECTION 11.10, including but not limited to enumeration in the TABLE OF CONTENTS, and references, notes and footnotes in ARTICLES 5 and 6.

✓	John R. Pitkin	18 Fayette St. 3/4	JOHN R. PITKIN
✓	Martha D. Osler	4 Irving Terr. 6/3	MARTHA D. OSLER
✓	David Osler	4 Irving Terr. 6/3	DAVID OSLER
✓	[illegible]	6 Ivory Terrace 6/3	RICHARD TABORS
✓	[illegible]	6 Irving Terrace 6/3	PATTON PATRICIA TABORS
✓	Joanne L. Sammons	18 Fayette St 3/4	Joanne Sammons
✓	Marjorie Levenson	7 Maple 3/4	Marjorie Levenson
✓	Paul Levenson	7 Maple Ave 3/4	Paul Levenson
✓	Barbara Jesse	8 Maple Ave 3/4	Barbara Jesse
✓	Mirja Pitkin	18 Fayette St 3/4	Mirja Pitkin

10 registered voters

9. O-9

Petition of John R. Pitkin, et al, to amend the Zoning Ordinances in Section 11.10, Townhouse Development, by deleting said Section 11.10 in its entirety & by deleting any reference to same, including but not limited to enumeration in the Table of Contents, references, notes & footnotes in Articles 5 & 6.

1/31/89 Planning File Due to Expiration of time limit

In City Council,

September 26, 1988

Referred to Planning Board and Ordinance Committee

Copy to Councillor Walsh, Ord. Comm. Chair 9/30/88 mlv

Sent to Planning Board 10/5/88 mlv